



# Wylie Planning & Zoning Commission

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## 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 Woodbridge Townhomes Tract A-3 Phase 2, establishing 104 residential lots and three open space lots on 13.125 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Woodbridge Townhomes I LTD**

**APPLICANT: Johnson Volk Consulting**

The applicant has submitted a final plat creating 104 single family attached lots and three open space lots on 13.125 acres generally located on the southwest corner of Hooper Road and Hensley Lane.

The preliminary plat for this development was approved in August of 2017. A modification was made from the preliminary plat where an open space lot adjacent to Applewood Way was removed. Reasons for the removal of the open space lot were to allow for all residential lots to have street frontage and due to the open space lot not serving as a functional community space. The street, Casey Court, has also been revised to Casey Way and is no longer a cul-de-sac. This change was made due to Casey Court connecting to the Manors at Woodbridge development south of the subject property to allow a second entrance to the Manors subdivision..

The subdivision is part of Planned Development 2018-19 and allows for an attached single-family development. The P&Z Agenda contains two additional Final Plats being Woodbridge Townhomes Tract A-4 Phase 2 and Phase 3.

The plat meets the requirements of the Subdivision Regulations, including engineering review and fire code (by providing fire sprinklers within each residential home). All open space lots shall be dedicated and maintained by the HOA.

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.