



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Tabled from 04-22-2025

Remove from table and consider

Consider, and act upon, a Preliminary Plat of Country Club Estates creating 173 residential lots and seven HOA lots on 59.755 acres, generally located at 1755 FM 1378 and 1813 and 2241 McMillen Road.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: D - Dreams Inc & Matthew Butsheck

APPLICANT: Skorborg Company

The applicant has completed the engineering study and will be able to detain drainage as shown in the Preliminary Plat. The drainage may still use an easement on the property to the east in order to save costs on in-ground pipe. However, either option will not change the layout or detention as shown.

PREVIOUS REPORT

The applicant has submitted a Preliminary Plat for Country Club Estates, creating 173 residential lots and seven HOA lots on 59.755 acres. The property was zoned Single Family 10/24 in March 2025 and allows for single family detached lots with a minimum lot size of 10,000 square feet.

The development provides two points of access with access to Country Club Road and to McMillen Road. A third point of emergency vehicle access is provided via a private access easement on Lot 16X, Block A as required by the approved Development Agreement for the subdivision.

The development contains seven open space lots that are to be owned and maintained by the Homeowners Association.

The applicant has provided a Traffic Impact Analysis as required. Staff is reviewing the document and any required changes will be reflected on the civil plans and the Final Plat.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations pending the submission of the Traffic Impact Analysis. Approval is subject to additions and alterations as required by the City Engineering Department.

The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

P&Z Recommendation

The Commission voted 6-0 to recommend approval.