



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

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

### Subject

Consider, and act upon, a Final Plat for Emerald Vista Phase 1, to establish 91 residential lots, seven open space lots, and one Government Business lot on 27.369 acres, located on South Ballard Road at Elm Road.

### Recommendation

Motion to approve a Final Plat for Emerald Vista Phase 1, to establish 91 residential lots, seven open space lots, and one Government Business lot on 27.369 acres, located on South Ballard Road at Elm Road.

### Discussion

**OWNER: Bloomfield Homes, LP**

**APPLICANT: R.C Myers Surveying, LLC**

The applicant has submitted a Final Plat for Phase 1 of the Emerald Vista Addition, Planned Development Ordinance No. 2018-23. This final plat is a portion of the Emerald Vista preliminary plat approved in July 2019.

The plat consists of 91 residential lots, seven open space lots, and one Government Business lot.

The Planned Development allows for a maximum of 175 single family residential lots; leaving 84 residential lots that can be developed in future phases, in accordance with the PD and the Preliminary Plat.

Emerald Vista Blvd., per the requirements of the Planned Development, is a 21' wide curb to curb street with parking allowed on one side of the street. All parking areas on Emerald Vista Blvd. will be required to be striped with the striping being maintained by the HOA. All open space lots are owned and maintained by the HOA.

The Government Business lot is in place for a potential future fire station. The tract will be deeded at time of Final Plat filing in lieu of Park fees. An amended plat will be required for this lot at time of development.

The plat dedicates the necessary rights-of-way and utility easements.

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.