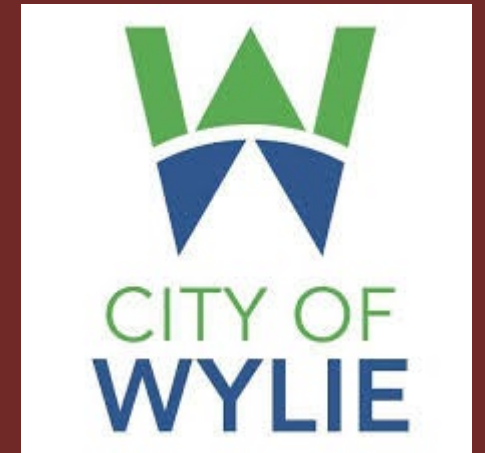


Country Club Estates

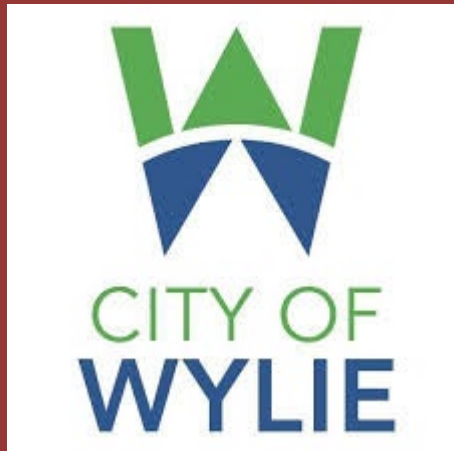
Case No. 2024-14

Planning & Zoning Commission Meeting

February 4, 2025



Contents



- Skorburg Company Background
- Subject Property
- Zoning Request
- Home Building Partners

Skorburg Company Background



The Skorburg Company

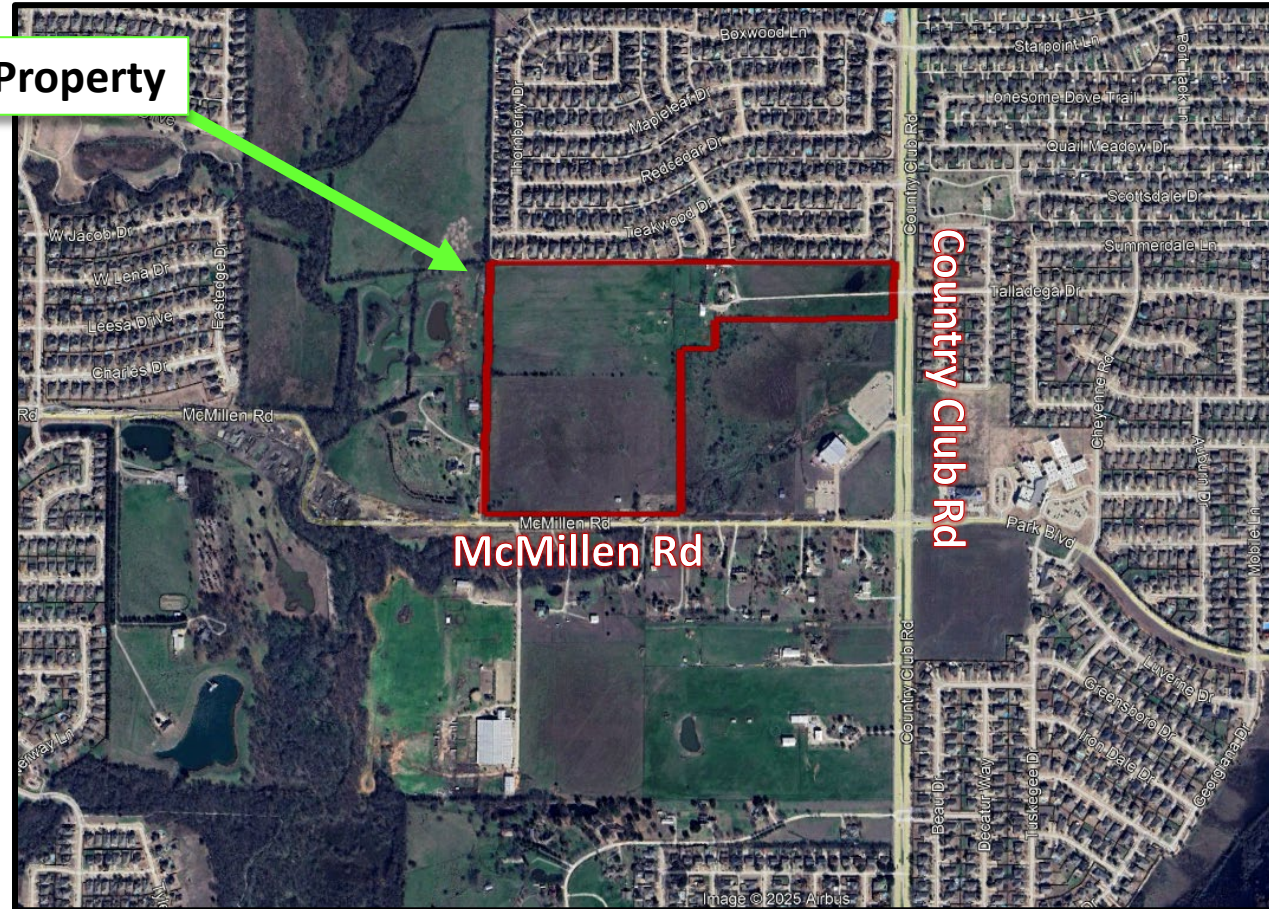
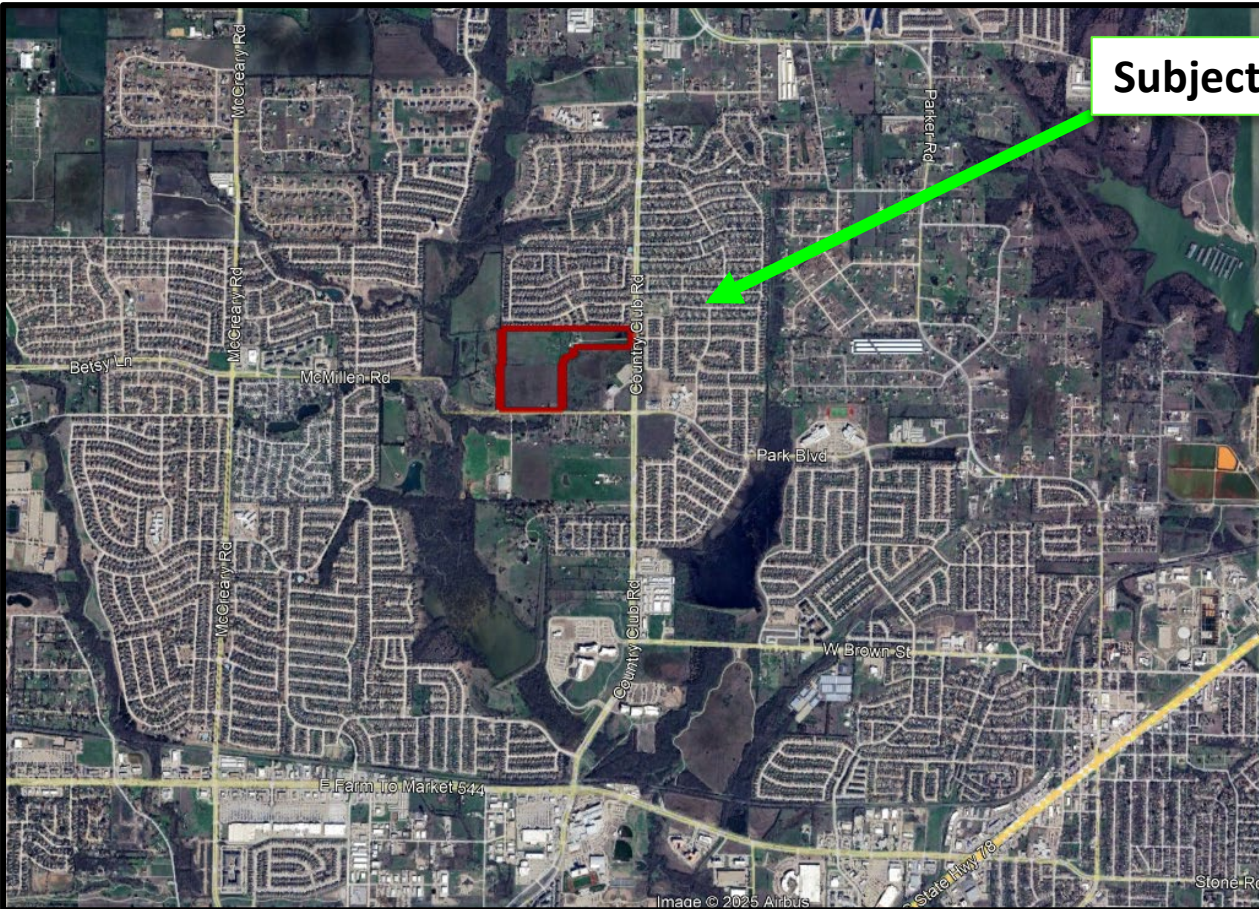
- Local, privately owned development firm with 40 years of experience
- Over 120 development projects in more than 33 different cities around DFW metroplex
- Over 25 current projects in active development or build out
- Reputation for building high-quality, long-lasting communities
- Projects range from small, infill locations to 800-acre multi-phase master planned communities



Subject Property



Subject Property *Location*



Subject Property



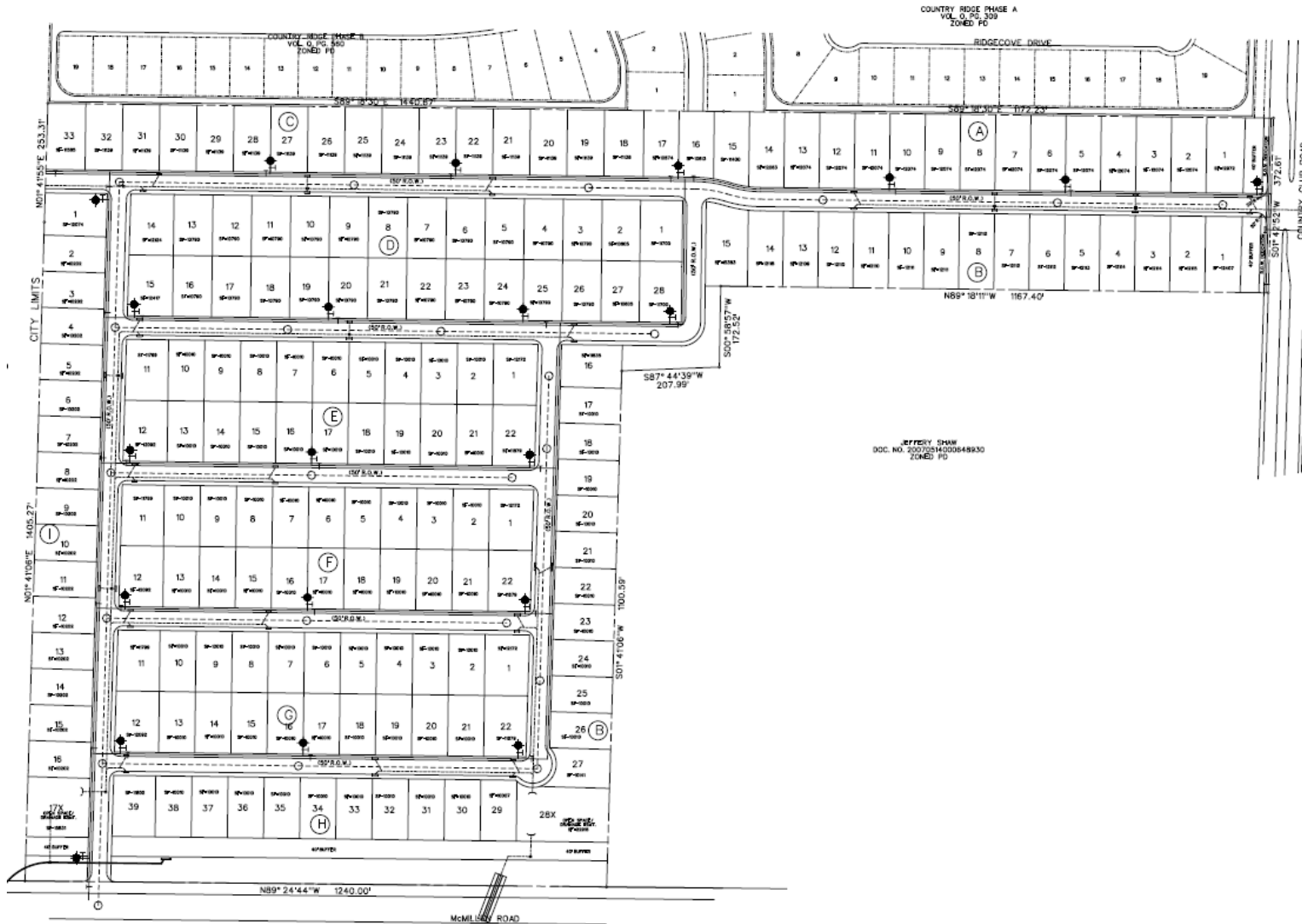
Subject Property Overview

- **Location:** Northwest Corner of Country Club Rd & McMillen Rd
- **Size:** +/- 59.755 Acres

Zoning Request



Country Club Estates – SF 10/24



Zoning Request

➤ Zoning: SF 10/24

* County Club Estates will be developed in full compliance with the SF 10/24 zoning district of the City of Wylie's Zoning Ordinance.

Home Building Partners





Projected Home Square Foot Range – **2,600 SF – 5,000 SF**

Projected Home Price Range – **High \$700,000 – High \$900,000**

Thank you.
We Would Appreciate
Your Support of
This Exciting Project.



Appendices



Wylie ISD Communication


RE: [EXTERNAL]New Single-family Development Wylie, TX - Country Club Estates



Roderick, Scott <Scott.Roderick@wylieisd.net>

To: Neil Stenberg

Cc: John Arnold; Bryan Holland; Preston Crow

 You replied to this message on 1/23/2025 3:15 PM.



Thu 1/23/2025 9:56 AM

Hi Neil,

Sorry for the delay in getting back to you. **Based on the information you provided, 181 units would not significantly impact our capacity at our schools,** for example not every home will have elementary aged children so the kids would be disbursed over multiple campuses which minimizes the impact for us.

The new facilities are on the east side of the district and will not affect your proposed area.

You have provided ample information and we do not have any other questions at this time.

Thanks,

J. Scott Roderick, CPA

Assistant Superintendent for Finance and Operations

Wylie ISD

951 S. Ballard Ave.

Wylie, Texas 75098

Country Ridge – Drainage Issue & Solution



Location of drainage issue do to under sized drainage structure.

Country Ridge

Subject Property



Country Ridge – Drainage Issue & Solution



Property Value Comparison



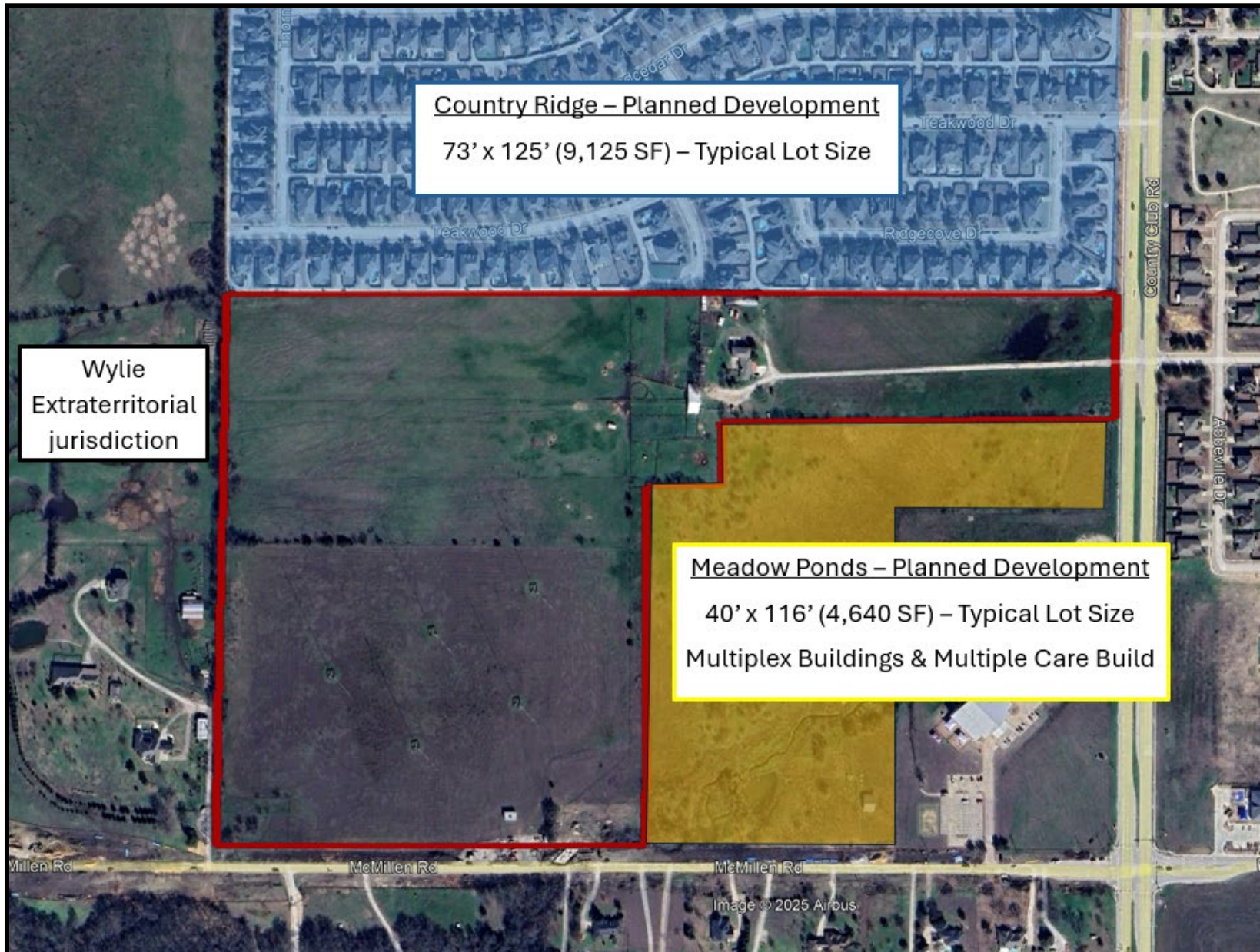
Country Ridge

- Planned Development
- 73' x 125' (9,125 SF) Typical Lot Size
- High \$400k's – High \$700k's Market Value*

Country Club Estates

- Straight Zoning – SF 10/24
- 77' x 130' (Minimum 10,000 SF [10,010 SF – 12,972 SF Typical]) Typical Lot Size
- High \$700k's – High \$900k's Home Price Range

Surrounding Zoning

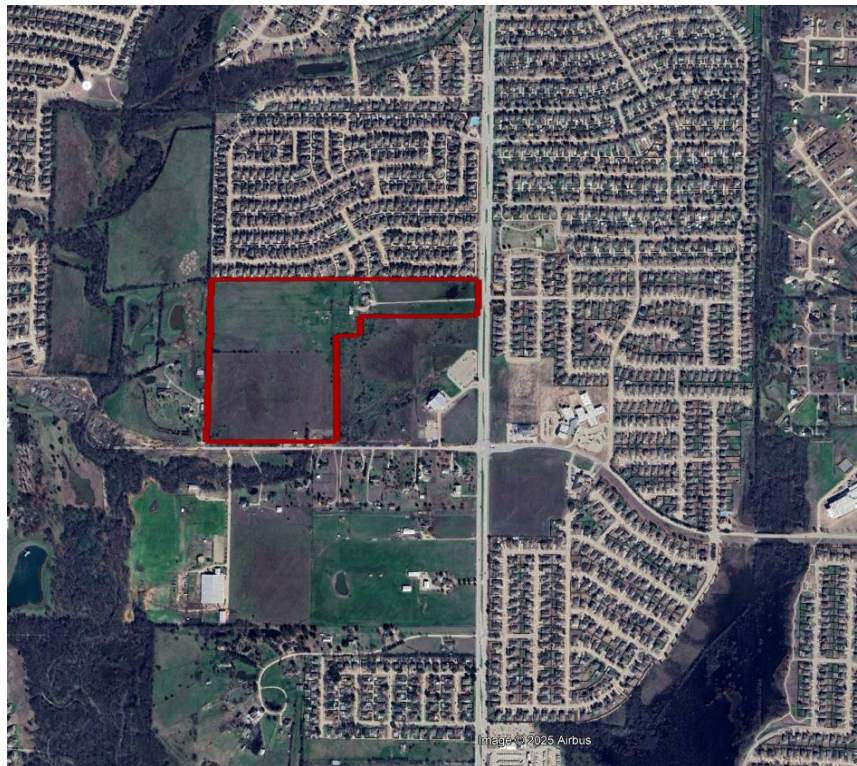




Imagery Date: 3/7/1995



Imagery Date: 1/2/2005



Imagery Date: 2/12/2024