



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, authorizing the City Manager to sign a Development Agreement pending zoning, between the City of Wylie and Skorburg Retail Corporation for a single-family development generally located north and west of Country Club Road and McMillen Road.

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. The applicant had provided a voluntary Development Agreement (DA) at that time regarding building materials and other items. As part of the zoning approval, Council stipulated that the DA also include additional fencing, timing for the radio tower removal, and other options for solving the drainage issues on Sweetgum Drive.

The applicant has provided an updated DA addressing those stipulations.

The DA states:

- The applicant is voluntarily entering into the agreement that specifically includes abiding by the City of Wylie's building materials standards.
- The applicant will build an 8' high wooden capped board-on-board fence along the entirety of the north and west property lines.
- The applicant will remove the existing radio towers, with proper permitting, prior to any other construction work, horizontal or vertical, being started on the site.
- The applicant will, in coordination with city staff (Planning, Engineering, and Fire) and the HOA of Country Ridge Estates, provide either an inlet in or a connecting street to Sweetgum Drive to improve drainage.

This DA is tied to the property and not the owner, so should the applicant sell the property to another developer the DA is still enforceable.