



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 Neighborhood Services (NS) to Planned Development - Multi-Family (PD-MF) to allow for an income adjusted multi-family social services development on 2.472 acres located at 511 West Brown Street (ZC2022-01).

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: KEP Brown Street Village

APPLICANT: Agape Resource and Assistance Center

Based on City Council guidance during a February 2021 work session, the applicant is requesting a Planned Development for an income-adjusted multi-family development with on-site social services. The mission of the development is to offer an actively managed social services living facility as generally outlined in the applicant's attached presentation.

The site is currently zoned as Neighborhood Services. The requested PD would change the zoning to a PD with underlying Multi-Family zoning allowing for a maximum of 40 units in courtyard style buildings of approximately four units each as generally shown in the Zoning Exhibit. The proposal includes a density of roughly 16 units per acre. The units include studio, one, two, and three-bedroom apartments at 450, 650, 800, and 1100 square feet, respectively.

The proposal includes amenities such as a staffed community center, Xeriscape landscaping, and an urban garden. Due to the nature of the development and the residents served, the PD conditions include a provision for reduced parking of one space per unit, plus additional spaces for the community center parked at general standards.

The surrounding properties to the north, east, and west are zoned Neighborhood Services and are currently occupied by daycare, restaurant, and retail uses. Properties to the south are zoned Single-Family 10/24 and contain residential uses. The proposal is in line with the land use of the Comprehensive Plan. The project faces Brown Street which is a four-lane secondary thoroughfare.

A replat and site plan will be required should zoning be approved.

Notifications/Responses: 31 notifications were mailed in accordance with state law; with one response returned in favor and nine received in opposition to the request.

P&Z Commission Discussion

After discussion regarding density, on-site management, parking, and the mission of Agape, along with several citizen comments that mostly spoke in favor of the project, the Commission voted 5-2 to recommend approval with the condition that the parking be increased to 1.5 spaces per unit from the currently offered one space per unit.

Financial Summary/Strategic Goals

Planning Management