



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat for Woodbridge Townhomes Tract A-3 Phase 2, establishing 104 residential lots and three open space lots on 13.125 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Woodbridge Townhomes I LTD

APPLICANT: Johnson Volk Consulting

The applicant has submitted a final plat creating 104 single family attached lots and three open space lots on 13.125 acres generally located on the southwest corner of Hooper Road and Hensley Lane. The subdivision is part of Planned Development 2018-19 and allows for an attached single-family development. The preliminary plat for this development was approved in August of 2017.

Two modifications were made to the final plat from the preliminary plat:

- An open space lot adjacent to Applewood Way was removed. The reason for the removal of the open space lot is to allow for all residential lots to have street frontage and the open space lot not serving as a functional community space.
- Casey Court was revised to Casey Way and is no longer a cul-de-sac. This change was made due to the street connecting to the separate Manors at Woodbridge development to allow a second entrance to the Manors subdivision.

The plat meets the requirements of the Subdivision Regulations, including engineering review and fire code (by providing fire sprinklers within each residential home). All open space lots shall be dedicated and maintained by the HOA.

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 7-0 to recommend approval.

Financial Summary/Strategic Goals

Planning Management