



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 in zoning from Agricultural (AG/30) to a Planned Development with single family attached, single family detached, commercial development and open space on 25.037 acres. Property located near 605 Country Club Road (ZC 2023-18).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Scott Residential

APPLICANT: Dr. Abdul Lateef Khan

The applicant is requesting a change in zoning from Agricultural (AG/30) on 25.037 acres to allow for a Planned Development (PD) with 14.5 acres of land to be developed for single family detached homes, four acres developed for townhomes, 2.7 acres developed for commercial development, and 3.8 acres reserved for open space. The property is generally located near 605 Country Club Road.

A previous 2023 zoning request was denied with nearby citizens and the City Council expressing several concerns. The applicant has attempted to address those concerns, including:

- All single-family homes will be built to current zoning ordinance architectural standards, including roof slope and facade design.
- The street connection from Washington Place to the Presidential Estates subdivision shall be used only for emergency access.
- The zoning exhibit has been modified to contain less commercial development in lieu of additional single-family development that borders the subdivision of Presidential Estates.
- The townhome lots have a front setback of 5' for a brownstone style neighborhood with rear entry vehicular access through a 24' wide alley which will also serve as a fire lane.
- A Traffic Impact Analysis has been added as a requirement of development.

The single-family portion of the development contains 50 residential lots. The townhome portion contains 32 residential lots. The commercial portion allows for the potential development of 23,800 sq. ft. of commercial space.

The 3.8 acres of open space shall be owned and maintained by the HomeOwners Association and provides the potential for court type sports, a playground, and open space areas. The open space shall be required to be screened from FM 1378 by an 8' tall wrought iron fence with brick columns.

The Planned Development prohibits the following uses within the commercial development:

- sexually oriented business, equipment rental, automobile rental, automobile repair minor, car wash, vehicle display, sales or service, smoke shop, smoking establishments, any and all uses listed under sections 5.2.H and 5.2.I of the Zoning Ordinance (adopted as of June 2023).

If zoning is approved, a site plan review shall be required for the commercial development. Preliminary and Final Plats shall be required for the entire development.

The property to the north is developed with the Presidential Estates single family subdivision. The property to the south is developed with Fire Station #2. The property to the west is developed as a farm and ranch style single-family home. The property to the east is developed with commercial uses and a bus parking area for the Wylie School district. The subject property lies within the Local Commercial and Low-Density Residential sectors of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Country Club Road is categorized as a Type B roadway and is listed as a major thoroughfare within the Thoroughfare Plan, being the highest street capacity the City maintains. Based on the most recent traffic counts, Country Club is well under capacity. The Comprehensive Plan shows the North Central Texas Council of Government (NCTCOG) performance measurement for Level-of-Service for the section of Country Club Road adjacent to the subject property being in the “A,” “B” and “C” category, defined as traffic flow that moves at or above the posted speed limit. Travel time in this category is not hindered because of congestion because traffic volumes are much less than the actual capacity, with few exceptions at limited times of the day.

Notices were sent to 41 property owners within 200 feet as required by state law. At the time of posting, five responses were received in opposition within the notification area and none in favor of the request. Nineteen additional comment forms were received outside of the notification area. One was in favor and eighteen were in opposition of the request.

P&Z Recommendation

After some discussion and public comments regarding increased traffic, the need, or not, of the commercial space, and an explanation of how planned development conditions give authority to the City, the Commission voted 4-2 to recommend approval. The dissenting Commissioners both mentioned that they were in favor of more commercial along the frontage.