



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Neighborhood Services (NS) to Planned Development - Townhome (PD-TH), to allow for a townhome development on 10.911 acres, generally located at the southeast corner of Country Club Road and Park Boulevard (ZC2021-04).

Recommendation

Motion to approve a request for a change of zoning from Neighborhood Services (NS) to Planned Development - Townhome (PD-TH), to allow for a townhome development on 10.911 acres, generally located at the southeast corner of Country Club Road and Park Boulevard (ZC2021-04).

Discussion

OWNER: Birmingham Land, LTD

ENGINEER: JBI Partners

The applicant is requesting to rezone 10.911 acres generally located on the southeast corner of Country Club Road and Park Boulevard. The property is currently zoned Neighborhood Services (NS). The purpose for the requested rezoning to a Planned Development is to allow for the construction of 95 townhome units as depicted on the zoning exhibit (Exhibit C), representing a density of 8.7 units per acre.

The Planned Development conditions propose the construction of 34 front entry townhome units with a minimum lot size of 25' X 95' (2,375 sq.ft.) and 61 rear entry townhome units with a minimum lot size of 22' X 75' (1,650 sq.ft.). For comparison, the typical standard minimum lot size of properties located within the base Townhome Zoning District are 3,000 sq.ft for interior lots and 3,500 sq.ft. for exterior lots, representing a 21-53 percent difference in lot size requirements.

Residential lots are typically required to provide 30' of street frontage and can have alley access as a secondary access point. As part of the design for the rear entry lots, the Planned Development is requesting 24' alleys with rear entry instead of 31' streets to allow for open space areas off the front of the townhomes.

The Fire Department has found the proposed layout to be acceptable, with the requirement that all townhome units be constructed with a 13D sprinkler system to be adequate for fire protection and within the 150' hose lay requirement. The originally proposed 20' width was widened to 24' after staff concerns regarding limited maneuvering or parking of larger personal vehicles, utility easements, and traffic flow.

All townhome units are proposed to be constructed with at least 400 sq.ft. of garage space, being a variation from the standard 500 sq.ft. requirement of the zoning ordinance. The applicant has provided an on-street parking exhibit (Exhibit D) that shows an estimated availability of 57 guest parking spaces.

In addition to the residential lots, the development contains open space lots that are to be owned and maintained by the Homeowners Association. The lot located northeast is a drainage retention area with the lot located southeast being an open

space connector lot of approximately 8,500 sq. ft. The retention area was redefined at the P&Z Commission meeting from a strictly detention area to a retention area with a fountain.

The properties adjacent to the subject property are generally zoned single family residential with the exception of the commercial properties on the corner of Country Club Road and Park Boulevard. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The Urban Sector allows for high density residential within a mixed-use development. The proposal doesn't offer a commercial component to complete the mixed-use requirement.

Should the request be approved, the approval of a preliminary plat is required prior to development.

Notifications/Responses: 33 notifications were mailed within the 200' limit as required by State Law; with one response received in opposition and none in favor of the request within the notification area.

One response in opposition was received from a resident outside the notification area, but within the subdivision to the south (Birmingham Ph13A).

P&Z Commission Discussion

After some discussion regarding the detention pond, separation from the Birmingham subdivision to the south, and a lack of direct pedestrian access to commercial property, the Commission voted 5-2 to recommend approval with the conditions the detention pond be a retention pond and a minimum 5' landscape buffer be in place adjacent to all existing residential property.