



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 Agricultural to Planned Development (PD-Mixed Use) on approximately 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 Planning and Zoning Commission for a potential Planned development on approximately 24 acres on the west side of Country Club Road just north of Fire Station #2.

The current proposal includes a mix of commercial uses along Country Club Road on 4 acres of land. Townhome units on 3.8 acres of land along the south side of the property. Single Family detached homes on 15 acres along the northern side of the property. The remaining acreage is for open space, amenities and detention pond areas.

The request provides townhome and residential design standards that are in compliance with the Zoning Ordinance TH and SF 10/24 Zoning guidelines.

The property is located within the Local Commercial and Low Density Residential sectors of the Future Land Use Plan. The property to the south contains Fire Station #2 and the Collin Community College. The property to the north contains 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.