



# Wylie Planning & Zoning Commission

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## 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 Neighborhood Services (NS) to Planned Development - Multi-Family (PD-MF) to allow for an income adjusted multi-family social services development on 2.472 acres located at 511 West Brown Street (ZC 2022-01).

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: KEP Brown Street Village**

**APPLICANT: Agape Resource and Assistance Center**

Based on City Council guidance during a February 2021 work session, the applicant is requesting a Planned Development for an income adjusted multi-family development with on-site social services. The mission of the development is to offer an actively managed social services living facility as generally outlined in the applicants attached presentation.

The site is currently zoned as Neighborhood Services. The requested PD would allow for a maximum of 40 units in courtyard style buildings of approximately four units each as generally shown in the Zoning Exhibit. The proposal includes a density of roughly 16 units per acre. The units include studio, one, two, and three bedroom apartments at 450, 650, 800, and 1100 square feet, respectively.

The proposal includes amenities such as a staffed community center, Xeriscape landscaping, and an urban garden. Due to the nature of the development and the residents served, the PD conditions include a provision for reduced parking of one space per unit, plus additional spaces for the community center parked at general standards.

The surrounding properties to the north, east, and west are zoned Neighborhood Services and are currently occupied by daycare, restaurant, and retail uses. Properties to the south are zoned Single-Family 10/24 and contain residential uses. The proposal is in line with the land use of the Comprehensive Plan. The project faces Brown Street which is a four lane secondary thoroughfare.

A replat and site plan will be required should zoning be approved.

Notifications/Responses: 31 notifications were mailed in accordance with state law; with no responses returned in favor and nine received in opposition to the request.