



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
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Item Number: 1

Subject

Hold a Work Session to discuss a potential change of zoning from Neighborhood Services to Planned Development (PD-Mixed Use) on approximately 14.24 acres, generally located on the southeast corner of Country Club Road and Park Boulevard.

Recommendation

Discussion

Discussion

Property owners and developers are seeking input from the Planning and Zoning Commission for a potential Planned development on approximately 14.24 acres on the southeast corner of Country Club Road and Park Boulevard.

The current proposal includes a mix of commercial uses along Country Club Road and Park Boulevard totalling approximately 47,700 sq.ft. of commercial development. Townhome units are proposed as a buffer from the existing residential development with 86 proposed units totaling approximately 77,400 sqft. The development is proposing to provide approximately 303 parking spaces.

The property is located within the Local Commercial sector of the Future Land Use Plan. The property to the south contains a single-family detached residential development. The property to the north contains a day care center and commercially zoned undeveloped land. The property to the east contains a day care center and single family residential development. The property to the west is zoned agricultural and is developed with single family detached homes.