



# Wylie City Council

---

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

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

### Subject

Consider, and act upon, authorizing the City Manager to sign a Development Agreement pending Annexation, between the City of Wylie, Norwood Brown and Jenn Quattrone-Brown (owner Tract 1), Samuel Sims and Ann Sims (owner Tract 2 and 2.1) and Skorberg Retail Corporation (Applicant - Beaver Creek Estates) for the development of a single family planned development generally located on Beaver Creek Road and Green Meadows Way.

### Recommendation

Motion to approve authorizing the City Manager to sign a Development Agreement pending Annexation, between the City of Wylie, Norwood Brown and Jenn Quattrone-Brown (owner Tract 1), Samuel Sims and Ann Sims (owner Tract 2 and 2.1) and Skorberg Retail Corporation (Applicant - Beaver Creek Estates) for the development of a single family planned development generally located on Beaver Creek Road and Green Meadows Way.

### Discussion

The applicant and associated property owners have requested to enter into a Development Agreement with the City of Wylie for the potential annexation of property on the southside of Beaver Creek Road adjacent to the existing Bozman Farms subdivision with the intent to request rezoning of said property as a single-family residential addition to the City of Wylie.

Currently, the property consists of three tracts of land of 17.06 acres, 3.5152 acres, and 8.61 acres, all within Wylie's ETJ.

The Development Agreement states that the owners of Tracts 1, 2, and 2.1 will voluntarily petition the City for annexation and the applicant will request rezoning of the property.

The zoning request will be a Planned Development with a zoning exhibit and development standards similar to those presented in Exhibits 'B' and 'C' of the Development Agreement, respectively.

The applicant is proposing 112 residential lots on ~29 acres, three open space lots, and proposed improvements that may connect to the Bozman trail system. The applicant's stated intent is to maintain the same general development design conditions of Bozman Farms.

The applicant will dedicate right-of-way for the future expansion of Beaver Creek Road and pay impact fees. The second point of access is proposed to be emergency only gated access as Fox Hollow Road is a narrow county-maintained road.

A complete PD amendment will be presented to the Planning and Zoning Commission and City Council for consideration should this agreement and the annexation be approved.

The Development Agreement also addresses building materials as it relates to HB 2439.

The applicant understands that approval of this agreement is not a guarantee of zoning approval.