



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>September 07, 2021</u>	Item:	<u>B</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Wylie Lake Townhomes Planned Development (PD 2003-18)</u>
Date Prepared:	<u>August 16, 2021</u>	Zoning District:	<u>2003-18)</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon a recommendation to City Council regarding 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 recommend **approval** 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 of 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 Courty to be slightly shifted. The residential lots remain in conformance with the required lot depth and width of the Planned Development.

The Planned Development limits the number of Townhome (TH) lots to 80. The development currently contains 55 TH lots which limits new TH development to 25. This final plat is in compliance with the Planned Development as it is providing 21 lots, being four less than what is allowed by the Planned Development.

All of the open space lots are to be owned and maintained by this subdivision's HOA. This plat dedicates 120' of R.O.W 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 including preliminary Engineering documentation. 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.

Council consideration on September 28, 2021

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	JH	September 2, 2021