



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, between the City of Wylie and Wylie Lake Park LD, LLC regarding the use of building materials for the development of a townhome planned development generally located at the northwest corner of County Line Road and Troy Road.

Recommendation

Motion to approve authorizing the City Manager to sign a Development Agreement, between the City of Wylie and Wylie Lake Park LD, LLC regarding the use of building materials for the development of a townhome planned development generally located at the northwest corner of County Line Road and Troy Road.

Discussion

The applicant has requested to enter into a Development Agreement with the City of Wylie regarding the use of building materials for the development of a townhome planned development generally located at the northwest corner of County Line Road and Troy Road.

In order to maintain the standards of the existing development, and as a part of the overall development agreement, the applicant is proposing to add a separate building materials agreement in accordance with Texas State Law Sec 3000.002(d).

The proposed Development Agreement, signed by the applicant, states that the developer will voluntarily abide by the building materials standards of the City of Wylie Zoning Ordinance, with the exception of those noted in Exhibit B Paragraph 1:

“All homes shall consist of a minimum of 80% masonry to include brick, stone, stucco or masonry board with 100% brick on the first floor; in addition to the requirements above and as stated in the Planned Development zoning ordinance applicable to the property.”

For reference, the Zoning Ordinance requires 100% exterior masonry with a minimum of 20% of the masonry material being stone.

A separate zoning request for this proposed development, that addresses general development standards, and includes the same design standard, is on this agenda for consideration.

Approval of this authorization is not an approval of any requested zoning change.