



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a Final Plat for Lake Park Villas Phase 2, establishing 93 residential lots and four open space lots on 14.302 acres, generally located at the northwest corner of County Line Road and Troy Road.

### Recommendation

Motion to approve Item as presented.

### Discussion

**OWNER: JHW W PLV**

**APPLICANT: Westwood**

The applicant has submitted a final plat to create 93 residential lots and four open space lots for the development of attached residential single-family units. This subject property is part of the overall 26 acres of the Lake Park Villas development approved in February of 2021 as Planned Development District (PD 2021-13). The preliminary plat for the site was approved in May of 2017.

The Planned Development allows for attached structures with two to three units on individual lots requiring a minimum lot size of 3,000 sq. ft. to which the final plat complies.

The plat shall dedicate necessary rights-of-way, and utility easements.

The final plat complies with the preliminary 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 7-0 to recommend approval.

### Financial Summary/Strategic Goals

Planning Management