



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.484 acres. Property located at 2605 E Stone Rd.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: McClintock Homes

APPLICANT: Engineering Concepts & Design

The applicant has submitted a Final Plat for Kreymer at the Park. The plat consists of 48 residential lots and two open space lots on 16.484 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 approved in September of 2021.

The plat dedicates the necessary rights-of-way and utility easements, including a pedestrian easement for a trail connection to Grayhawk Park located southwest of the subject property. All open space lots are to be dedicated to and maintained by the Home Owners Association.

Lastly, a note has been added to the plat requiring all homes to provide NFPA 13D fire sprinkler systems to meet fire standards due to the lack of two separate entrances into the subdivision.

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.