



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

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 Single Family 10/24 (SF 10/24) on 15 acres, Townhouse District (TH) on 3.8 acres, and Commercial Corridor (CC) on 4 acres. Property generally located at and around 605 Country Club Road (ZC 2023-15).

### 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 on 25 acres from Agricultural (AG/30) to 17.2 acres of land to be zoned Single Family 10/24 (SF10/24), 3.8 acres zoned Townhouse District (TH), and 4.0 acres zoned Commercial Corridor (CC). The property is generally located near 605 Country Club Road north of Fire Station #2 and south of Presidential Estates. The applicant is requesting straight zoning in all zoning districts with no exceptions requested; therefore, should the request be approved, all development will be in compliance with the Zoning Ordinance design standards.

The development generally matches the conceptual plans that were presented at the work session held on April 18th at P&Z and May 9th at City Council, with some modifications based on comments from Commissioners and Council members during the work sessions and staff recommendations.

The single-family portion of the development contains 46 residential lots. The townhome portion contains 30 residential lots. The commercial portion allows for the potential development of approximately 25,000 sq. ft. of commercial space within three separate lots.

The 2.2 acres of open space in the single-family zoning shall be owned and maintained by the Home Owners Association and is proposed to provide two pickle ball courts, a half basketball court, and a playground. There are also common space areas in the townhome area.

The proposed zoning includes the creation of three residential streets with access to Country Club Road. A second point of access is the extension of Washington Place within the Presidential Estates Subdivision that was originally designed for joint access. Based on citizen and Commissioners comments, this access is recommended to be open to emergency response vehicles only.

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. While certain areas of Country Club are busy at certain times of the day, for example, the left turn lane from Country Club to Brown and the right turn lane from Country Club to FM 544, based on the most recent traffic counts, Country Club is under capacity overall. 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; however, due to citizen and Commissioner’s concerns, the recommendation for approval assumes that a Traffic Impact Analysis will be required prior to platting. While it is known that Country Club has capacity, the TIA may identify the need for deceleration lanes, or other traffic needs.

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.

Notices were sent to 41 property owners within 200 feet as required by state law. At the time of posting, nine responses were received in opposition within the notification area and none in favor of the request. Additionally, 32 protest responses were received outside of the notification area.

If zoning is approved, preliminary and final plats shall be required for the entire development. Additionally, site plan review shall be required for the commercial development.

**P&Z Recommendation**

During the public hearing a majority of citizens against the development expressed concerns that included: concerns about traffic, both on Country Club and within the Presidential Estates neighborhood, potential crime, no need for the commercial zoning, and property values. A few citizens spoke in favor as the development was following the Zoning Ordinance and current future land use plan.

After some discussion centered on citizen comments, the P&Z Commission voted 6-1 to recommend approval with the stipulations that Washington Street access be limited to emergency vehicles only and that a TIA be required prior to platting.