



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 District (AG/30) to Single Family - 10 District (SF 10/24) on 59.755 acres to allow for a single-family detached development. Property generally located at 1755 FM 1378 and 1813 & 2241 McMillen Road (ZC 2024-14).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: D - Dreams Inc & Matthew Butsheck

APPLICANT: Skorborg Company

The property is generally located on the northwest corner of McMillen and FM 1378.

The applicant is requesting a zoning change from Agricultural District (AG/30) to Single Family - 10 District (SF 10/24) to allow for the development of 181 single family detached lots and seven open space lots on 59.755 acres. The application is for straight zoning with no variances or exceptions.

Access to the development is proposed via newly constructed public streets with access to FM 1378 and McMillen Road.

The development shall be required to provide 10,000 sf lots with dwelling units of a minimum square footage of 2,400 sf. Setbacks shall be required to be 25' for the front and rear and 10' for the sides.

The development is providing a 40' landscape buffer along McMillen and FM 1378. The open space lots shall be owned and maintained by an established Home Owners Association.

A preliminary plat shall be required if this zoning is approved that shows compliance with requirements of the lot size, dwelling size, setbacks and architectural requirements for the SF 10/24 District zoning found in Section 3.2 and Section 3.4 the Zoning Ordinance.

A traffic impact analysis shall be required at the time of platting due to dwelling units exceeding 100 units.

The Wylie Independent School district has provided a statement for staff regarding this development: Based on the projected number of homes and anticipated price range, the development would likely yield a minimal number of students and have no significant impact on overall enrollment or campus capacities.

The property to the north is zoned within the Country Ridge Estates Planned development and contains a residential subdivision with smaller residential lot sizes of 8,500 sf. The development adjacent to the east contains the Meadow Pond Planned Development for a proposal to develop an age restricted community. Across 1378 to the east is the Birmingham Farms Planned Development containing smaller residential lot sizes of 8,500 sf. The property to the south is zoned Single

Family Estate District and contains larger residential lot sizes of 1 acre. The property to the west is located outside of the city limits of Wylie within Collin County and contains 108 acres with three residences and three barns.

A portion of the subject property lies within the Low Density Residential sector. Development within this sector's main purpose is to provide areas for detached single-family homes on large lots. The remaining area lies within the Parks and Open Space sector of the Comprehensive Future Land Use Plan. The Comprehensive Plan Advisory Committee recommended this designation due to existing telecommunication towers that are present on the subject property.

The Future Land Use plan provides guidance and helps to inform development decisions; however, it is not the City zoning map, which regulates the use of land. The map is not the endpoint of discussions, but rather an important element to evaluate along with other site specific considerations.

Notices were sent to seventy owners within 200 feet as required by state law. At the time of posting, 18 responses were received in opposition and one was received in favor of the request. An additional four responses were received in opposition and one in favor of the request outside of the notification area.