



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a recommendation to the City Council regarding 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 & 2241 McMillen Road

### Recommendation

Motion to recommend **conditional approval** as presented.

### Discussion

**OWNER: D - Dreams Inc & Matthew Butscheck**

**APPLICANT: Skorburg Company**

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.

Per Section 3.1.E of the Subdivision regulations 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.

Staff is recommending conditional approval of the preliminary plat on the condition that a Traffic Impact Analysis is submitted to the city for review prior to the plat being presented to City Council.

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 Planning and Zoning Commission 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.