| **Department:** | Planning | **Item Number:** | C |
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| **Prepared By:** | Kevin Molina | | |

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Ladera Wylie, Phase 1, creating three lots on 33.629 acres, generally located at 2301 FM 1378.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: WYLADERA LLC**                    **APPLICANT: GM Civil Engineering & Surveying**

The applicant has submitted a Final Plat for Ladera Wylie, Phase 1 on 33.629 acres being the initial phase of an age restricted condominium-style residential community that measures a total of 47.374 acres. Zoning for the development was approved by the City Council in April 2024 as Planned Development Ordinance 2024-17. The preliminary plat was approved by the City Council in July of 2024.

The Final Plat creates three lots with Lot 1, Block A being part of the residential development and Lot 2X and 3X being open space lots located within the Floodplain.

The final plat shows the dedication of five private streets which lead to the additional phase of development. In total the subdivision will have eight private streets to serve a maximum of 168 residential units with gated access.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots, easements and private streets are to be maintained by the Condominium Owners Association.

As presented the final plat is in compliance with the Planned Development and is consistent with the approved Zoning Exhibit.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and of Planned Development Ordinance 2024-17. 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.