



Wylie City Council

AGENDA REPORT

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|----------------|---------------------|---------------|-----------------------------|
| Meeting Date: | January 26, 2021 | Item Number: | 3 |
| Department: | Planning | | (City Secretary's Use Only) |
| Prepared By: | Jasen Haskins, AICP | Account Code: | |
| Date Prepared: | January 18, 2021 | Exhibits: | 5 |

Subject

Hold a Public Hearing, consider, and act upon, an amendment to Planned Development 99-32, to allow for a change to the maximum fence height, on 327.5 acres generally located north and east of McMillen Road and McCreary Road (**ZC2020-19**).

Recommendation

Motion to approve an amendment to Planned Development 99-32, to allow for a change to the maximum fence height, on 327.5 acres generally located north and east of McMillen Road and McCreary Road (**ZC2020-19**).

Discussion

OWNER: Residents of Creekside Estates

APPLICANT: Shonna Brown, Creekside HOA

The applicant is requesting to amend Planned Development 99-32 to allow for a maximum fence height of 8' feet in lieu of 6' feet within the Creekside Estates residential development consisting of 327.5 acres.

The Creekside Estates residential lots are restricted to a fence height of 6' due to the development standards that were approved in 1999. The residents of the subdivision are requesting a 2' increase in allowable height to match the City Ordinance. The Zoning Board of Adjustments has approved variances related to fence heights in this subdivision and the City of Wylie's base zoning in residential districts allow for a residential fence maximum height of 8'.

The amendment is outlined in Section "A.3 Additional Guidelines", and does not change any other fencing requirements, such as materials, etc.

In accordance with State Law, 766 notifications were mailed to property owners within 200' of the subject property. 19 responses were received, 18 in favor and one opposed at the time of this posting.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.