



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Item Number: 2

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from PD-SF-ED to PD-ED to allow for an Accessory Dwelling Unit, property located at 801 Lake Ranch Ln (ZC 2022-09).

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Kelli Hohenstein

APPLICANT: Kelli Hohenstein

The applicant is requesting an amended Planned Development to allow for an accessory dwelling unit (ADU) on the property. The purpose of the PD amendment request is to allow the construction and occupation of a new 4,000 square foot single family home while maintaining the existing structure that currently serves as the home for the property.

The applicant bought the 27 acre property in 2015 with the existing 2,100 square foot dwelling. In 2018 the applicant applied and was approved for a Planned Development to allow for the construction of a 4,000 square foot log cabin style home. The PD was required at the time to allow for the log-style building materials. State law has since changed, allowing any building material that meets the building code.

While the applicant has changed the design of the new home from the original log cabin design, the desire is to keep the existing 2,100 sq ft home after completion of the new larger house. However, the zoning ordinance allows for only one single family home per lot in the Single Family - Estate District (SF-ED). Having two habitable structures on the same lot requires a Planned Development.

The ADU is limited in size to 60% of the size of the main home with a height of 30' instead of the main structure height of 40'. The ADU is required to be set back behind the main structure. The PD Conditions also allow the continued and reasonably expanded use of septic systems for the two dwellings.

The stated intent of use for the ADU is as a pool house, game area, and guest home. However, there are no PD Conditions limiting the ADU to those uses, mainly due to limited enforcement options. The provided zoning exhibits show the existing home and the proposed new home. The surrounding properties are zoned Agricultural and are generally developed as SF-ED.

Notifications/Responses: Seven notifications were mailed; with no responses returned in favor or in opposition of the request. As the property is over 27 acres, the surrounding properties are also large single family lots, and no responses have been received in opposition to the request, Planning Staff is recommending approval of the PD.