



# Wylie City Council

## AGENDA REPORT

Meeting Date:	January 26, 2021	Item Number:	2
Department:	Planning		(City Secretary's Use Only)
Prepared By:	Jasen Haskins, AICP	Account Code:	
Date Prepared:	January 18, 2021	Exhibits:	7

### Subject

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Multifamily District (PD-MF), to allow for multifamily development on 3.92 acres located at 425 North Ballard Avenue (ZC2020-18).

### Recommendation

Motion to disapprove a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Multifamily District (PD-MF), to allow for multifamily development on 3.92 acres located at 425 North Ballard Avenue (ZC2020-18).

### Discussion

**OWNER:** Pilikia 'Ania, LLC

**APPLICANT:** Colton Tapp

**Applicant has requested to withdraw the item from consideration.**

The applicant is requesting to rezone 3.92 acres located at 425 North Ballard Avenue. The property is currently zoned Agricultural District (AG/30).

The reason for the requested rezoning to Planned Development - Multi Family is to allow for a development consisting of two apartment buildings of ~94 units. The applicant is requesting a PD to allow for a denser, urban style multi-family development.

To achieve the goal of an urban style, the applicant is proposing PD conditions to allow for a density of 24 units per acre versus the 15 units per acre called out in the zoning ordinance; 1.75 parking spaces per unit vs 2.00; One-bedroom unit square footage of 650 vs 900; 50' building height vs 40'; and 4:12 roof pitch vs 8:12.

Other general conditions include a 6' sidewalk v 5'; landscaping every 10 parking spaces v 12; and a trash compactor v dumpsters. The zoning exhibit includes an aesthetic railroad style water tower, a dog park, and a resident/emergency connection to Jackson Street.

The Comprehensive Plan labels the area "Urban Core" which "preserves and replicates the historic character of Wylie, as well as builds upon a mixed-use type of development that creates a unique pedestrian-friendly atmosphere."

Notifications/Responses: 40 notifications were mailed; with two responses received in favor and 17 received in opposition of the request from within the notification area. Other comments, from outside the notification area, were received, 27 in opposition of the request and 14 in favor.

**P&Z Commission Discussion**

During the public hearing citizens expressed concerns about traffic on Ballard, traffic on Jackson, the height of the apartment buildings, the non-historic nature of the development so close to downtown, and the number of differences of the requests from the base zoning, among other items.

The Commissioners voted 5-0 to recommend disapproval. The recommendation requires a  $\frac{3}{4}$  affirmative vote by Council to overturn.