



## Planning & Zoning Commission

# AGENDA REPORT

<b>Meeting Date:</b>	<u>August 03, 2021</u>	<b>Item:</b>	<u>B</u>
<b>Department:</b>	<u>Planning</u>		
<b>Prepared By:</b>	<u>Kevin Molina</u>	<b>Subdivision:</b>	<u>Serene Villas</u>
			<u>Single Family- 10/24</u>
<b>Date Prepared:</b>	<u>July 19, 2021</u>	<b>Zoning District:</b>	<u>(SF-10/24)</u>
		<b>Exhibits:</b>	<u>Preliminary Plat</u>

### Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat of Serene Villas creating 67 residential lots and five HOA lots on 21.910 acres, generally located on Kreymer Lane approximately 1400' north of E Stone Road.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: SGG Single Family LLC**

**APPLICANT: Triangle Engineering**

The applicant has submitted a preliminary plat for Serene Villas, creating 67 residential lots and five HOA lots on 21.91 acres. The property was zoned Single Family 10/24 in December of 2016 and allows for single family detached lots with a minimum lot size of 10,000 square feet. The development contains five HOA lots that are to be owned and maintained by the Homeowners Association.

The applicant submitted a similar preliminary plat in September 2019 that was denied by City Council due to a lack of sewer access. The applicant addressed this issue by completing a Development and Escrow Agreement with Bloomfield Property. The agreement allows a sewer connection to the Planned Development of Kreymer East Phase 2. This connection point is made through the Falcons Way right-of-way and shall be recorded through a separate instrument.

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>
<b>Department Director</b>	<u>JH</u>	<u>July 23, 2021</u>