



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Discuss the potential development of 24 acres, generally located on the west side of Country Club Road approximately 1200' north of Brown Street.

Recommendation

Discussion

Discussion

Property owners and developers are seeking input from the City Council for a potential development on approximately 24 acres on the west side of Country Club Road just north of Fire Station No. 2.

The current proposal includes a mix of commercial uses along Country Club Road on four acres of land, single-family detached homes on 15 acres along the northern side of the property, and townhome units on 3.8 acres of land along the south side of the property. The remaining acreage is for open space, amenities, and a detention pond.

The proposal makes no requests for variances from the residential or commercial design standards.

The property is located within the Local Commercial and Low Density Residential sectors of the Future Land Use Plan. South of the property is Fire Station No. 2 and the Collin Community College, to the north is the Presidential Estates single-family subdivision, the property to the east is Agricultural, and the property to the west contains the Wylie Bus Barn and retail with self-storage uses.

The applicant has provided the attached presentation.

The P&Z Commission was generally positive toward the project with discussion regarding open space, the timing of the commercial development, townhome design details, and trail connections.