



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Multi-Family (MF) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.198 acres to allow for an office use within a residential structure. Property located at 100 S. 3rd Street (ZC 2023-14).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Robert Heath

APPLICANT: Better Design Resources

The applicant is requesting to rezone 0.198 acres located at 100 S. 3rd Street. The current zoning is Multi-Family (MF) and the requested rezoning is Commercial Corridor - Special Use Permit (CC-SUP) to allow for an office use within a residential structure.

The request would allow for the applicant to preserve the architectural character of the existing home located at 100 S. 3rd Street. Records show the existing structure dates back to 1904; however, this property is not within the downtown historic district. The applicant is proposing a 400 sq. ft. addition that matches the home's existing architecture and does not change the front facing facades.

The Special Use Permit conditions allow for the architectural design standards of the existing and proposed expansion to be in compliance with the requirements for City approvals. The conditions also allow for a reduced front setback of 13'8" in lieu of the typical 25' setback. The reduced setback should not present any issues as the reason for the front setback to prevent cars in driveways from overhanging the sidewalk. This property is a rear entry and will not have that issue.

The development is to be accessed by a one way drive with an entrance on East Oak Street and exit on North 3rd Street. Seven parking stalls are provided for the office use. One ADA space will be required onsite. A fire lane is not required on site as the fire service will be provided from the public streets.

The Zoning Exhibit within this Special Use Permit shall act as the site plan for the development. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Special Use Permit shall be rescinded if the structure is damaged or destroyed with an expense of restoration exceeding 75% of the repair/replacement cost of the structure or if the applicant does not maintain ownership of the property or business. The zoning will then become Commercial Corridor in line with the current Future Land Use Plan.

The adjacent property to the north and west is zoned Commercial and are developed with a vacant lot and a donut shop. The properties to the south and east are developed with single family homes. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 16 property owners within 200 feet as required by state law. At the time of posting, two responses were received in favor and one in protest of the request, with an additional three responses in favor from outside the notification area.

P&Z Recommendation

The Commission asked the applicant the type of business that would be conducted in the office and the applicant responded that the office would be used as a home health care dispatch office. The Commission then voted 7-0 to recommend approval.