



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, a change of zoning from Commercial Corridor (CC) to Planned Development (PD-MF), to allow for a rental townhome development on 21.059 acres, generally located 500' northeast from the intersection of State Highway 78 and Brown Street. (ZC2021-13)

Recommendation

Motion to approve as presented.

Discussion

OWNER: Provident Realty

ENGINEER: Cole Engineering

The applicant has submitted a request to withdraw the zoning case.

The applicant is requesting to rezone 21.059 acres generally located 500' northeast from the intersection of State Highway 78 and Brown Street. The property is currently zoned Commercial Corridor (CC). The purpose for the requested rezoning to a Planned Development is to allow for the construction of 194 townhome rental units as depicted on the zoning exhibit (Exhibit C). The proposed density for the subject property is 9.21 units per acre and is lower than the typical Multifamily Zoning allowance of 15 units per acre.

The Planned Development proposes a reduction in the square footage of 1-bedroom units from 750 sq. ft. to 600 sq. ft. and the 2-bedroom units from 1,000 sq. ft. to 900 sq. ft. The units are also proposed to have a minimum garage square footage of 200 sq. ft.

A total of 416 parking spaces are provided on-site with a parking ratio of 2.14 spaces per unit. As part of the Planned Development there is a variation in the parallel parking stalls sizing. A request of 8'X 22' is shown on the concept plan in comparison to the City requirement of 13'X 24'.

The residential units are to be accessed by platted firelane access drives with one entrance from State Highway 78 and one entrance from East Brown Street.

The applicant has proposed a wrought iron fence with masonry columns along Brown and SH 78 in lieu of a solid screening wall.

Within the Planned Development there is an allowance of board and batten as an exterior material. The board and batten product shall only be allowed in areas that are not visible from the main street frontage. All exterior facades visible from the street frontage shall be required to be constructed of a masonry-type product.

A traffic impact study has been completed that determined that the residential development would cause no reduction in the level of service within the study area. In addition, the applicant completed a school impact study that estimated a 42-student increase to the existing Wylie Independent School District. The Zoning Exhibit also shows initial proposed detention to ensure downstream flows are not increased.

The properties adjacent to the subject property are generally zoned Industrial to the north and east. The property to the south is zoned residential and the property to the west is zoned commercial. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is generally compatible with the Plan with the exception of a lack of true commercial uses on the same property.

Notifications/Responses: 16 notifications were mailed within 200' as required by State law; with one response received in opposition and none in favor of the request within the notification area.

However, staff has received comments, photographs, and videos from citizens outside the notification area, with most residing in Kreymer Estates to the southeast. The comments primarily raised concerns regarding flooding due to the proposed project being upstream from their property. However, comments also addressed increased traffic, the parkland dedication, the effects of townhome rentals on neighboring property values, and site safety and security.

Additionally, staff received an opposition petition that included signatures representing approximately 35 properties, also mostly within Kreymer Estates.

Lastly, the applicant has provided two letters from commercial brokers as evidence of a lack of commercial viability for the property and provided a letter in response to the petition.

Written comments and pictures are included in the packet for reference. Citizen presentations and video are available for review during the meeting.

Should the request for zoning be approved, the approval of a preliminary plat and site plan is required prior to development.

P&Z Commission Discussion

Citizens spoke of drainage, traffic, and rental safety concerns. The Commissioners discussed those items, with the City Engineer answering questions regarding drainage and the applicant's engineer discussing traffic. After additional discussion regarding the desire for the frontage of the property along SH 78 to remain zoned commercial, the Commissioners voted 4-2 to recommend disapproval of the zoning case.