



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, 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, located at 2601 and 2701 Sachse Road (ZC 2025-12).

Recommendation

Motion to approve the Item 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 as outlined below:

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)

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

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.

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.

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

P&Z Recommendation

The P&Z Commission voted 6-0 to recommend approval.