



# Wylie Planning & Zoning Commission

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Item Number: 3

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding 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 accept the request to table.

### Discussion

**OWNER: Fred Monroe for Monroe Estate**

**APPLICANT: Skorburg Company**

#### REQUEST TO TABLE

The applicant is requesting to table a change in zoning from AG/30 to PD/SF based on feedback received during a recent City Council work session. The feedback generally consisted of concerns for the single family lot sizes, the limited amount of commercial property, and public access to the park. The applicant is in the process of re-working the site layout and PD Conditions and was not able to complete that work prior to this advertised public hearing.

As currently presented, the requested PD would allow for approximately 150 single family homes on minimum 5000 square foot lots. Home sizes are a minimum 1800 square feet (20% of total lots).

The proposal includes a dedication of approximately 17 acres of parkland and \$400,000 worth of park improvements recommended for approval by the Parks Board.

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.

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.