



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 (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single-family development on 4.6 acres, located at 601 and 595 Parker Road. (ZC2021-14).

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Tim Bennett

ENGINEER: Tim Bennett

The applicant is requesting to rezone 4.6 acres generally located 100' west from the intersection of Parker Road and Valley Mills Drive. The property is currently zoned Agricultural (AG/30). The purpose for the requested rezoning to a Planned Development is to allow for the construction of 20 single-family lots and two open space lots.

The Planned Development proposes a minimum residential lot size of 7,200 sq. ft. with setbacks of 25' in the front, 5' on the sides, and 10' in the rear. Residential lots on cul-de-sacs are proposed to be allowed a 20' front setback. These standards are similar to the existing Harvest Bend subdivision located east of the subject property.

Access to the 20 single family homes is provided by a public street built to city standards. The street is in compliance with fire code requirements and will contain a fire hydrant at the end of the cul-de-sac.

The Planned Development contains exterior building material requirements of 85% masonry with 15% of a cementitious fiber cement material and allows for garage sizes of 400 sq. ft.

The Planned development provides a 40' landscaped buffer along the street frontage with a 6' decorative metal fence with masonry columns, with no requirement for fencing along the developed East and west perimeters.

All open space lots shall be owned and maintained by the Home Owners Association. In addition, at the request of the P&Z Commission, an HOA maintained 8' wide sidewalk will be required to connect the subdivision to the open space to the south. This is planned to be along an easement between Lots 9 and 10, according to the zoning exhibit.

The properties adjacent to the subject property are generally zoned single family residential. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. While the General Urban Sector generally recommends commercial development or mixed-use high density residential, the proposed zoning, being adjacent to existing medium density residential on two sides, may be compatible with the plan.

Notifications/Responses: 27 notifications were mailed; with fourteen (14) responses received in opposition and none in favor of the request. The opposition responses generally mentioned increased traffic, privacy issues due to elevation differences, and loss of open space.

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

P&Z Commission Discussion

After some discussion regarding the existing tree line on the east side of the property and fencing, the Commission voted 6-1 to recommend approval with the condition of a pedestrian trail being constructed between Lots 9 and 10 to connect the subdivision to the Oncor open space.