



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 1
Prepared By: Kevin Molina

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Agricultural (AG/30) to Planned Development - Townhome District (PD-TH) to allow for a Townhome development. The property is generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive (ZC 2022-12).

Recommendation

Motion to recommend approval, approval with amendments, denial.

Discussion

OWNER: Kreymer Investments, LTD

APPLICANT: JBI Partners

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 is to allow for the construction of 43 townhome units and two open space lots as depicted on the zoning exhibit (Exhibit C).

A Planned Development for this request is required due to the mews areas. 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 allows for each home, attached or detached, to have its own front yard.

The Planned Development conditions propose the construction of 43 townhome units with a minimum lot size of 22'X 84' (1,848 sq.ft.). For comparison, the typical 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. 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.

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 Planned Development the applicant is requesting 24' alleys with rear entry instead of 31' streets to allow for mews areas off the front of the townhomes. The Fire Department has found the proposed layout to be acceptable, with the requirement that all townhome units be constructed with a 13D sprinkler system to be adequate for fire protection.

Access to the site is proposed by a newly created 50' 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 would better conform to the City Engineering standards of having access drives immediately across the street from each other to reduce potential traffic accidents. City staff will work with the developer on the alley right of way abandonment pending the outcome of the zoning request.

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 five were received in opposition to the request.