



Wylie City Council

AGENDA REPORT

Department: Planning
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Account Code: _____

Subject

Discuss a potential change of zoning from Neighborhood Services to Planned Development (PD-Mixed Use) on approximately 14.24 acres, generally located on the southeast corner of Country Club Road and Park Boulevard.

Recommendation

Discussion.

Discussion

Property owners and developers are seeking input from the City Council for a potential Planned Development on approximately 14.24 acres on the southeast corner of Country Club Road and Park Boulevard.

The current proposal includes a mix of commercial uses along Country Club Road and Park Boulevard totaling 47,700 sq. ft. of commercial development, 86 townhome units as a buffer from the existing residential development, and three 1-2-acre open space areas.

The property is located within the Local Commercial sector of the Future Land Use Plan. The property to the south contains a single-family detached residential development. The property to the north contains a day care center and commercially zoned undeveloped land. The property to the east contains a day care center and single-family residential development. The property to the west is zoned agricultural and is developed with single family detached homes.

P&Z Recommendation

At a work session with P&Z, the Commissioners discussed townhome lot size being less than normally required, the urban feel of the architecture, the possible need for additional landscaping on areas abutting existing residential, the positive aspects of the open space and amenities, and the dual facing of the commercial buildings adjacent to Country Club.