



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 5

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of two ordinances for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Commercial Corridor & Planned Development - Townhouse District (CC & PD-TH) on 20.381 acres to allow for commercial and townhome development. Property located at 2535 & 2701 S State Highway 78 (**ZC 2025-19**).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: CL Blackbeard HoldCO LLC & Teal 919 LLC

APPLICANT: CL Blackbeard HoldCO LLC

The applicant is requesting to rezone Planned Development 2020-27 (PD 2020-27) to Commercial Corridor for the property located at 2535 S State Highway 78 while allowing for the approved Townhome Planned Development at 2701 State Highway 78 to retain all of its approved allowances of PD 2020-27.

The purpose of this zoning request is to rezone 16.216 acres out of the 20.381 acres Planned Development 2020-27 located at 2535 S State Highway 78 to Commercial Corridor for marketing purposes and allow for all uses allowed by right within the Commercial Corridor zoning.

The reason for the request is that the original multi-family mixed used development of Planned Development 2020-27 is no longer being pursued due to a foreclosure. The applicant's request will allow for the 16.216 acres to be marketed for commercial development without the pre-established zoning plan of PD 2020-27.

The property owner of the remaining 4.165 acres located at 2701 S State Highway 78, who also acquired the property due to foreclosure, is aware of but did not initiate this zoning request. Therefore, that property will be part of newly created Planned Development which removes any concurrency requirements tied to the commercial property owned by the applicants and retains the right to develop 34 residential townhomes with four open space lots.

If approved, the development shall be in compliance with all applicable city codes with a site plan review and platting being required prior to development commencing.

The adjacent property to the west contains apartments within the city of Sachse. The property to the south contains a golf course. The property to the north is undeveloped and is zoned Agricultural. The property to the west is undeveloped and is zoned Multi-Family.

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to four property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in opposition of the request