



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-5X, Block A of Wylie Lake Townhomes Phase II, establishing four single-family attached and one open space lot on 0.937 acres. Property generally located north of 1924 Spencer Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: TAAS Investments

APPLICANT: Global Land Surveying

The applicant has submitted a Preliminary Plat to create Lots 1-5X, Block A of Wylie Lake Townhomes Phase II on 0.937 acres for a townhome development of four townhome units with one open space lot that serves as a 40' landscape buffer for the future road way of Park Boulevard. The property is generally located north of 1924 Spencer Lane.

The property is zoned within the Wylie Lakes Planned Development (Ordinance 2003-18) and allows for the proposed use. With this development no additional townhome units are allowed within the Wylie Lakes Subdivision as the development has reached its permitted 80 home maximum.

The residential lots are in compliance with the townhouse design standards of the Zoning Ordinance. The open space lot is to be owned and maintained by the existing Homeowners Association of the Wylie Lake Townhomes.

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.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.