



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: D

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Browngate Pointe Addition, establishing 39 residential, seven open space, and one commercial lot on 6.55 acres, generally located at the northeast corner of W. Brown Street and Sanden Boulevard.

### Recommendation

Motion to recommend approval as presented.

### Discussion

**OWNER: Browngate Land Investments LLC**

**APPLICANT: Global Land Surveying, Inc.**

The applicant has submitted a Final Plat for Browngate Pointe Addition. Zoning for the single family attached development approved by the City Council in August 2020 as Planned Development Ordinance 2020-43. The Preliminary Plat was approved in December 2020.

The plat consists of 39 residential lots, seven open space lots, and one commercial lot. The development contains private streets and a fire lane access easement for the commercial lot.

The plat dedicates the necessary rights-of-way and utility easements. All open space lots, easements, and private streets shall be owned and maintained by the development H.O.A.

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.