



# Wylie Planning & Zoning Commission

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## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 4

### Subject

Consider, and act upon, a Site Plan for Wylie Senior Apartments, an affordable age-restricted multi-family development on 16.88 acres, generally located adjacent and southwest of 2300 FM 544.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Episcopal Church of Dallas**

**APPLICANT: Roers Development**

The applicant is proposing to develop an affordable age-restricted multi-family development totalling 58,907 sq.ft on 15.88 acres located on Lot 1, Block A of Senior Medical Addition. The property is zoned Planned Development-Multifamily (PD 2022-06) and allows for the age restricted multi-family use approved in January of 2022. The preliminary plat for this development is also on the agenda.

The proposal includes a maximum of 200 units at a density of 12.6 units per acre which conforms with the approved PD design standards. The units include studio, one bedroom, and two bedroom apartments at 560, 710,800 and 1000 square feet, respectively. The PD Conditions also allow a maximum building height of 55' which the Fire Department has reviewed and approved.

The development requires 1.25 parking spaces for every unit and is providing 250 spaces for 200 units. Ten of those spaces are ADA accessible.

Fire, safety and vehicle access to the site is proposed from two driveway entrances from Medical Plaza. The site plan provides amenities such as a walking trail, outdoor pool area, and a dog park as shown in the site plan. Landscaped islands are also provided throughout the parking lot area.

The structure's exterior material consists of fiber cement, stucco and masonry. Entrances are emphasized with metal canopies. The structure shall be required to have a fire sprinkler system installed.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Planned Development 2022-06. Approval of the site plan 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.