



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Renae' Ollie

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development Single-Family District (PD2017-04) to Planned Development Single-Family (PD/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 approve the Item as presented.

Discussion

In preparing the necessary documents to move forward with the relocation of the historic Stonehaven House, staff is presenting an amendment to Ordinance No. 2017-04 to remove all references 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 stating 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. At the time of posting, they had secured 38 votes in favor of amending their CC&Rs.

A summary of the proposed ordinance changes are as follows:

- ~~The Stone Family House will be moved to a Park on 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.

Staff sent notices to 224 property owners within 200 feet, as required by state law. At the time of posting, 21 responses were received in favor, three in opposition, and one returned with no response noted.

P&Z Recommendation

The Commission voted 4-1 to recommend approval.