



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Tabled from 04-23-2024

Remove from Table and consider

Continue a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Planned Development (PD) on 20.433 acres. Property located from 2535-2701 S. State Highway 78 (ZC 2023-20).

Recommendation

Motion to approve the Item to be tabled as requested.

Discussion

OWNER: CL Blackbeard Holdco LLC

APPLICANT: Wild Land Development Consulting

The applicant is requesting this item be re-tabled as they continue to work toward addressing Council comments and concerns.

Council can choose to either accept the applicants request or accept/deny/deny with prejudice, the application as presented.

PREVIOUS REPORT

The applicant is requesting to amend Planned Development 2020-27 on 20.433 acres to allow for modified development standards for a commercial and multi-family development. The property is located from 2535-2701 S. State Highway 78. The current zoning is Planned Development 2020-27.

The original Planned Development was approved by the City Council in April 2020. The purpose of this Planned Development is to amend the development conditions and zoning exhibit. This proposal is being requested by the new property owners of the commercial and multifamily tract. As part of the proposal, the new owners are requesting that the commercial space be amended to just include the land with visible frontage along SH 78. Additionally, the multi-family tract has been amended to remove such components as the multi-story parking garage, helicopter pad, and rooftop restaurants.

Due to these requested amendments, the Planned Development amendment allows for 250 multi-family units, an increase of 100 units from the originally approved Planned Development. The new unit count represents a density of approximately 21.5 units per acre. Due to the open space for amenities, such as the dog park, the requested density is less than other 3-story suburban style complexes that typically run 24-30 units per acre. The Zoning Ordinance limits units per acre to 15, based on a 2-story garden style complex. Of the 250 requested unit maximum, the number of 3-bedroom units is limited to eight (8).

The maximum height allowed for the multi family development shall be 60' (3 stories). Two parking spaces shall be required per unit. The applicant is requesting that tandem parking be allowed and shall count as ½ space if the space is 10' wide by 20' long.

The development standards shall require for the property owner of the Commercial and Multi-Family development to complete all necessary construction for the commercial lots prior or concurrently with the Multi-Family Development. Necessary infrastructure shall include required utilities, access drives, fire lanes, perimeter landscaping/sidewalks, including a pedestrian bridge along SH 78 and Maxwell Creek.

In this revised PD, the concurrency requirements for the Townhome tract are separated from the rest of the development as the tracts are no longer owned by the same companies. However, there are still requirements for the groundwork of the commercial construction to be completed before the apartments are completed.

The adjacent property to the east 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 protest of the request.

If zoning is approved, preliminary plats, final plats and site plans shall be required for the entire development.

P&Z Recommendation

The Commissioners discussed the apartment density being more. Staff noted that it's more than the Ordinance currently allows (15/acre), but with the proposed open space within the development, the 21 units per acre is under the 24-30/acre usually asked for in these types of developments. The Commissioners also asked about the commercial tenants and the developer stated they were working with the EDC to fill the spaces as quickly as possible. Lastly, the Commissioners asked for clarification on the concurrency requirements, which are explained above.

The Commission voted 6-0 to recommend approval.