



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change of zoning to amend Planned Development 2024-10 to a Planned Development (PD) with single family detached, commercial development and open space on 25.037 acres, generally located at 605 Country Club Road (ZC 2025-16).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: College Park, LLC

APPLICANT: Toll Southwest, LLC

The applicant is requesting a change in zoning to amend Planned Development 2024-10 on 25.037 acres to remove the single family attached (Townhomes) component and increase the single family detached development while keeping commercial development along the street frontage. The property is generally located near 605 Country Club Road.

The revised Zoning Exhibit (Exhibit B) contains a proposal that allows for 67 single family residential homes developed with the zoning ordinance SF-10/24 residential design standard on minimum 10,000 sf lots. The development also provides 20,000 sf of commercial development, and 1.55 acres of open space area.

In comparison to the previous Planned Development this new request is a reduction of 15 residential dwelling units, a reduction of 4,000 sf of commercial development, and a reduction of 2.75 acres of open space.

The Planned Development contains an additional modification which would allow for the homes that are constructed north of Wisdom Lane to have windows installed at a height over 10' on the rear of the home only if the windows are installed on the 1st floor in a manner where the person inside cannot visibly view and affect the privacy of the adjacent neighborhood to the north of the development. Exhibit "D" is provided to show how the windows function as an architectural visual accent to allow for additional lighting.

If zoning is approved, a site plan review shall be required for the commercial development. Preliminary and Final Plats shall be required for the entire development.

The property to the north is developed with the Presidential Estates single family subdivision. The property to the south is developed with Fire Station #2. The property to the west is developed as a farm and ranch style single family home. The property to the east is developed with commercial uses and a bus parking area for the Wylie School district. The subject property lies within the Local Commercial and Low Density Residential sectors of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to forty-seven property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor of the request, and two were opposed.

The P&Z Commission voted 6-0 to recommend approval.