



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 for Ladera Wylie, creating one lot on 47.374 acres, generally located at 2301 FM 1378.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Fred Monroe for Monroe Estate

APPLICANT: GM Civil Engineering & Surveying

The applicant has submitted a Preliminary Plat for Ladera Wylie, an age restricted condominium residential community on 47.374 acres . Zoning for the development was approved by the City Council in April 2024 as Planned Development Ordinance 2024-17.

The preliminary plat shows the construction of eight private streets to serve a maximum of 168 residential units with gated access.

The development is to be completed in two phases due to the development requiring a flood map revision (LOMR) from the Federal Emergency Management Agency (FEMA).

The plat dedicates the necessary rights-of-way and utility easements. Open space lots and easements are to be maintained by the Condominium Owners Association.

As presented the preliminary plat is in compliance with the Planned Development and is consistent with the approved Zoning Exhibit.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and of Planned Development Ordinance 2024-17. 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.