



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single family residential development on 4.04 acres, generally located at 2601 & 2701 Sachse Road (**ZC2025-12**)

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: Perry & Lynda Kinnard, Michael Fasang

APPLICANT: Johnson Volk Consulting

The 4.04 acre property was recently annexed into the city and, by the requirements of the zoning ordinance for recently annexed property, is zoned Agricultural (AG/30). The applicant is requesting to rezone the 4.04 acres by amending the existing 370.88 acre Dominion of Pleasant Valley Planned Development (PD 2020-54) and include this property in that Planned Development. The only change to the existing Planned Development is the increase to lot counts (the number of homes) in the overall development.

A development agreement and annexation, in conformance with this zoning request, was approved by the City Council in August of 2025. The development agreement states that if zoning is not approved, the applicant has the right to disannex the property from the city.

The 4.04 acre addition is proposed to increase the maximum lot count from 1,104 to 1,123 with the following lot types:

- Single Family Type A lots (70' width) - 149 lots (one lot increase)
- Single Family Type B lots (60' width) - 464 lots (28 lot increase)
- Single Family Type C lots (50' width) - 510 lots (10 lot decrease)

The provided open space remains compliant with the minimum requirement of 22% by providing 27.3% of open space.

The remainder of the conditions from PD 2020-54 are unchanged with this requested amendment.

Zoning Exhibit "B" depicts how the 4.04 acre tract will be incorporated with the overall site layout of the Dominion of Pleasant Valley Planned Development. The developer has indicated that this 4.04 acre addition will be included as phase 8 of the Planned Development.

Notifications/Responses: Four notifications were mailed; with no responses in favor or in opposition of the request.

Council consideration on October 13, 2025.