



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: E

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Lewis Ranch Phase 2, being 123 residential lots on 23.030 acres. Property located at the southeast corner of North State Highway 78 and Wylie East Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Bloomfield Homes, L.P.

APPLICANT: Westwood Professional Services

The applicant has submitted a Final Plat for Lewis Ranch Phase 2, generally located on the southeast corner of North State Highway 78 and Wylie East Drive. The plat consists of 123 residential lots on 23.030 acres zoned within the Lewis Ranch Planned Development (PD 2013-03) approved in January of 2013. The preliminary plat for the development was approved at the time the Planned Development was approved and allows for the development of up to 230 residential lots at a minimum square footage of 5,500 sq ft.

Lewis Ranch Phase 1 was approved in August of 2017 and created 97 residential lots with one open space lot. Lewis Ranch Phase 2 is the last phase of the planned development bringing the total lot count to 220 residential lots with one open space lot. The residential lot count is in compliance with the Planned Development as it allowed up to 230 residential lots.

The plat dedicates the necessary rights-of-way and utility easements. The Final Plat provides newly created streets which connect to the existing Lewis Ranch Phase 1 development with access to Wylie East Drive and to Bennett Road.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and of Planned Development 2013-03. 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.