



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat for Woodbridge Phase 22C, to establish 67 residential and two open space lots on 18.056 acres, property generally located on Springwell Parkway approximately 800' north of Hensley Lane.

Recommendation

Motion to approve a Final Plat for Woodbridge Phase 22C, to establish 67 residential and two open space lots on 18.056 acres, property generally located on Springwell Parkway approximately 800' north of Hensley Lane.

Discussion

OWNER: Daryl Herzog

APPLICANT: J. Volk Consulting

The applicant has submitted a Final Plat for Phase 22C of the Woodbridge Planned Development Ordinance No. 2019-15. This final plat is a portion of the Woodbridge Phase 21 preliminary plat approved in July 2017.

The plat consists of 67 residential lots and two open space lots and conforms to the preliminary plat.

The Planned Development allows for a maximum of 368 single family residential lots. The Final Plats for Woodbridge Phase 21A and 21B were approved by the City of Wylie in July 2019 and contained 153 single family lots. This final plat, along with plats for Woodbridge 22A and 22B also on the agenda, establishing 86 and 62 single family residential lots respectively, represents the remaining allowance of 148 single family residential lots for this PD completes the platting for this development.

The plat dedicates the necessary rights-of-way and utility easements. Lot 40X, Block G is a park that shall be owned and maintained by the City of Wylie. Lot 39X, Block G shall be owned and maintained by the 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.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Commission Discussion

The Commission voted 6-0 to recommend approval.