



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: B

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for College Park, creating 67 single family detached lots, three open space lots and one commercial lot on 25.037 acres, generally located near 605 Country Club Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: College Park, LLC

APPLICANT: GeoNav Surveying

The applicant has submitted a Preliminary Plat for College Park, a mixed use Planned Development containing 25.037 acres. The property is generally located near 605 Country Club road.

The presented preliminary plat is to replace the preliminary plat that was approved by City Council in September of 2024 and reflects the changes approved by City Council in January of 2026 with the amended College Park Planned Development (Ordinance 2026-03).

The preliminary plat contains 67 single family detached lots, three open space lots and one commercial lot.

The preliminary plat shows the construction of four public streets and the extension of Washington Place. Access to Washington Place within the Presidential Estates Subdivision is restricted to emergency access and is enforced with a gate that will be provided with this development.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots, the detention pond and the emergency gate are to be maintained by the Home 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 2024-10. 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.