



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
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Account Code: \_\_\_\_\_

### Subject

Discuss the potential development of 24 acres, generally located on the west side of Country Club Road approximately 1200' north of Brown Street.

### Recommendation

Discussion.

### Discussion

Property owners and developers are seeking input from the City Council for a potential development on approximately 24 acres on the west side of Country Club Road just north of Fire Station #2.

A recent proposal included a mix of single-family detached homes, townhomes, and commercial frontage.

That proposal has been reworked and the applicant is asking for feedback on whether the commercial is needed. The property owner is also seeking direction on a preference between full size lots that include single-family and townhomes, or slightly smaller lots (than the required 10,000 sq. ft. minimum) dedicated to only single-family homes.

The reason for this request of direction is that some density is needed in order to pay for increased development costs.

The property is located within the Local Commercial and Low-Density Residential sectors of the Future Land Use Plan. South of the property is Fire Station #2 and the Collin Community College, to the north is the Presidential Estates single-family subdivision. The property to the east is Agricultural and the property to the west contains the Wylie Bus Barn and retail with self-storage uses.