



Wylie Planning & Zoning Commission

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 Emerald Vista Phase 2, establishing 76 single family residential lots and three open space lots on 24.3 acres, generally located at the northeast corner of S Ballard Avenue and Pleasant Valley Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Bloomfield Homes L.P

APPLICANT: R.C. Myers Surveying LLC

The applicant has submitted a Final Plat for Emerald Vista Phase 2. Zoning for the single family development was approved by the City Council in August, 2018 as Planned Development Ordinance 2018-23. The Preliminary Plat was approved in August, 2019.

The plat consists of 76 residential lots, and three open space lots. Within Phase 1 of Emerald Vista there are 91 residential lots. Phase 1 and 2 have a combined total of 167 residential lots. The proposed lot count is in compliance with the Planned Development as it allows for a maximum of 175 residential lots.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots and easements are to be owned and maintained by the H.O.A.

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.