



# Wylie City Council

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## 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 Annexation, between the City of Wylie, Perry W. Kinnard and Lynda A. Kinnard ("Tract 3 Owners"), Michael T. Fasang ("Tract 4 Owner") and Wylie DVP Limited Partnership ("Developer"), for the continued development of a single family planned development generally located south of Sachse Road and Pleasant Valley Road.

### Recommendation

Motion to approve the Item as presented.

### Discussion

The applicant and associated property owners have requested to enter into a Development Agreement with the City of Wylie for the potential annexation of property adjacent to the existing Dominion of Pleasant Valley subdivision (DPV) with the intent to request rezoning of said property as an addition to the existing DPV planned development (PD).

Dominion of Pleasant Valley was originally zoned as a master planned residential development in 2013. That PD allowed for the construction of ~975 homes on ~360 acres on the southwest corner of South Ballard / Sachse Road and Pleasant Valley Road. In 2017 additional property was annexed and added to the PD for an additional ~50 homes. In 2020, an additional ~16.5 acres and 65 residential lots, two open space lots, and one commercial lot that by the conditions of the PD can only be a daycare.

The applicant is proposing to add an additional ~4 acres and 19 residential lots. The resulting will be a 10 lot reduction in type "C" lots (50' widths), a 28 lot increase in type "B" (60' widths), and a one lot increase in Type "A" lots (70' widths). The properties proposed for annexation consist of two tracts of land, both are situated in Wylie's ETJ and eligible for annexation.

The applicant's intent is to maintain the conditions of the existing DPV PD with amendments to account for the additional residential lots. Those amendments are included as Exhibits "C" and "D".

The Development Agreement states that the owners of both Tracts 1 and 2 will voluntarily petition the City for annexation and the applicant will request rezoning of the property (as an addition to the existing DPV PD).

A complete PD amendment will be presented to the Planning and Zoning Commission and City Council for consideration should this agreement and the annexation be approved.