



Planning & Zoning Commission

AGENDA REPORT

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|----------------|---------------------------|------------------|---------------------------------|
| Meeting Date: | <u>September 07, 2021</u> | Item: | <u>C</u> |
| Department: | <u>Planning</u> | | |
| Prepared By: | <u>Kevin Molina</u> | Subdivision: | <u>Kreymer at the Park</u> |
| Date Prepared: | <u>August 16, 2021</u> | Zoning District: | <u>Single Family (SF 10/24)</u> |
| | | Exhibits: | <u>Preliminary Plat</u> |

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.48 acres. Property located at 2605 E Stone Rd.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Granite Industries

APPLICANT: Engineering Concepts & Design

The applicant has submitted a Preliminary Plat for Kreymer at the Park. The plat consists of 48 residential lots and two open space lots on 16.48 acres zoned within the SF 10/24 district. The property was zoned SF 10/24 in 2019 and the single family residential use is allowed by-right. A preliminary plat for this site was previously approved in March of 2021; however modifications to the street access and lot layouts were made requiring a resubmittal.

The plat dedicates the necessary rights-of-way and utility easements, including a pedestrian easement for a trail connection to the southwest. All open space lots are to be dedicated to and maintained by the H.O.A. Lastly, a note has been added to the plat requiring all homes to provide NFPA 13D fire sprinkler systems to meet fire standards.

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

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