



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding 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, Commercial Corridor (CC) on 4 acres. Property located near 605 Country Club Road (**ZC 2023-15**).

### Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) 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 acres to allow for 15 acres of land to be zoned Single Family 10/24 (SF10/24), 3.8 acres zoned Townhouse District (TH), 4 acres zoned Commercial Corridor (CC) and 2.2 acres reserved for open space. The property is generally located near 605 Country Club Road. The applicant is requesting straight zoning with no exceptions, therefore 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 04/18 at P&Z and 05/09 at City Council, with some modifications based on work session and staff comments.

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 26,292 sq.ft. of commercial space with three buildings.

The 2.2 acres of open space shall be owned and maintained by the Home Owners Association and provides two pickleball courts, half basketball court, play ground and common space areas.

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 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.

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.

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. Eight additional protest responses were received outside of the notification area.