



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to the Browngate Pointe Planned Development 2020-43 to allow for a modification of the construction schedule terms of the townhome/commercial development. Property generally located on the northeast corner of Brown Street and Sanden Blvd.. **ZC 2023-06**

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Browngate Land Investments**

**APPLICANT: Browngate Land Investments**

The applicant for the Browngate Pointe Planned Development 2020-43, generally located on the northeast corner of Brown Street and Sanden Blvd, is requesting an amendment to the construction schedule terms of the planned development.

Zoning for the development was approved in July of 2020. The preliminary plat was approved in December of 2020 and the Final Plat was approved in February of 2023.

The purpose of the request is to change the overall construction schedule to allow for more townhomes to be built before the commercial development is completed. The original PD required that:

1. No residential townhome units shall receive a final inspection/Certificate of Occupancy prior to an approval final foundation inspection by the City of Wylie of the commercial development .
2. No more than 50% of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved final framing inspection by the City of Wylie of the commercial development.
3. No more than 85% of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved Shell building Certificate of Completion by the City of Wylie of the commercial development.

The requested amendments to the development standards are:

1. No more than 22 of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved final foundation inspection by the City of Wylie of the commercial development.
2. No more than 33 of the townhome units shall receive a final inspection/Certificate of Occupancy prior to a final approved shell building Certificate of Occupancy by the City of Wylie of the commercial development.

These amendments would allow 56% of the townhomes to be built before substantial commercial development began as opposed to no allowed townhome development in the original PD. The framing inspection stage is removed and the shell building requirements remain essentially unchanged.

The flat work for the commercial development (Tract 1, Lot 1) is completed.

Additionally, the applicant is requesting the PD be amended to allow for the filing of the Final Plat of the subdivision prior to the reconstruction of the sidewalk on Sanden Blvd. Normally, all public improvements must be completed prior to the

release of the final plat for filing, however, the applicant is asking for an exception in order to delay the sidewalk improvement until some of the townhome lots are sold.

There is currently a sidewalk in place on Sanden that is aged and narrower than current standards.

The request is not altering any of the previously approved design elements of the subdivision . The development remains with 39 residential townhome lots, one commercial lot and nine open space lots.

Notifications were mailed to 14 surrounding property owners with no responses returned in favor or in opposition of the request..