



# 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 from Agricultural District (AG/30) to Planned Development - Townhouse District (PD-TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and W.A. Allen Boulevard. (ZC2021-10)

### Recommendation

Motion to recommend approval to a change of zoning from Agricultural District (AG/30) to Planned Development - Townhouse District (PD-TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and W.A. Allen Boulevard. (ZC2021-10)

### Discussion

**OWNER: Absar LLC**

**ENGINEER: ND & Associates**

The applicant is requesting to rezone 1.83 acres located on the southwest corner of Brown Street and W.A. Allen Blvd. The property is currently zoned Agricultural. The reason for the requested rezoning to a Planned Development is to allow for 14 townhouse units on individually platted lots with additional landscaped screening and enhanced decorative garage entries.

The applicant withdrew a similar zoning request for Townhome District zoning in early 2021 due in part to public hearing comments requesting landscape screening for neighboring residential properties. As the City's Zoning Ordinance does not require landscaped screening between residential properties, the requested screening could not be required with the original straight zoning request. The requirements of the Planned Development in this request allows for the landscaping screening to be tied to the requirements of the development for the subject property.

The landscaped screening consists of evergreen trees native to the North Texas areas to be planted on a 30'-40' spacing in accordance with the zoning exhibit, thereby providing screening to the residential properties to the south and west. The HOA CCR's shall require landscaping to be maintained and replaced as needed and an easement shall be provided to facilitate such. In addition, all open space areas and common space lots are to be owned and maintained by the property owners HOA.

The proposed development meets all other TH District zoning requirements including lot size, unit size, and full-size garages.

In addition to the zoning exhibit, the applicant has provided utility and drainage exhibits to demonstrate the feasibility of the project.

A building materials Development Agreement for this property was approved by Council in February 2020 and has been executed.

The properties adjacent to the subject property are zoned agricultural to the north, single-family residential to the west and south. The properties to the east are zoned neighborhood services and single-family residential. The subject property lies within the Sub-Urban Sector of the Comprehensive Land Use Plan. The proposed zoning and use are compatible with the Plan.

Notifications/Responses: 23 notifications were mailed; with four responses received in opposition and none in favor of the request.

**P&Z Commission Discussion**

After some discussion and a vote of 3-3 that failed to recommend approval, the Commission reconsidered the item and voted 5-1 to recommend approval with the condition the number of units be reduced from 16 to 14.