



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing to consider, and act upon, a change in zoning from Agricultural District (AG/30) to Planned Development - Single Family (PD-SF) to allow for single family residential development on 47.2995 acres generally located on Country Club Road approximately 2000' south of Parker Road (ZC 2022-02).

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Fred Monroe for Monroe Estate

APPLICANT: Skorburg Company

REQUEST TO TABLE

The applicant is requesting, and staff is recommending approval of, tabling a change in zoning from AG/30 to PD/SF. The applicant received feedback during a recent City Council work session and a P&Z public hearing at which the item was tabled.

Feedback generally consisted of concerns for the single-family lot sizes, the limited amount of commercial property, public access to the park, vehicular parking in the subdivision during school hours, limiting access to the subdivision from the school to emergency vehicles only, and traffic patterns on Country Club.

The applicant is in the process of re-working the site layout and PD Conditions and was not able to complete that work prior to the advertised public hearing.

Due to tabling, the P&Z Commission has not made a recommendation to the Council as required by the City Charter.

As currently presented, the requested PD would allow for approximately 150 single family homes on minimum 5,000 square foot lots. Home sizes are a minimum 1,800 square feet (20% of total lots). The proposal includes a dedication of approximately 17 acres of parkland and \$400,000 worth of park improvements recommended for approval by the Parks Board.

The surrounding properties to the north, east, and west are a mix of residential and commercial uses both in and outside of city limits. Properties to the south consist of an elementary school and community church. The proposal is in line with the land use of the Comprehensive Plan. The project faces Country Club Road, which is a six-lane major thoroughfare. As the project is in excess of 100 units a Traffic Impact Analysis may be required.

Notifications/Responses: Five notifications were mailed in accordance with state law; with no responses returned in favor nor in opposition to the request.

P&Z Commission Discussion

The P&Z Commissions voted 7-0 to approve the request to table.

Financial Summary/Strategic Goals

Planning Management