



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
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Item Number: 2

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2017-04 Single-Family District (PD2017-04-SF) to Planned Development 2026-13-Single-Family (PD2026-XX-SF) to remove references, rights and obligations with respect to the Stonehaven House. Property generally located at the northwest corner of Ballard Avenue and Alanis Drive. (ZC 2026-13).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

In preparing the necessary documents to move forward with the relocation of the historic Stonehaven House as directed by the City Council, staff is presenting an amendment to Ordinance 2017-04 to remove all reference to the Stone House within the body of the ordinance. At the direction of the city attorney, it has been recommended that the ordinance regulating Stone Ranch Subdivision be amended.

The city attorney's office conducted a title search on the property that reflected a 10' utility easement and the noted restrictive covenant documents on title, but nothing else. The restrictive covenant documents (CC&Rs) as filed with Collin County reflect language that the Stone Family House is *an integral part of the residential property*. The CC&Rs are not regulated nor enforceable by the City. Staff reached out to the HOA leadership asking if they would be amenable to amending their regulations to remove all reference to the Stone House. They are working on getting this through the membership.

A summary of the proposed ordinance changes are as follows:

- The Stone Family House will be ~~moved to a Park on the property~~ relocated from the property.
- ~~The allowed uses for the Stone House shall be categorized as Accessory Community Center and defined as being an integral part of a residential project that is used as a place of public meeting, recreation, or social activity, regardless of ownership.~~
- ~~Wylie Historical Society responsibilities include:~~
 - a. ~~Maintain the Stone Family House.~~
 - b. ~~Take ownership of the Stone Family House~~
 - c. ~~Responsible for the security of the Stone family House.~~
 - d. ~~Pay for the electricity used at the Stone Family House.~~
- Open Space Improvements, including 1 Tot Lot, 2 park benches, 2 picnic tables, 1 trash can, ~~move the Stone Family House to the park with a new front and back porch,~~ a total 10 car parking lot with 2 handicap spaces
- ~~Moving Stone Family House with a 10 car parking lot.~~

All other aspects of the ordinance remain in effect.

Notices were sent to two hundred and twenty four property owners within 200 feet as required by state law. At the time of posting, one response was received in favor and one in opposition of the request.