



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 Agricultural District (AG/30) to Planned Development - Single Family (PD-SF), to allow for single family development on 1.83 acres generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC2021-19)

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Absar LLC

ENGINEER: ND & Associates

The applicant is requesting to rezone 1.83 acres located on the southwest corner of Brown Street and W.A. Allen Blvd. The property is currently zoned Agricultural. The reason for the requested rezoning to a Planned Development is to allow for seven single-family lots that generally continue the existing and adjacent single-family zoning along W.A. Allen.

The Planned Development keeps the 10,000 square foot required minimum, but allows for a minimum lot width of 50' and increased rear setbacks of 50', due to the depth of the property. Additionally, the applicant is proposing to increase the dwelling unit minimum square footage to 2,800 sq. ft. in lieu of the 2,400 requirements in the zoning ordinance.

The properties adjacent to the subject property are zoned agricultural to the north, single-family residential to the west and south. The properties to the east are zoned neighborhood services and single-family residential. The subject property lies within the Sub-Urban Sector of the Comprehensive Land Use Plan. The proposed zoning and use are compatible with the Plan.

Notifications/Responses: 23 notifications were mailed; with one response received in favor of the request and none received in direct opposition.

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

P&Z Commission Discussion

After some discussion regarding not requiring additional fencing in addition to the existing alley fencing, the additional 25' rear setback (total 50') to address privacy concerns, and addressing the proposed aesthetic (the property is subject to a building materials development agreement filed March 2021), the Commission voted 6-0 to recommend approval.

Financial Summary/Strategic Goals

Planning management