



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Tabled from 01-26-2021

Remove from table and consider

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 located at the northwest corner of County Line Road and Troy Road. (ZC 2020-17).

Recommendation

Motion to approve a request for a change of zoning from Multi-Family (MF) to Planned Development - Multifamily (PD-MF), to allow for townhome development on 26.653 located at the northwest corner of County Line Road and Troy Road. (ZC 2020-17).

Discussion

OWNER: Lake Park Villas, LLC

APPLICANT: Michael Ryan Joyce

REMOVE FROM TABLE

At the January 26 City Council meeting this item was tabled in order for staff and the applicant to complete a voluntary Development Agreement (DA) regarding building materials. That agreement has been completed and is on the agenda for consideration.

The applicant has proposed a DA and PD Conditions that allow for the homes to be built following the City of Wylie's Zoning Ordinance and codes with the exception of the 100% brick/stone/stucco requirement. The applicant has proposed 80% masonry overall with 100% brick on the 1st floor facade of all homes. A zoning exhibit showing the proposed elevations has been provided and will become a part of the PD Ordinance should zoning be approved.

The applicant is requesting to rezone 26.653 acres located on the northwest corner of County Line Road and Troy Road. The property is currently zoned multi-family. The requested rezoning to a Planned Development (Exhibit B) is to allow for a change from a townhome development designed for buildings with 5-7 units to one which allows only 2-3 units per building.

This request stems from the original developer being unable to complete the property as originally planned. That plan included 165 townhomes in ~25 buildings for which a preliminary plat was approved in 2017 (Exhibit C). Utility and roadway construction for phase one was completed and final platted in 2019. The project has been dormant since (Exhibit D).

The applicant wishes to complete the project with duplexes, and a few triplexes; however, the zoning ordinance calls for a minimum of 35' wide end lots on townhomes. Duplexes are essentially 2-unit townhomes by the zoning ordinance; however,

all lots, by definition, are end lots on a duplex, and the applicant would not only have to replat the entire 26 acres to maintain the 35' wide minimum, but also incur an expense to move the utilities and reform the pad sites for the 72 lots on ~12 acres of phase 1.

The PD conditions allow all end lots within the development to be 30' in order to place duplexes. The PD also allows for duplexes with single car garages. At the request of the Planning and Zoning Commission, the PD conditions require 16' minimum driveways to accommodate off-street parking. All other aspects of the proposal are in keeping with the conditions of the current by-right zoning district.

Staff has minimal concerns regarding the reduction of the end lots to 30'. The purpose of the 35' end lot is to both maintain open space and allow for fire access between larger townhome structures. The nature of a duplex development minimizes that purpose and the PD Conditions prevent townhomes larger than a triplex.

Staff did have concerns regarding the single car garages. The zoning ordinance requires a minimum 500 sq. ft. garage and the proposed PD conditions allow for 225 sq. ft. As Wylie is a third-ring suburb and the location of this development is located ~4 miles from the commercial center at FM 544 and SH 78, automotive trips are likely with the possibility of multiple vehicles in each household. P&Z's addition of wider driveways has alleviated that concern.

Notifications/Responses: 21 notifications were mailed; with no responses received in favor or in opposition of the request.

P&Z Commission Discussion

After the applicant agreed to provide the aforementioned driveways, the Commission voted to recommend approval 5-0.