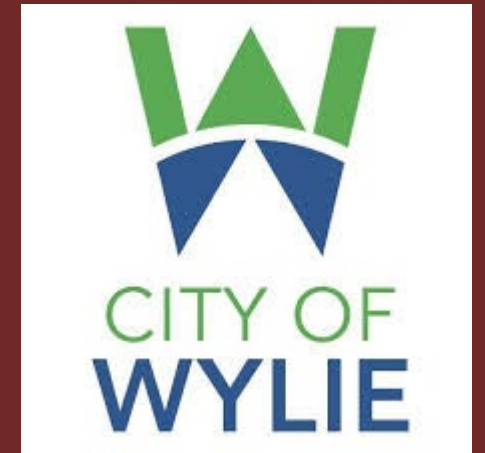


Country Club Estates

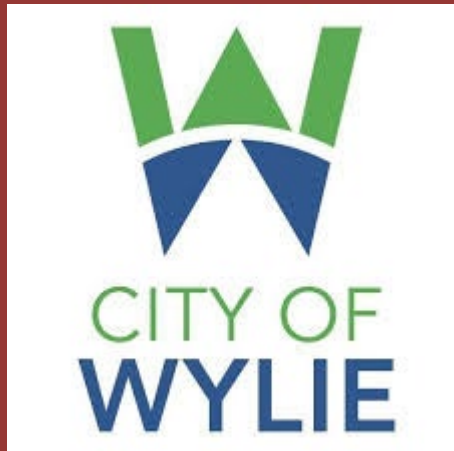
Case No. 2024-14

City Council Meeting

February 25, 2025



Contents



- Skorburg Company Background
- Subject Property
- Zoning Request
- Home Building Partners
- Addressing Adjacent Neighbors Concerns
 - Traffic Improvements
 - Drainage Solutions & Improvements
 - Sufficient School Capacity
 - Enhanced Privacy Screening
 - Increased Home Values

Skorburg Company Background



The Skorburg Company

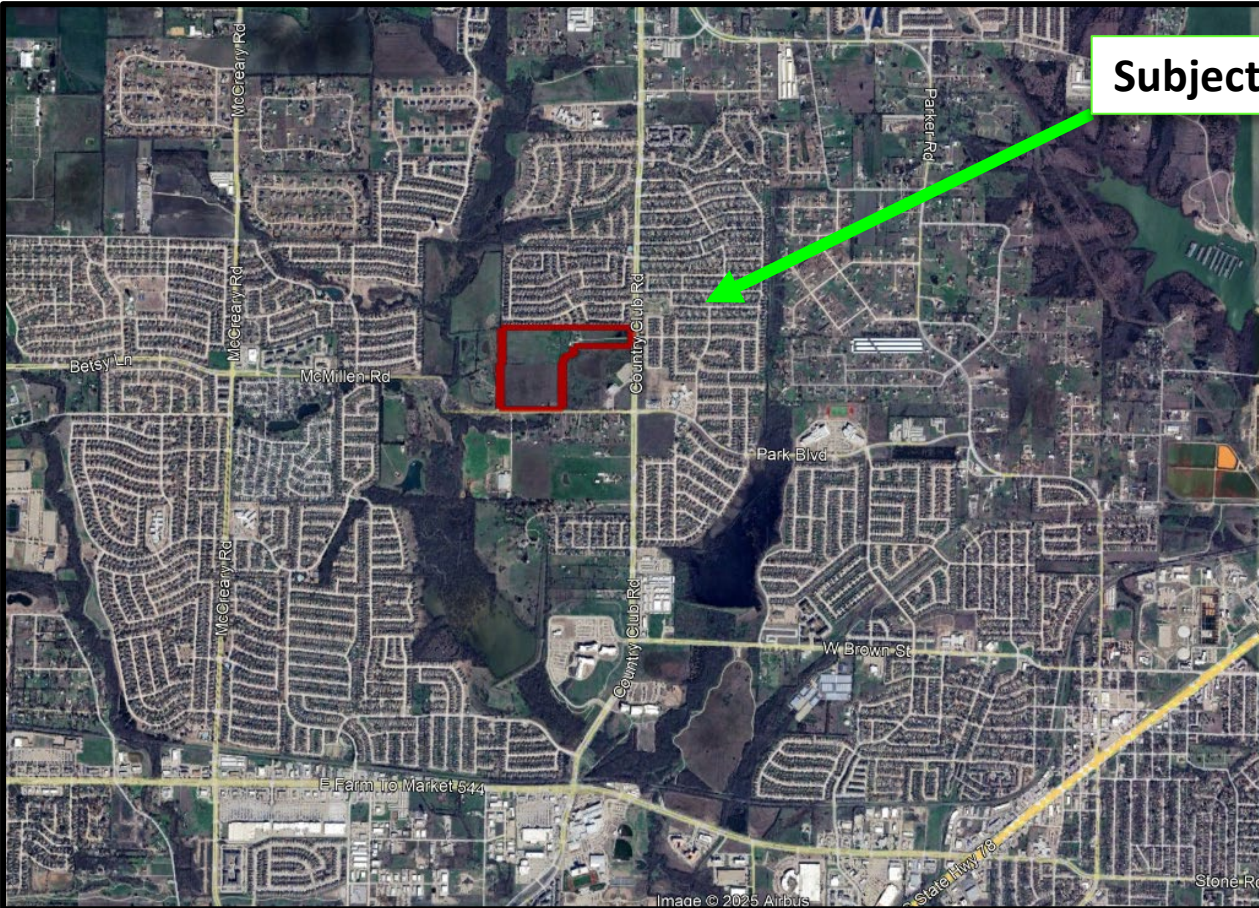
- Local, privately owned development firm with 40 years of experience
- Over 120 development projects in more than 33 different cities around DFW metroplex
- Over 25 current projects in active development or build out
- Reputation for building high-quality, long-lasting communities
- Projects range from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



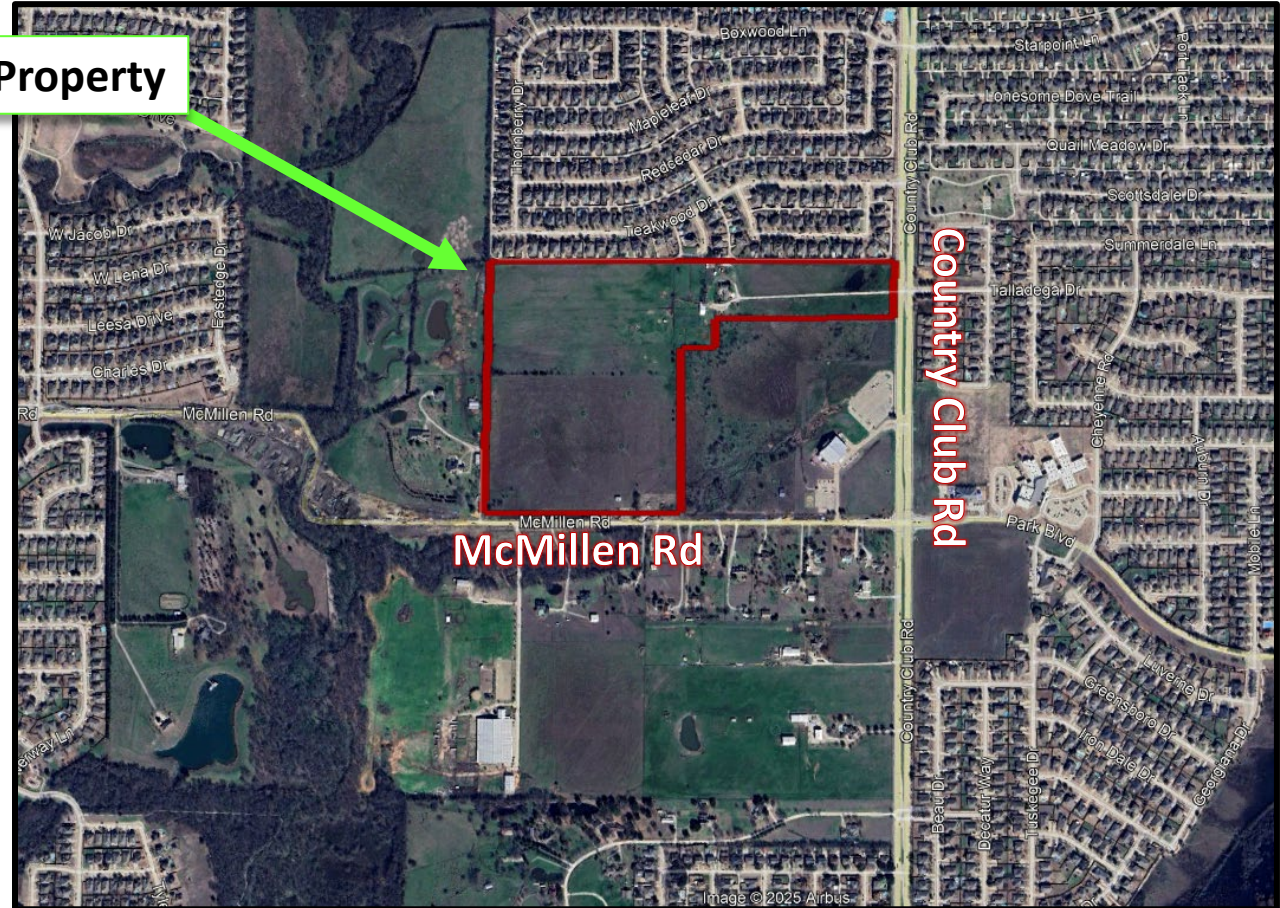
Subject Property



Subject Property *Location*



Subject Property



Subject Property



Subject Property Overview

➤ **Location:**

Northwest Corner of Country Club Rd & McMillen Rd

➤ **Size:** +/- 59.755 Acres

Zoning Request



Country Club Estates

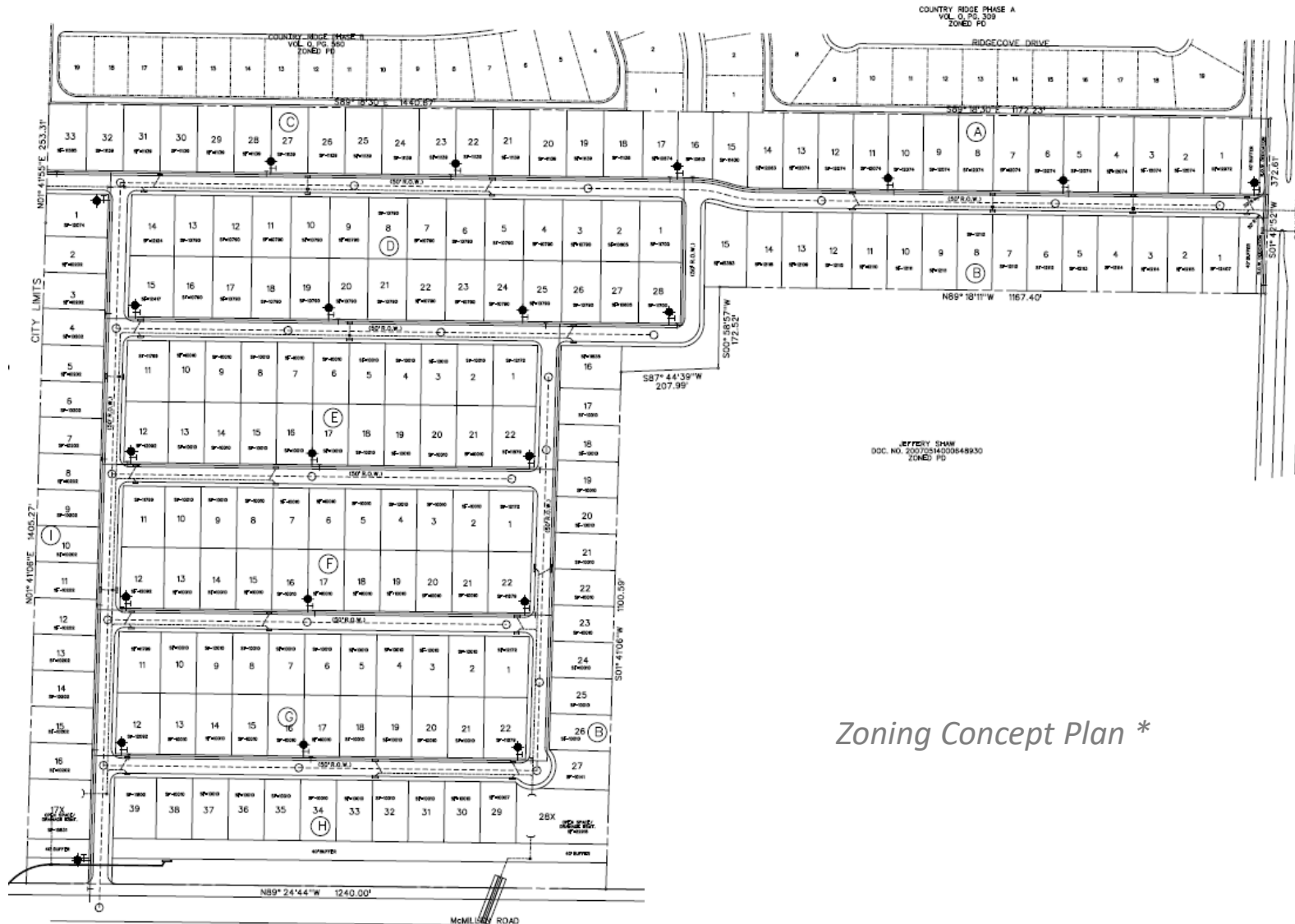
Zoning Request

➤ Requested 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.

➤ Maximum number of lots not to exceed 181 lots

* Final layout and lot count is subject to preliminary plat, preliminary engineering and a drainage study to determine the necessary improvements required to comply with state and local laws and regulations during the design and engineering stages of the project.



Zoning Concept Plan *

Home Building Partners





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

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


Addressing Concerns
heard at Planning and
Zoning Commission
hearing on
February 4, 2025



Traffic




- Country Club Estates is located at the intersection of two major thoroughfares, as illustrated below.

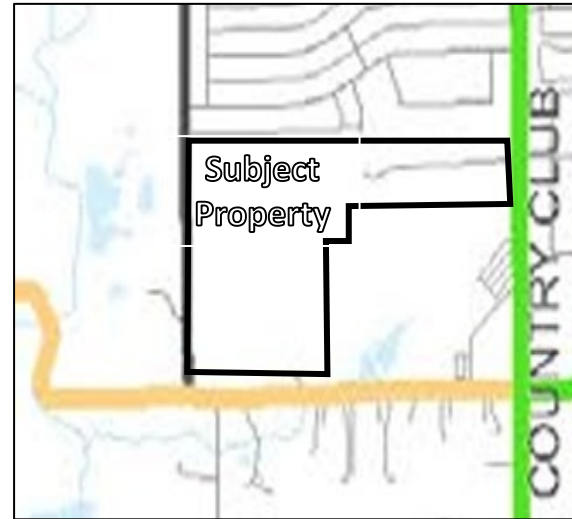


 Major Thoroughfare (Type B)
120' R.O.W. 6-Lanes Divided

Level of Service 2018






Daily LOS

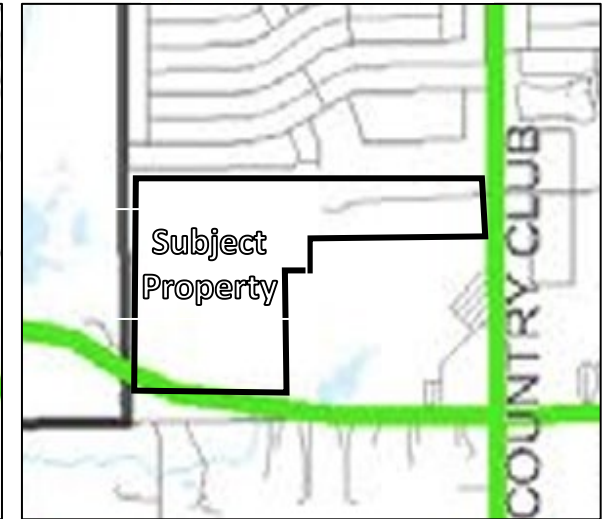
-  ABC
-  DE
-  F
-  Wylie City Limits
-  Wylie ETJ



Level of Service 2028

Daily LOS

-  ABC
-  DE
-  F
-  Wylie City Limits
-  Wylie ETJ



LOS "D" and "E": This category is slightly more congested than LOS ABC; however, traffic volumes are beginning to reach their capacity of the thoroughfare. Traffic moves along at a fairly efficient rate, and posted speeds may not be fully reached.

LOS "A", "B", and "C": Traffic flow in this category moves at or above the posted speed limit. **Travel time in this category is not hindered because of congestion because traffic volumes are much less than the actual capacity.**

Figure 5-1. NCTCOG Level of Service Descriptions

Traffic

Specific Concern:

- Impact on existing roads and traffic

Resolution:

- According to city ordinances, a Traffic Impact Analysis (TIA) is required during the engineering phase of the project. Based on the TIA, any necessary improvements must be completed before the City of Wylie will accept the final plat.

Traffic Impact Analysis. Any proposed development project or plat involving a significant change to a proposed roadway alignment from that shown on the City of Wylie's Thoroughfare Plan (or involving a development of one hundred (100) or more dwelling units, or for developments generating one thousand (1,000) or more "one-way" trips per day), or as required by the City Engineer, must be preceded by submission and approval of a traffic impact analysis as specified in Subsection (f) below. Failure to provide for such approval prior to submission of a preliminary plat (or concurrently with the preliminary plat application) shall be grounds for denial of the plat application.

Off-Site Improvements. Where traffic impact analysis demonstrates the need for such facilities, the property owner shall make such improvements to off-site collector and arterial streets and intersections as are necessary to mitigate traffic impacts generated by the development or related developments.

Traffic

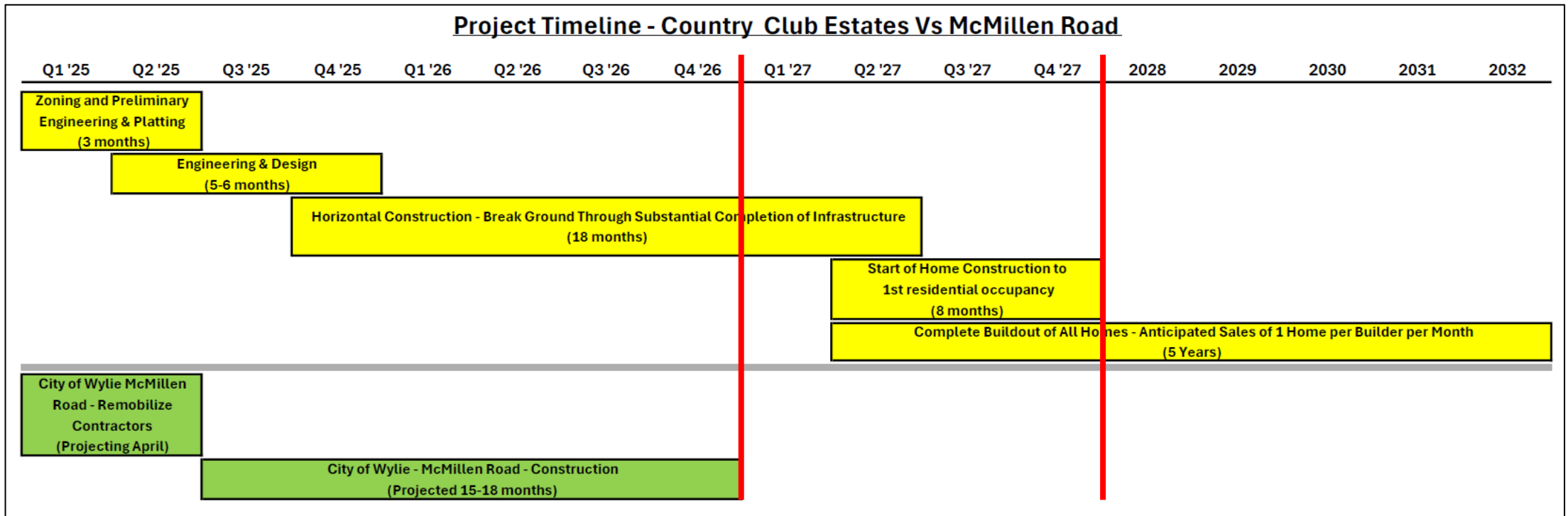
Specific Concern:

- The timeline for McMillen Road widening vs the development timeline for Country Club Estates

Resolution:



We estimate a gap of about 14 months between the arrival of the first resident at Country Club Estates and the expected completion date for the widening of McMillen Road, as discussed with staff.



Drainage

Specific Concern:

- **McMillen Road residents:** Concern that the flow of water from the fully improved project will adversely affect downstream neighbors south of McMillen Road.

Resolutions:



We have had preliminary discussions with staff on drainage outfall, and detention will be required. After zoning and during the preliminary plat and engineering stage, storm drainage plans will be prepared and must be submitted to ensure that all drainage improvements required for the development are in **full compliance with all city ordinances and state laws before construction can begin**.

Additionally, staff has confirmed that the drainage structure under McMillen Road has already been designed as part of the City's road improvement project, which limits the amount of water draining south. Therefore, any additional runoff from the development of Country Club Estates will be required to be detained on site and will not lead to any adverse impact to McMillen Road.

G. Preliminary Engineering Plans. Along with the preliminary plat application, the applicant shall submit complete preliminary engineering plans for streets, alleys, storm sewers and drainage structures, water and sanitary sewer facilities, screening and retaining walls, landscaping and irrigation, and any other required public improvements for the area covered by the preliminary plat.

The preliminary engineering plans shall also contain any plans deemed necessary to show or document compliance with the City's ordinances pertaining to nonpoint source pollution control, on-site sewage facility rules, and any other applicable codes and ordinances of the City that are related to development of a land parcel. For the purposes of this Ordinance, complete sets of engineering plans shall include the following plans or sheets (generally in this order), as well as any additional plans or sheets deemed necessary and requested by the City Engineer:

- Cover or title sheet
- Preliminary plat
- Existing conditions plan, which shows existing topography, vegetation, tree inventory, existing natural and man-made physical features, etc.
- Existing tree survey and Tree Management Plan
- Grading, erosion control, and water quality control plans
- Paving and storm drainage plans
- Utility plans for water, sanitary sewer, etc.

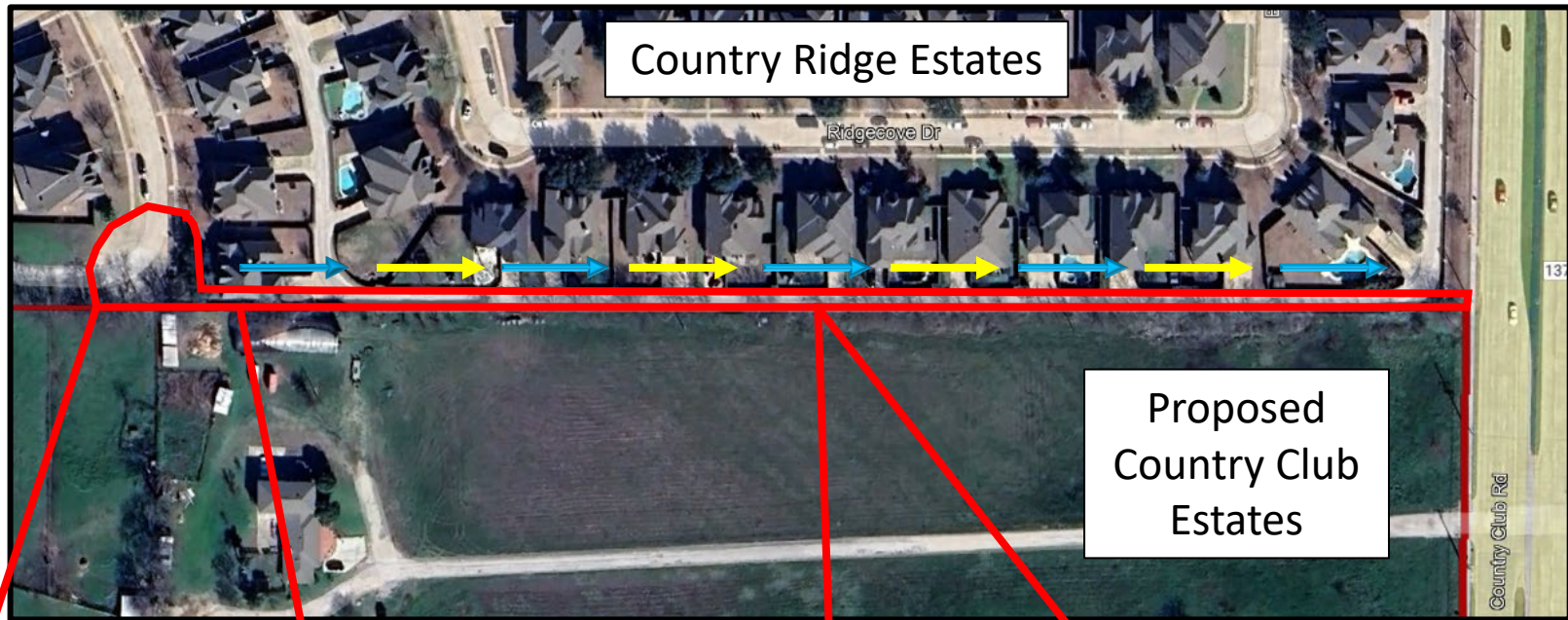
Section 3.10: Storm Water Collection and Conveyance Systems

- A. System Design Requirements. Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system. The City may require the phasing of development, the use of control methods such as retention or detention, or the construction of off-site drainage improvements in order to mitigate the impact of the proposed development. No storm water collection system shall be constructed unless it is designed in accordance with the City's Design Manuals by a licensed professional engineer, and unless it is reviewed and approved by the City Engineer. All plans submitted to the City Engineer for approval shall include a layout of the drainage system together with supporting calculations for the design of the system.

Drainage

Specific Concern:

- Country Ridge Estates neighbors, specifically those on Sweetgum Drive and along Ridgecove Drive have existing drainage issues due to undersized drainage infrastructure. They are concerned that the development of Country Club Estates will exacerbate the problem.



Drainage

Resolution

- ✓ We have conducted a preliminary drainage analysis and, after discussions with staff, have determined that when Country Club Estates is developed, we can install a new inground inlet at the head of Sweetgum Drive.

The new inlet will collect the ponding water and direct it south through a newly installed underground storm drain line, which will connect to the storm sewer system being developed with Country Club Estates.

Any excess flow being received from Country Ridge Estates will be considered in the overall drainage and detention analysis for the project and the infrastructure sized accordingly to limit any downstream impact.



School Capacity


Concern


- Concerns were raised about the schools' ability to handle the influx of students that would result from Country Club Estates.

Resolution



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.

Hi Neil,


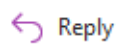
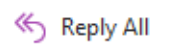



Sorry for the delay in getting back to you. **Based on the information you provided, 181 units would not significantly impact our capacity at our schools,** for example not every home will have elementary aged children so the kids would be disbursed over multiple campuses which minimizes the impact for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

  Reply  Reply All  Forward  

Thu 1/23/2025 9:56 AM

Privacy

Concern

- Some folks felt that a 6' board on board privacy fence between Country Ridge Estates and Country Club Estates is not tall enough for privacy purposes.

Resolution

- The developer of Country Club Estates will commit to installing an 8' board-on-board fence, along its northern property line, to be installed prior to substantial completion of the infrastructure.



A new 8' board-on-board cedar wood privacy fence is to be installed by the developer

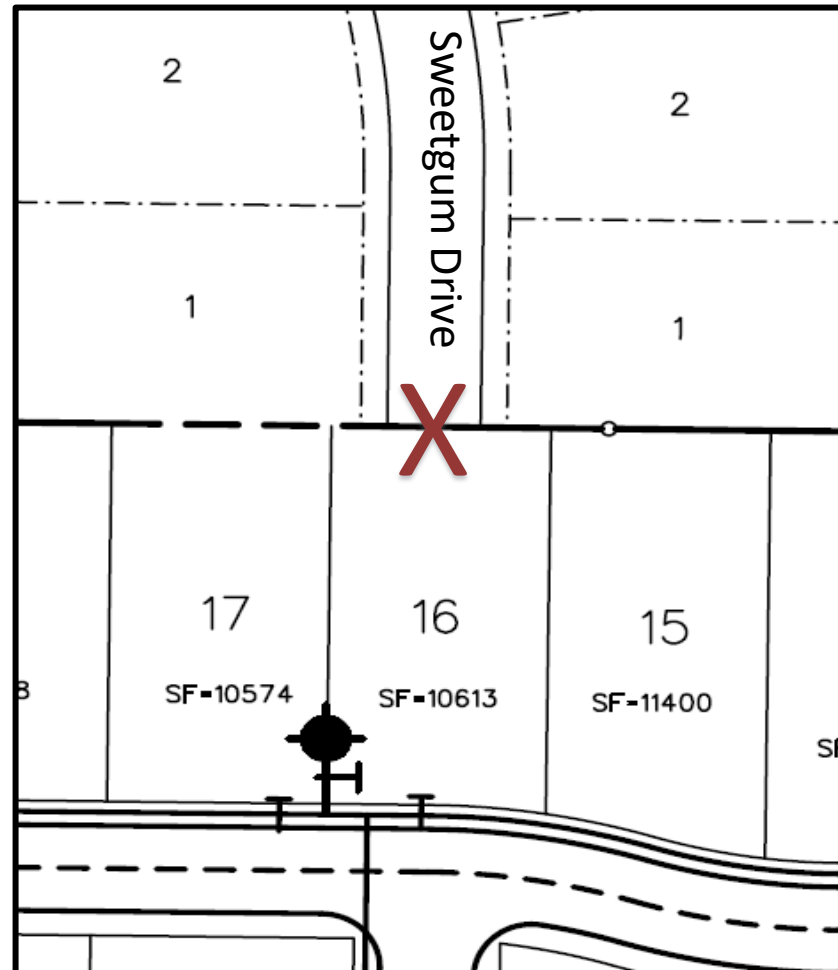
Privacy

Concern

- Residents on Sweetgum Drive expressed their opposition to extending the road south to connect with the Country Club Estates street network.

Resolutions

- City staff and the developer of Country Club Estates have agreed that Sweetgum does not need to be extended.



Land Use

Concern

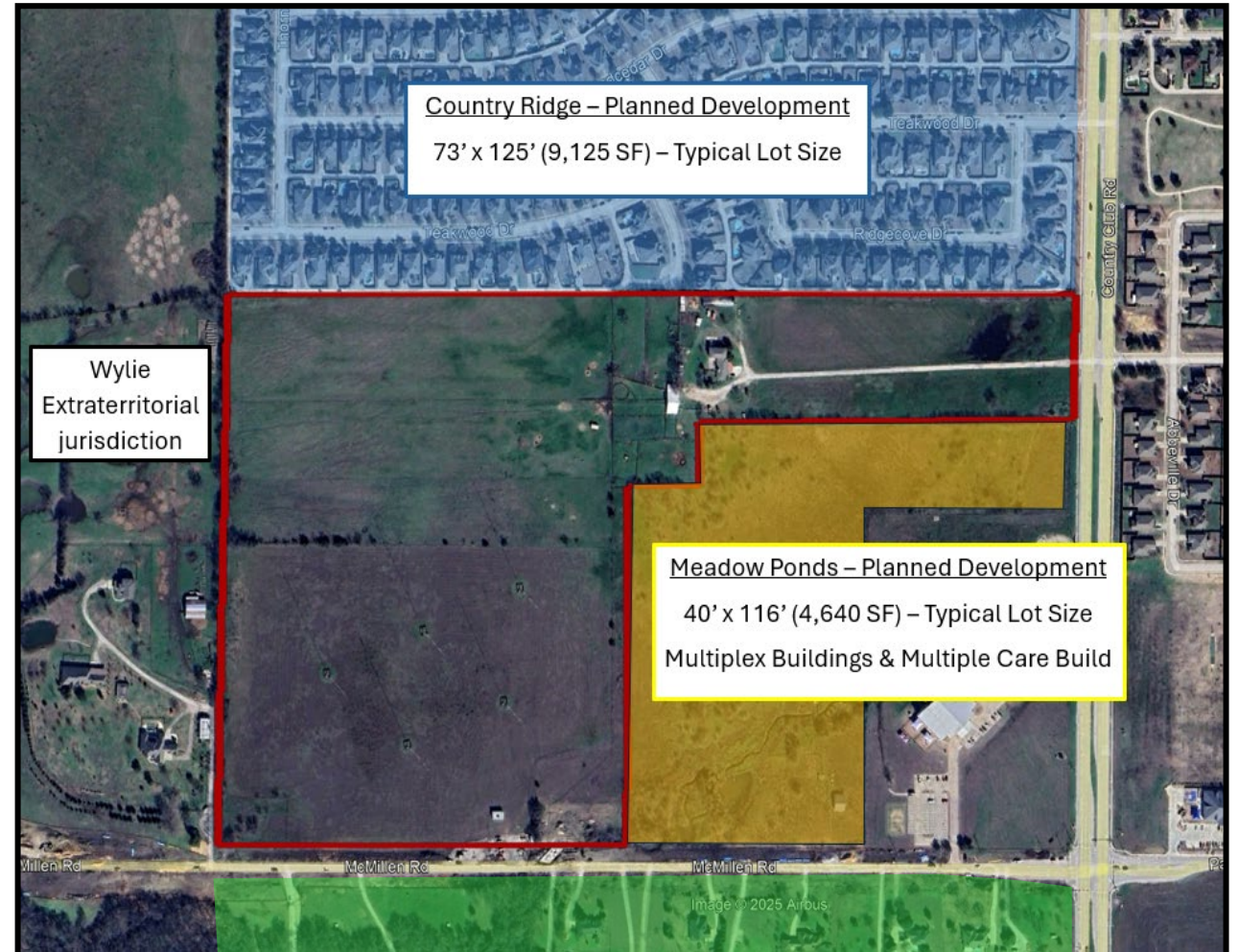
- Concern was raised that the lots in Country Club Estates are not comparable to bordering properties.

Resolution



The requested SF-10/24 straight zoning for Country Club Estates establishes a minimum lot size of 10,000 square feet. This lot size aligns with the future land use plan designation for “low density” housing and is larger than those of the current zoning for adjacent properties (Country Ridge and Meadow Ponds).

To the south of McMillen, there are agricultural properties that exceed 1 acre in size. These properties will be separated from Country Club Estates by a 6-lane, 120-foot right-of-way divided collector road, and a 40-foot landscape buffer.



Property Values

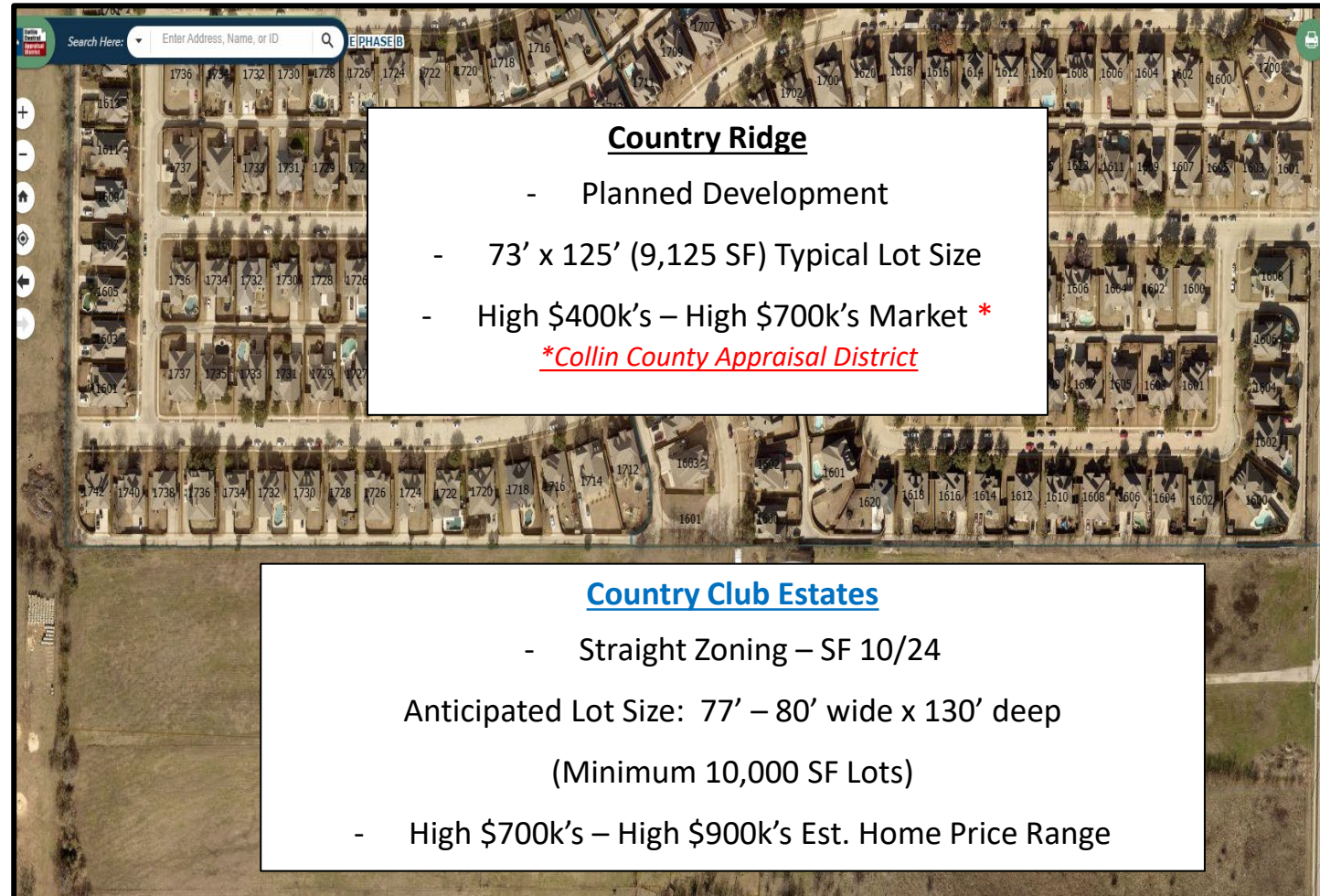
Concern

- There was a concern raised that the new homes within Country Club Estates would reduce existing home values.

Resolution



Starting home prices in Country Club Estates should surpass the current market values of existing homes in the area, leading to an increase in property values for current residents.



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

