



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

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 a single-family residential development with three open space lots and a commercial tract on 32.288 acres, generally located on Country Club Road approximately 2000' south of Parker Road (ZC 2022-14).

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Fred Monroe for Monroe Estate

APPLICANT: Skorburg Company

The applicant is requesting to rezone 32.288 acres from AG/30 to a Planned Development with 78 single family lots, three open space lots, and one commercial tract. The applicant has made changes to previous proposals based on feedback received during previous City Council meetings. 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 has reworked the site layout and PD Conditions to more closely resemble the SF-10/24 design standards of the Zoning Ordinance.

As presented, the requested PD allows for 78 single family homes on minimum 10,000 square foot lots. Home sizes are a minimum 2,400 square feet. These standards match the density requirements of the SF 10/24 zoning district.

The applicant has presented variance requests within the PD that include:

- 7.5 feet side setbacks in lieu of 10 feet and 12.5 corner lots setbacks in lieu of 25 feet
- 20' rear setbacks for Lots 26-32, Block A and Lots 9-11, Block B in lieu of 25 feet
- 80' width on corner lots in lieu of 90'
- 55% lot coverage in lieu of 45%
- Elevation repetition allowed within six lots in lieu of seven
- Not requiring public open space easements along the lake
- Alleys are not required
- Front entry garages are allowed and can be 600 square feet without allowing for specified storage space

The residential development prohibits accessory structures.

The Planned Development is providing three open space areas. An HOA shall be established that will be responsible for the three open space lots that are provided on site.

The property owner of Monroe Farms has decided to not include the land where an existing pond is currently located due to the complex difficulties of impoundment water rights by the City of Dallas. A 30-foot access easement has been provided on Street A of the Zoning Exhibit for access to the property.

The four-acre commercial tract shall comply with the design and use standards of the Neighborhood Service District as regulated in the Zoning Ordinance. A site plan shall be required for the commercial tract development.

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.

A preliminary plat will be required should zoning be approved.

Notifications/Responses: Six notifications were mailed in accordance with state law; with one response returned in favor and none in opposition to the request.

P&Z Recommendation

After some discussion regarding the details of the developer's agreement with the school, the future plans for the commercial property and access to Country Club, and various PD Conditions, the Commission voted 6-0 to recommend approval with the condition that the repetition of elevations be at least six.