



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

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

### Subject

Consider, and act upon, a Final Plat for The Waters Addition, being a replat of Copeville RV Park and Tracts 86 and 110 of the Drury Anglin Survey, to create four lots on 19.273 acres for an RV Park development. Property generally located on CR 546 3700' west of North State Highway 78, Nevada, in the City of Wylie's Extra Territorial Jurisdiction.

### Recommendation

Motion to approve a Final Plat for The Waters Addition, being a replat of Copeville RV Park and Tracts 86 and 110 of the Drury Anglin Survey, to create four lots on 19.273 acres for an RV Park development. Property generally located on CR 546 3700' west of North State Highway 78, Nevada, in the City of Wylie's Extra Territorial Jurisdiction.

### Discussion

**OWNER: Marshall Warren**

**APPLICANT: Carroll Consulting Group, Inc**

The applicant has submitted a Final Plat for The Waters Addition. The plat consists of four irregular lots on 19.273 acres located outside of the city limits within the extraterritorial jurisdiction (ETJ).

The purpose of the plat is for a Tiny Home / RV Park.

The irregular configuration and splitting of the development into four lots is due to the applicants desire to connect small onsite sewage facilities (OSFF) to each lot that each treat less than 5,000 gallons of wastewater per day. Limiting the daily wastewater capacity on each lot allows Collin County the authority to review and approve the OSFFs.

The property could be platted as one regular lot and one large OSSF facility could be used to provide wastewater service to the entire development. However, the volume of wastewater would exceed 5,000 gallons per day. The increased volume would require a review and Domestic Wastewater permit from the Texas Commission on Environmental Quality (TCEQ).

The applicant has requested for the allowance of the four irregular lots with four separate OSFFs due to TCEQ's requirements and review process being more involved and lengthier than Collin County's. The applicant has provided a septic plan (included) to demonstrate the lot and septic layout.

Staff has concerns over the allowance of the irregular lots. The irregular lots do not leave many options for possible future development and there are cross access issues if any lot changes ownership, particularly for the western portions of lots 1, 2, and 4.

Section 3.6.C of the Subdivision Regulations grants the City the authority to disapprove any lot which, in its sole opinion, will not be suitable or desirable for the purpose intended. In general, triangular, severely elongated or tapered, "flag" or "panhandle" lots shall be avoided.

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**

After some discussion and discussion with the applicant over the various development options, the Commission voted 5-1 to recommend approval.