



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, authorizing the City Manager to sign a Development Agreement pending Annexation, between the City of Wylie and Wylie 33, LLC for the development of a manufactured home community generally located on the east side of East FM 544 at Alanis Drive.

Recommendation

Motion to deny the Item as presented.

Discussion

The applicant has requested to enter into a Development Agreement with the City of Wylie for the potential annexation of property adjacent to the existing City limits generally located on the east side of E. FM 544 at Alanis Drive. The Development Agreement states that the owners will voluntarily petition the City for annexation and the applicant will request rezoning of the property (as an addition to the existing DPV PD).

The applicant is proposing an approximately 48 acre Planned Development in two phases. Phase one consists of about 237 MH lots on 46 acres. Phase two consists of one commercial lot on about two acres. Currently, the property consists of three tracts of land in the Extraterritorial Jurisdiction (ETJ) of the City of Wylie. The northernmost tract, Tract 38 of the Aaron West Survey, is currently developed as a tiny home/RV community on about 14.2 acres.

The MH community will consist of approximately 237 rental lots ranging from 1,908 sq. ft. to 8,125 sq. ft. in size for single-family lots and duplex lots of 8,125 sq. ft. For reference, the City of Wylie Zoning Ordinance calls for 7,200 sq. ft. lots per MH. The development agreement Zoning Exhibit shows 169 lots (71% of total) below 7,200 sq. ft., 64 lots (27%) being duplex (multi-family) lots, and four (1.5%) over the 7,200 sq. ft. requirement.

The proposed uses within the DA are compatible with a MH community which include activity center, playgrounds, garage sales, food trucks, church, communication towers, etc. Other requests within the DA for development standards are generally compatible with the intent of the existing Zoning Ordinance.

The property is adjacent to the Lake Trails of Bozman Farms subdivision to the north, a 28-acre open space lot owned by the Bozman Farms HOA to the east, an open space ETJ lot and private daycare to the south, and East FM 544 to the west. The proposed development surrounds underdeveloped property which includes light industrial uses, generally considered incompatible with residential uses.

If this Development Agreement, the Annexation Agreement, and the Annexation Ordinance, all on this agenda, are approved, the applicant will apply for a change of zoning from AG/30 (the default zoning upon annexation) to a Planned Development. The PD will have conditions similar to those shown in Exhibit C of the DA. Property owners within 200' will then be notified and the Zoning Case will be presented to the Planning and Zoning Commission for a recommendation to City Council for

final action. If the zoning is not approved, the City will be required to disannex the property if requested by the property owner.

If the DA, AA, and Annexation are not approved the property owner could potentially develop the property without City review or approvals. However, as the property is not within a CCN for sewer, options are limited in this aspect, as is access to the property due to the necessary extension of Alanis Drive to serve the property.

Staff is basing a recommendation of denial based on the residential part of the use not being in line with the 2022 Comprehensive Plan Future Land Use Map which designated this area as Medium Density Residential. About 88% of the lots in this development are either under 5,000 sq. ft. or would contain more than one family per lot. Additionally, this development surrounds a property whose current uses are generally incompatible with residential uses.