



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a Preliminary Plat for Kreymer at the Park Addition, being 49 residential lots and two open space lots on 16.48 acres. Property located at 2605 E. Stone Rd.

### Recommendation

Motion to approve a Preliminary Plat for Kreymer at the Park Addition, being 49 residential lots and two open space lots on 16.48 acres. Property located at 2605 E. Stone Rd.

### Discussion

**OWNER: Westmere Capital, LLC & Robert & Phyllis Kreymer**

**APPLICANT: O'neal Surveying**

The applicant has submitted a Preliminary Plat for the Kreymer at the Park Addition. The plat consists of 49 residential lots and two open space lots on 16.48 acres zoned within the SF 10/24 district. The property was zoned SF 10/24 in 2019 and the single-family residential use is allowed by-right.

The plat dedicates the necessary rights-of-way and utility easements, including a pedestrian easement for a trail connection to the southwest and a mutual access easement to the north. All open space lots are to be dedicated to 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.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

#### **P&Z Commission Discussion**

The Commission voted 6-0 to recommend approval.