



Wylie City Council

AGENDA REPORT

Department: Community Development
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Account Code: _____

Subject

Discuss the rezoning of property generally located at 1751 McMillen Road.

Recommendation

Discussion

Discussion

The applicant is seeking guidance from the City Council regarding the amendment of a Planned Development (PD) zoned as age-restricted residential mixed-use (Ordinance No. 2020-30). The PD was approved by City Council in May 2020 and consisted of three residential subdistricts on 24.5 acres.

As currently written, the PD is intended to provide an 'age in place' development consisting of a single-family to-buy subdistrict, a multi-family townhome style to-rent subdistrict, and a multiple-care assisted-living subdistrict.

Due to market conditions within the assisted-living space and the funding needed to complete the entire project concurrently, the applicant is considering an amendment to the PD to remove the concurrency requirements that require all three subdistricts to be built at the same time. The amended PD would retain all three sub-districts, but allow for separate development timeframes.

Additionally, the PD amendment would increase the size of the single-family lots from 4,000 sf to 5,000 sf.

When the current PD was approved, City Council's direction for the development standards was to include the concurrency requirements that ensured the multiple-care district was further along in completion before the single-family or multiplex districts were constructed. The stipulation was included to ensure that the full scope of the project's age-restricted uses was developed.

The comprehensive land use plan was amended in 2022 and has this area listed as being within the Medium-Density Residential sector.

P&Z Commission Discussion

After some discussion regarding the elimination of the concurrency requirements and the future land use plan, the Commission generally agreed with the pursuing of an amendment to the PD.