



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Wyndham Ridge, establishing 119 residential lots and three open space lots on 23.527 acres in the City of Wylie Extra Territorial Jurisdiction, generally located on Sachse Road approximately 900' southwest of Pleasant Valley Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Meritage Homes

APPLICANT: Corwin Engineering

The applicant is proposing to create 119 single family lots and three open space lots on 23.527 acres in the City of Wylie Extra Territorial Jurisdiction. The preliminary plat for this development was approved in December of 2020.

The proposed subdivision is outside of the city limits but within the extra territorial jurisdiction (ETJ) of the City and is subject to review per the Subdivision Regulations.

The plat meets the requirements of the Subdivision Regulations, including engineering review and fire code (by providing fire sprinklers within each residential home).

All open space lots shall be dedicated and maintained by the HOA. All sidewalks within the public right of way shall be maintained and repaired by the HOA.

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.