



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat of Villas at Kreymer creating 67 residential lots and five HOA lots on 21.91 acres, generally located on Kreymer Lane approximately 1400' north of E Stone Road.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: SGG Single Family LLC**

**APPLICANT: Roome Land Surveying**

The applicant has submitted a Final Plat for Villas at Kreymer, creating 67 residential lots and five HOA lots on 21.91 acres. The property was zoned Single Family 10/24 in December of 2016 and allows for single family detached lots with a minimum lot size of 10,000 square feet.

The development was formerly named Serene Villas and has an approved preliminary plat from August of 2021. The developer has changed the name of the subdivision name to Villas at Kreymer.

The development provides three points of access with access to Kreymer Lane from Harmony Way, to the Kreymer East Phase 2 subdivision via Falcons Way and to the Avalon Addition Phase 2 subdivision via McBeth Way.

The development contains five HOA lots that are to be owned and maintained by the Homeowners Association.

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.