



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 of zoning to amend PD 2018-05, to allow for additional multi-family residential development in lieu of commercial development on 15.72 acres, generally located on the Northwest Corner of Westgate Way and State Highway 78. (ZC2021-09)

Recommendation

Motion to recommend approval upon a change of zoning to amend PD 2018-05, to allow for additional multi-family residential development in lieu of commercial development on 15.72 acres, generally located on the Northwest Corner of Westgate Way and State Highway 78. (ZC2021-09)

Discussion

OWNER: Seventy8 & Westgate LP

ENGINEER: Cross Development

The applicant is requesting to amend the Seventy8 & Westgate Planned Development Ordinance No. 2018-05 to allow for an additional multi-family building in lieu of the commercial development outlined in the Planned Development (PD).

The amended PD conditions and zoning exhibit propose a 30-unit multi-family building with additional parking on approximately 3.5 acres of property previously reserved for nearly 19,000 square feet of commercial development.

With the multi-family building, the proposed zoning exhibit amendments on the south side of the property include additional resident parking to meet the concerns of the Planning and Zoning Commission. In addition, an initial proposal for townhomes in the place of the north side restaurant site was removed at the request of P&Z and would retain the original layout.

The amendments are reflected in the PD Conditions by increasing the multi-family units per acre to 25 from the existing 24 and removing references to Phase II commercial use parking requirements. A revised zoning exhibit is included which shall become part of the Ordinance, if approved and adopted. Within the 15.72 acres of this Planned Development, the amended proposal retains existing 3,485 sf of restaurant space and 2,300 sf of retail space.

If zoning is approved, a revised site plan and replatting will be required before development can commence.

The development is subject to a Chapter 380 Agreement in which the developer received a waiver of development fees while agreeing to develop a mixed-use community of residential and commercial uses.

Notifications/Responses: 11 notifications were mailed; with no responses received in opposition or in favor of the request.

P&Z Commission Discussion

After some discussion regarding the loss of commercial frontage on Westgate and concerns regarding residential parking the Commission voted to recommend approval 6-0 with the conditions that the townhomes be removed from the zoning exhibit and additional residential parking be added.

