



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Tabled from 04-09-2024

Remove from table and consider

Consider, and act upon, Ordinance No. 2024-10 for a change in zoning from Agricultural (AG/30) to a Planned Development with single family attached, single family detached, commercial development and open space on 25.037 acres. Property located near 605 Country Club Road (ZC 2023-18).

Recommendation

Motion to approve the Item as presented.

Discussion

On March 26, 2024 City Council approved the writing of an ordinance for a change in zoning from Agricultural (AG/30) to a Planned Development with single family attached, single family detached, commercial development, and open space on 25.037 acres. Property located near 605 Country Club Road (ZC 2023-18).

As part of the approval, Council stipulated that Commercial Building #2 be recessed from Country Club Road with the parking lot being on the frontage. That stipulation has been met and is shown on the amended zoning exhibit. Additionally, in response to general comments, the applicant has added a solid masonry wall and landscaping requirements to the clubhouse area along Country Club and lots bordering Presidential Estates. There is also lighting, noise, and lighting requirements for the Club House and courts.

At the April 9, 2024 City Council meeting, consideration of the ordinance was tabled as Council commented on the draft trip generation table, home builder identity, school district concerns, and two-story homes along the border with Presidential Estates. The applicant addressed the builder and ISD issue during the meeting. The applicant has since updated the draft trip table. Additionally, conditions have been added to the PD to only allow for either one-story homes or two-story homes with no windows or balconies above 10' along the north side of the property.

Final approval of Zoning Case 2023-18 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (Zoning Exhibit), and Exhibit C (SUP Conditions) are included and made a part of this Ordinance.

The above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.