



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Hold a Public Hearing to consider, and act upon, a change of zoning from Planned Development (PD) to Planned Development - Multi-Family (PD-MF), to allow for an affordable age-restricted multi-family development, property generally located adjacent and southwest of 2300 FM 544. (ZC 2021-26)

### Recommendation

Motion to approve Item as presented.

### Discussion

**OWNER: Episcopal Church of Dallas**

**APPLICANT: Roers Development**

Based on City Council guidance during a July 2021 work session and a resolution recognizing Roer's intent to apply for affordable housing tax credits passed in September 2021, the applicant is requesting a Planned Development for an affordable age-restricted multi-family development on 15.88 acres located adjacent to 2300 FM 544 (Wylie Medical Center).

The site is currently zoned as PD 2012-03 which allows for a variety of uses including a medical center and hotels. The requested PD removes the subject property from PD 2012-03 and creates a new Planned Development that limits allowed uses to Age-Restricted Multi-Family and related accessory uses.

The proposal includes a maximum of 200 units at a density of no more than 13 units per acre. This is down from approximately 205 units in the original work session proposal due to fire code restrictions. The units include studio, one bedroom, and two-bedroom apartments at 530, 710, and 1,000 square feet, respectively and are parked at 1.25 parking spaces per unit. The PD Conditions also allow a maximum building height of 55' which the Fire Department has reviewed and approved.

The proposal includes amenities such as a walking trail, outdoor pool area, and a dog park as shown in the zoning exhibit.

The surrounding properties are occupied by a medical center, hotels, and light industrial uses. The property is separated from Wylie High School to the west by a flood plain. To the north, across FM 544 is vacant Commercially zoned property owned by the City. The use is in line with the land use of the Comprehensive Plan.

A replat and site plan will be required should zoning be approved.

Notifications/Responses: Nine notifications were mailed; with no responses returned in favor or in opposition to the request.

### **P&Z Commission Discussion**

After some discussion regarding the nature of Section 42 housing, the size of the apartments, and the limits imposed by age-restrictions, the Commission voted 6-0 to recommend approval.

**Financial Summary/Strategic Goals**

Planning Management