



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

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

### Subject

Consider, and act upon, Ordinance 2025-11 for a change in zoning from Agricultural District (AG/30) to Single Family - 10 District (SF 10/24) on 59.755 acres to allow for a single-family detached development. Property generally located at 1755 FM 1378 and 1813 and 2241 McMillen Road (ZC 2024-14).

### Recommendation

Motion to approve the Item as presented.

### Discussion

On February 25, 2025 City Council approved the writing of an ordinance for a change in zoning from Agricultural District (AG/30) to Single Family - 10 District (SF 10/24) on 59.755 acres to allow for a single-family detached development. Property generally located at 1755 FM 1378 and 1813 and 2241 McMillen Road (ZC 2024-14).

As part of the approval, Council stipulated that conditions be added to the voluntary development agreement the developer had supplied regarding building materials. In addition to the building materials, an 8' board-on-board fence shall be constructed on the north and west sides of the subdivision which will be owned and maintained by the HOA. Additionally, the developer shall work with City staff (Planning, Engineering, and Fire) and the HOA of Country Ridge Estates to provide either an inlet in or a connecting street to Sweetgum Drive to improve drainage.

The previously considered development agreement has been updated to include those stipulations and are included in this Ordinance.

Final approval of Zoning Case 2024-14 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject Ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (Zoning Exhibit), and Exhibit C (Development Agreement) are included and made a part of this Ordinance.

The above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.