



City Council Work Session

CONFIDENTIAL AND PROPRIETARY



[DATE]



DEFUNCT DEVELOPMENT

- A previous developer proposed ~200,000 sf of retail and 144 units of multifamily on the property. This plan was Approved by the City of Wylie and a development permit was issued in March of 2019. Crestline provided financing to a developer who was unable to execute upon the approved plan and ultimately defaulted on his obligations after beginning earth moving activity.
- The site currently consists of ~30 foot tall piles of dirt left behind from the prior developer.
- Crestline and the City of Wylie are aligned to identify a working plan for the site to provide the City of Wylie attractive, high quality development



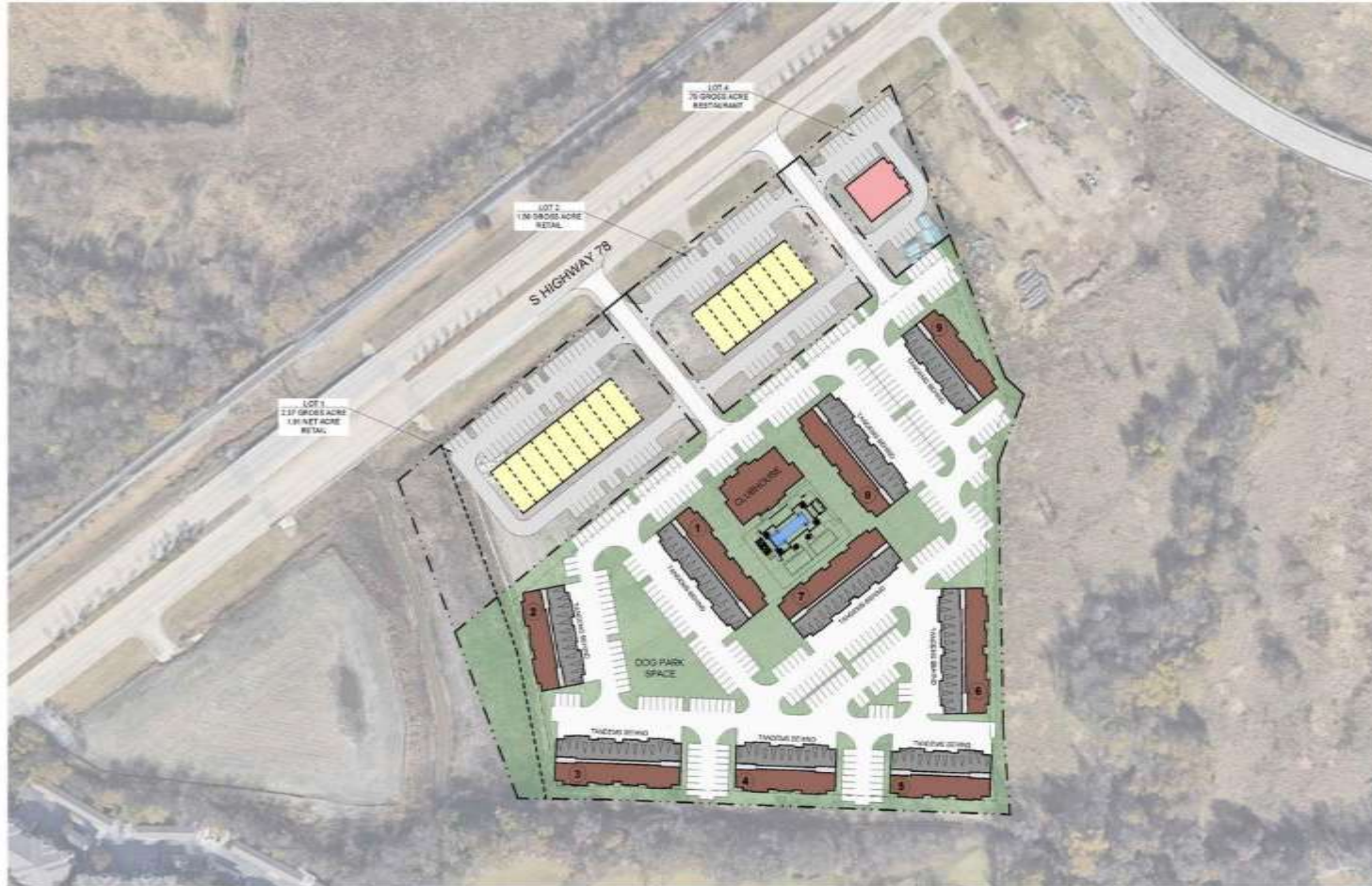


“The District” Zoning

- *Current zoning includes 144 units of multi-family, 36,258 SF of retail/office and 11 pad sites.*

INITIAL ZONING PLAN

- *This is the plan that was tabled at City Council and ultimately denied in June 2024.*



2ND ITERATION

- *This plan was prepared by a different architect after our rezoning request was tabled.*
- *This plan was prepared in response to comments from the City Council regarding a more connected development.*



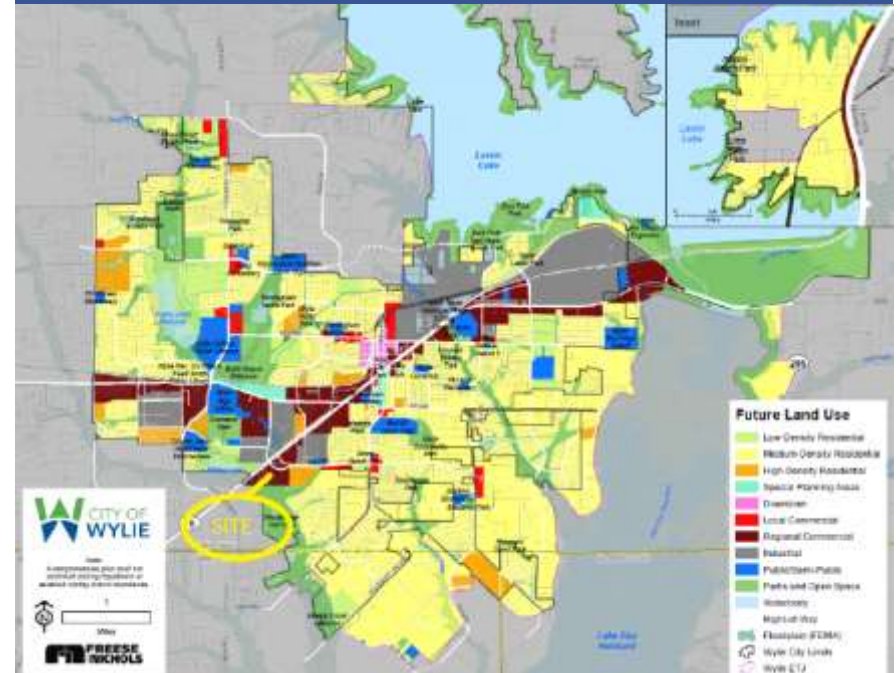
3RD ITERATION

- The Future Land Use Map of Wylie has planned this site for commercial use.
- The proposal being presented (amending zoning from residential to commercial) conforms to the desired use.

Current Zoning Map



Future Land Use Map

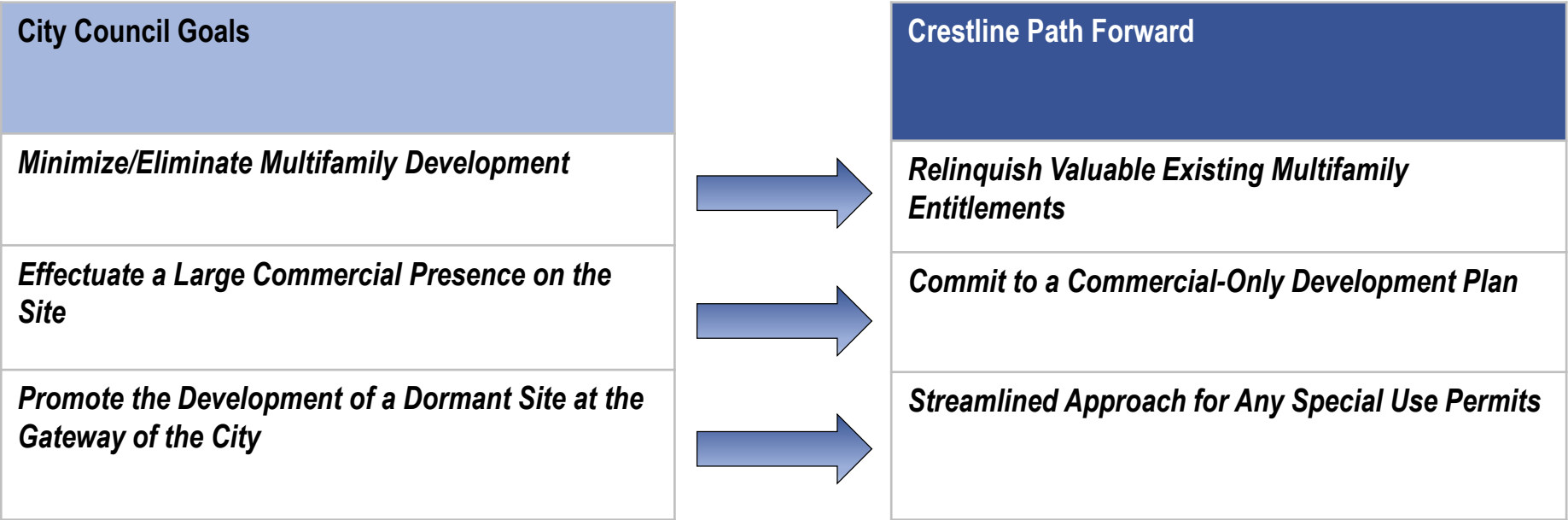


Regional Commercial

Main Purpose: Provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways.

Secondary Purpose: Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding uses.

Characteristics: Single- or multi-story nonresidential uses that maximize major roadway frontage and intersection traffic and visibility.



GOALS / NEXT STEPS
- Goals - Confirm goals of Wylie City Council are aligned with those outlined in this memo (converting residential permits to commercial usage). - Next Steps - Change zoning of current PD to zoning that is in-line with the Comprehensive Plan yet flexible enough for a wide range of quality commercial uses. - Detailed discussion with Community Development around process for addressing any special use permits.