



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat for Wylie Lake Townhomes Addition, establishing 21 residential lots and three HOA lots on 4.839 acres, generally located northwest of the intersection of Spencer Lane and Colby Lane.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Tass Investments LLC

APPLICANT: JP Engineering

The applicant has submitted a final plat for Wylie Lake Townhomes, creating 21 residential lots and three HOA lots on 4.839 acres. The subject property is zoned within Planned Development 2003-18 and townhomes are an allowed use by right.

The preliminary plat for this development was approved in March 2020. A minor modification to the depth of the lots was made in comparison to the preliminary plat due to grading and sewer connectivity requiring the ROW of Debby Court to be shifted slightly to the west. The lots remain in conformance with the required lot depth and width.

All of the open space lots are to be owned and maintained by this subdivision's HOA. This plat dedicates 120' of ROW for the future extension of Park Boulevard and provides a 40' wide landscaped buffer adjacent to the future thoroughfare along with a buffer along existing Spencer Lane.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Commission Discussion

The Commission voted 7-0 to recommend approval.

Financial Summary/Strategic Goals

Planning Management