



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Tabled from 03-08-2022

Remove from table and consider

Hold a Public Hearing, consider, and act upon, a change in zoning from Agricultural District (AG/30) to Planned Development - Single Family (PD-SF) to allow for single family residential development on 47.2995 acres generally located on Country Club Road approximately 2000' south of Parker Road (ZC 2022-02).

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Fred Monroe for Monroe Estate

APPLICANT: Skorburg Company

The applicant is requesting a change in zoning from AG/30 to PD/SF to allow for 113 single family homes, a ~16-acre City park, and ~2.5 acres of commercial frontage on a total of 47.3 acres generally located on Country Club just north of Smith Elementary.

Based on feedback received during recent Planning and Zoning and City Council meetings, at which this item was tabled, the applicant increased the minimum residential lot size from 5,000 to 7,000 sq. ft. (80 lots) or 9,000 sq. ft. (33 lots) and reduced the number of lots from 150 to 113. The commercial property increased from 2.0 to 2.5 acres and open space decreased by one acre due to residential lot layout differences. The applicant has also proposed or resolved solutions to issues that dealt with lake water rights, utility water service, and emergency access.

Home sizes are a minimum 1,800 sq. ft. (20% of total lots) with a minimum 50% of the homes being 2,200 sq. ft. or larger.

The proposal includes a dedication of approximately 16 acres of parkland and \$300,000 worth of park improvements that has the recommendation of the Parks Board. The request includes a ¼ mile of 8' wide trail in addition to a playground and accessories such as benches and trash receptacles. It also includes the draining of the on-site lake prior to development to avoid any water rights issues with the City of Dallas.

The property is currently within the City of Parker's service area (CCN) for utility water service; however, Parker and Wylie have an agreement that allows Wylie to supply water to this property.

Currently, the property does not have a second point of emergency access due to the lack of a platted easement at Smith Elementary. PD Conditions require the developer to acquire an access easement prior to construction.

The surrounding properties to the north, east, and west are a mix of residential and commercial uses both in and outside of City limits. Properties to the south consist of an elementary school and community church. The proposal is in line with the land use of the Comprehensive Plan. The project faces Country Club Road which is a six-lane major thoroughfare. As the

project is in excess of 100 units a Traffic Impact Analysis may be required however other proposed developments of higher densities for this property concluded that Country Club currently has excess capacity.

A preliminary plat will be required should zoning be approved.

Notifications/Responses: Five notifications were mailed in accordance with state law; with no responses returned in favor nor in opposition to the request.

P&Z Commission Discussion

After acknowledging the work that the applicant and staff completed on making amendments in line with P&Z and Council discussions, the Commission voted 6-0 to recommend approval with additional parking added for use with the public park.

Financial Summary/Strategic Goals

Planning Management