



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 in zoning from Agricultural (AG/30) to Planned Development - Townhome District (PD-TH) to allow for a Townhome development on 5.56 acres generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive (ZC 2022-12).

Recommendation

Motion to accept request to table until July 26, 2022.

Discussion

OWNER: Kreymer Investments, LTD

APPLICANT: JBI Partners

APPLICANT REQUEST TO TABLE

The applicant has requested to table the item to July 26, 2022 due to not being able to be in attendance.

The applicant is requesting to rezone 5.560 acres generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive. The property is currently zoned Agricultural (AG/30). The purpose for the requested rezoning to a Planned Development (PD) is to allow for the construction of 43 townhome units with common front yard “mews” areas and five open space lots as depicted on the zoning exhibit (Exhibit C).

The PD conditions propose the construction of 43 townhome units with a minimum lot size of 22’ X 84’ (1,848 sq. ft.) and minimum unit size of 1,500 sq ft. For comparison, the standard minimum lot size of properties located within the base Townhome Zoning District are 3,000 sq. ft for interior lots and 3,500 sq. ft. for exterior lots and. The minimum allowed unit size is 1,500 sq. ft. with a maximum height of 35’ which is larger than the 1,200 square foot minimum requirement in the Zoning Ordinance.

All townhome units are proposed to be constructed with at least 400 sq. ft. of garage space, being a variation from the standard 500 sq. ft. requirement of the Zoning Ordinance. A 20’ rear setback is in place to accommodate driveway parking in addition to garage space.

The front yard setback is reduced to 5’ from the normal 20’ required by the Zoning Ordinance; however, the unique design of the project includes a 20’ common mews area that will serve as front yards for the townhomes. The mews areas in the proposal are shared common area front yards which have a unique and different design concept from the requirements of the Zoning Ordinance. The Zoning Ordinance requires each home, attached or detached, to have its own front yard.

Residential lots are typically required to provide 30’ of street frontage and can have alley access as a secondary access point. As part of the design for the PD the applicant is requesting 24’ alleys with rear entry instead of typical 31’ streets to allow for mews areas off the front of the townhomes. The Fire Department has approved the proposed layout, with the requirement that all townhome units be constructed with a 13D sprinkler system for fire protection.

Access to the site is proposed by a newly created public street. As part of the development an alleyway closure and reroute is being proposed to avoid access drive spacing concerns with the Kingston Manor Estates subdivision. Additionally, the new drive will conform to the City Engineering standards of having access drives immediately across the street from each other to improve traffic safety. City staff will work with the developer on the alley right of way abandonment pending the outcome of the zoning request. In order to alleviate the City, the time and expense of maintaining the abandoned alley, that applicant has, as part of the PD Conditions, agreed to purchase the abandoned alley ROW should the current residential property owners to the north not be interested in purchasing it.

Open space areas are being provided that will be owned and maintained by the HOA. This includes an aerated retention pond that will have walkways and seating provided.

The properties adjacent to the subject property are zoned single family residential to the north and west. The properties to the south are zoned agricultural and the property to the east is zoned heavy industrial. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan and is in general conformance with the plan.

Notifications/Responses: Of the 39 notifications mailed two were received in favor and six were received in opposition to the request. Ten additional comments from outside the notification area were received in opposition to the request. Traffic on Ballard was the most cited concern for those in opposition.

P&Z Recommendation

After a presentation by the applicant with an overview of the property and the project, and citizen comments mainly focused on increased traffic concerns, Planning and Engineering staff discussed the alley realignment, the expansion of Ballard, and the construction of the Park Blvd. extension. The Commission discussed other uses of the property, including single family homes. The applicant stated that SF development wouldn't be possible due to the layout of the property allowing too few homes. The development costs would require higher home prices than the area could support.

The Commissioners voted 5-1 to recommend approval.