



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 Commercial Corridor (CC) to Planned Development - Commercial Corridor / Multifamily (PD - CC/MF) on property generally located on the southwest corner of State Highway 78 and Wylie East Drive (ZC2021-21).

Recommendation

Motion to approve withdrawal as requested.

Discussion

OWNER: 78/Hooper Ltd

APPLICANT: DHI Communities

APPLICANT HAS REQUESTED TO WITHDRAW THE APPLICATION

The applicant is requesting to rezone ~22 acres located at the southwest corner of State Highway 78 and Wylie East Drive from Commercial Corridor (CC) to Planned Development - Commercial Corridor / Multifamily (PD- CC/MF).

The requested rezoning to a Planned Development is to allow for a horizontal mixed-use community, consisting of two sub-districts containing a mix of commercial and residential uses.

The proposed residential sub-district consists of one lot on ~16 acres. The buildings consist of 40 one-bedroom duplex style buildings with a total of 80 units, 62 two-bedroom single-family style units, and seven three-bedroom single-family style units, for a total building count of 109 and a unit count of 149. The PD Conditions allow for a maximum density of 9.5 dwelling units per acre, and the zoning exhibit currently shows a density of ~9.4. The PD Conditions limit the structure height to 14' to allow for single story structures. For reference, multi-family regulations in the Zoning Ordinance allow for 15 units per acre and a maximum height of 40'.

The proposed unit mix specifies one-bedroom units at a minimum of 750 sq. ft., two-bedroom units at 1,000 sq. ft., and three-bedroom units at 1,300 sq. ft. The residential sub-district has a total of 265 parking spaces for a parking ratio of ~1.75 spaces per unit. For reference, the regulations from the Zoning Ordinance require a minimum of 900 sq. ft., 1,000 sq. ft., and 1,200 sq. ft. for one, two, and three-bedroom units, respectively; with a parking ratio of two spaces per unit.

The PD Conditions and zoning exhibit shall require a 40' landscape buffer with a sidewalk on the south side of the property adjacent to Cimarron Estates, a one-acre open space/retention pond in the southeast corner of the property, and pedestrian connections to all commercial development to facilitate non-vehicular movement between the various uses.

The proposed commercial sub-district consists of four tracts totaling six acres along the frontage of SH 78. All uses allowed in the Community Retail zoning district shall be allowed by right. Additionally, the applicant is proposing that a motor vehicle

fueling station be allowed by-right on Tract 4 and the restaurant with drive-thru use be allowed by-right on any of Tracts 1, 2, or 3.

To promote mixed-use concurrency of development, the PD Conditions require that either Tract 4 or two of three remaining tracts to submit site plans before any residential unit be occupied and that at least Tract 4 or two of the other three commercial tracts be completed prior to 75% of the residential units are occupied.

The current Comp Plan identifies this property as General Urban which can allow for multi-family within a mixed-use development. The property is adjacent to single-family homes to the south and east. Property to the west is undeveloped and zoned Commercial Corridor, while the property to the north, across SH 78, is zoned as a Planned Development for Light Industrial and Commercial development.

A Traffic Impact Analysis provided by the applicant found that the roadways and intersections in the study area do not suffer a lower Level of Service (LOS) out to 2025 while generating ~1,700 vehicle trips per day. The zoning exhibit provides for decel lanes on SH 78 at the main entrance and on southbound Wylie East Drive. Additionally, a median cut with a decel lane is proposed at the main entrance on SH 78.

If approved, this development will require the review and approval of a site plan and plat. All development within this subject property shall be required to adhere to design requirements of the planned development requirements and the zoning exhibit.

Notifications/Responses: 52 notifications were mailed to property owners as required by state law. Of those notifications, two responses were received in opposition with none in favor.

P&Z Commission Discussion

After discussion and public comments regarding the parking ratio being too low, a lack of site amenities such as a neighborhood park, and the best use of this property which is currently zoned Commercial Corridor, the Commission voted 4-1 to recommend disapproval.

Financial Summary/Strategic Goals

Planning Management