



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

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 Single Family - 10 District (SF-10/24) to Townhouse District (TH) on 5.52 acres to allow for single-family attached development. Property located on the northwest corner of West Brown Street and Sanden Boulevard (ZC 2024-13).

### Recommendation

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

### Discussion

**OWNER: Meezan Investments**

**APPLICANT: Meezan Investments**

The property is located on the northwest corner of West Brown Street and Sanden Boulevard.

The applicant is requesting a zoning change from Single Family - 10 District (SF-10/24) to Townhouse District (TH) to allow for the development of 28 single family attached units on 5.52 acres for the purpose of selling the units individually. The application is for straight zoning with no variances or exceptions.

Access to the townhome units is proposed via public streets that connect to West Brown Street and Sanden Boulevard.

A preliminary plat shall be required if this zoning is approved that shows compliance with requirements of the lot size, dwelling size, setbacks and architectural requirements for the Townhouse District zoning found in Section 3.2 and Section 3.4 the Zoning Ordinance.

The development shall be required to establish an Home Owners Association for the maintenance of the open space areas and maintenance of 6'tall wrought iron fence with brick columns along W Brown St.

The developer has provided conceptual elevations of the townhouse units that contain brick, stone and stucco. The units are proposed to be two stories in height.

The property to the north and west is undeveloped and is within the FEMA flood zone AE. The property to the east contains a townhome development. The property to the south is owned by the city and is the location of the East Meadow Trail and future East Meadow Splash Pad.

The subject property lies within the Parks and Open Space sector of the Comprehensive Future Land Use Plan. Development within this sector's main purpose is to designate existing and planned parks and open space areas to serve the community. The Parks and Recreation department has provided a statement stating that the city is unlikely to pursue the subject property for park development.

The Future Land Use plan provides guidance and helps to inform development decisions; however, it is not the City zoning map, which regulates the use of land. The map is not the endpoint of discussions, but rather an important element to evaluate along with other site specific considerations.

Notices were sent to sixteen owners within 200 feet as required by state law. At the time of posting, no responses were received in opposition nor in favor of the request.