



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>August 03, 2021</u>	Item:	<u>C</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Creekwood Country Estates</u>
			<u>Extraterritorial Jurisdiction</u>
Date Prepared:	<u>July 19, 2021</u>	Zoning District:	<u>(ETJ)</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat, being a Replat of Creekwood Country Estates, establishing five lots on 21.337 acres, generally located southeast from the intersection of Hunters Glen Drive and Whitley Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Taylor and Son Builders, LLC

APPLICANT: Texas Heritage Surveying

The applicant has submitted a replat plat for Creekwood Country Estates, creating five lots on 21.337 acres. The property is located outside of the city limits in the extraterritorial jurisdiction of Wylie.

The purpose of the replat is to combine single family detached residential lots into larger open space lots. The property owner has developed a private street that leads to three developed residential lots that contain three single family homes. The private street is labeled and shown as a 60' mutual access easement and shall be maintained by the property owner.

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.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>July 26, 2021</u>