



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Discuss a proposed residential development on approximately 44 acres, generally located on the northeast corner of Skyview Drive and Avalon Park Road in the City of Wylie's Extra Territorial Jurisdiction.

Recommendation

Discussion

The developer's representative has requested a work session with City Council to discuss a proposed development generally located on the northeast corner of Skyview Drive and Avalon Park Road.

The proposal consists of 348 duplex style rental units ranging from 763 to 2,619 square feet each on ~43.8 acres.

This property is currently in the City of Wylie's Extra Territorial Jurisdiction (ETJ) therefore annexation would be required. Annexation with a developer agreement has been proposed by the developer. However, prior to application, staff recommended a work session with Council due to the nature of the development and the requirements annexation places upon the City, such as utilities, waste collection, and public safety.

In addition to any general discussion with the developer, staff is requesting Council discussion on the following:

- The requirement of a Traffic Impact Analysis (TIA) in conjunction with any development agreement prior to annexation due to location of the proposal and surrounding roads.
- Expansion of the CCN and related studies due to the property not being within the City's, or any jurisdiction's, sewer service area (CCN), the distance to available sewer lines, and the City sewer system having been designed in accordance with the current CCN boundaries.
- Screening of the property from public ROW and the surrounding Avalon Park.

Financial Summary/Strategic Goals

Planning Management