



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, to consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Townhouse District (TH) on 1.84 acres to allow for single-family attached development. Property located at 701 West Brown Street (ZC 2024-07).

Recommendation

Motion to deny the item as presented.

Discussion

OWNER: Craig Schacherer

APPLICANT: Meezan Investments

The applicant is requesting a zoning change from Neighborhood Services (NS) to Townhouse District (TH) to allow for the development of single family attached units on 1.84 acres for the purpose of selling the units individually. The property is located at 701 West Brown Street.

Access to the townhome units is proposed via a public street that connects to West Brown Street. The public street ends in a hammerhead design turn around for public safety and sanitation vehicles over a 60' utility easement. The applicant has been granted permission by the NTMWD for the concrete paving over the easement.

The developer does not intend to have a Homeowners Association for this development. The owners of Lots 1, 5, 6, and 12 will be extended sized lots that will be responsible for lawn maintenance within the landscape easement along Brown Street and the Utility easement along the southside of the property.

The developer has provided conceptual elevations of the townhouse units that contain Brick, Stone, and Stucco. The units are proposed to be two stories. The developer has chosen a brick color that closely resembles the exterior of Birmingham School located to the north of this development.

The property to the west and south is developed with single family detached homes. The property to the east is developed with a house of worship.

The subject property lies within the Local Commercial sector of the Comprehensive Future Land Use Plan. Development within this sector's main purpose is to provide small-scale commercial, retail, and office uses that are compatible with and serve adjacent neighborhoods. *Staff is recommending disapproval due to the incompatibility of the proposed use with the land use plan.*

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 twenty-four owners within 200 feet as required by state law. At the time of posting, eight responses were received in opposition and three in favor of the request.

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.

P&Z Recommendation

After some discussion regarding trash pickup, through auto traffic, and foot traffic to Birmingham Elementary, the Commission voted 6-0 to recommend denial of the project.