



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Lake Trails of Bozman Farm Phase 2 creating one HOA open space lot on 29.609 acres, generally located at 1610 Troy Road.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Bozman Farm Estates Master Association

APPLICANT: Global Land Surveying

The applicant has submitted a Preliminary Plat for Lot 1, Block A of Lake Trails of Bozman Farm Phase 2 creating one open space lot on 29.609 acres which is currently owned and maintained by a Home Owners Associations and will continue to be so. The property is zoned within the Bozman Farms Planned Development Ordinance No. 2002-52 approved in December 2002.

The purpose of this plat is to create a platted open space HOA lot, which is taxed at a lower rate than the current designation of an unplatted agricultural lot. The open space lot is being proposed at this location because the property is located within the flood plain, which prevents the construction of structures such as single-family homes so the lot will likely never be fully developed.

The final plat is also included on the consent agenda as allowed by Section 2.2 (F) of the Subdivision Regulations which states: *In the event that an applicant submits preliminary plat and final plat applications simultaneously, as provided in Section 2.4 (C), the City Planner shall schedule both plat applications for action by the Commission...The City Council shall take action on either one or both plat applications, as applicable, in accordance with the procedures set forth in Section 2 of this Ordinance.*

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations pending the submission of the Traffic Impact Analysis. Approval is subject to additions and alterations as required by the City Engineering Department.

The City Council 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.

P&Z Recommendation

The Commission voted 6-0 to recommend approval.