



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Single-Family - 10 District (SF-10/24) to Townhouse District (TH) on 5.52 acres to allow for single-family attached development. Property generally located on the northwest corner of West Brown Street and Sanden Boulevard (ZC 2024-13).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Meezan Investments

APPLICANT: Meezan Investments

The property is located on the northwest corner of West Brown Street and Sanden Boulevard.

The applicant is requesting a zoning change from Single-Family - 10 District (SF-10/24) to Townhouse District (TH) to allow for the development of 28 single-family attached units on 5.52 acres for the purpose of selling the units individually. The application is for straight zoning with no variances or exceptions.

The subject property lies within the Parks and Open Space sector of the Comprehensive Future Land Use Plan. Development within this sector's main purpose is to designate existing and planned parks and open space areas to serve the community. The Parks and Recreation department has provided a statement stating that the City is unlikely to pursue the subject property for park development.

The development shall be required to establish a Homeowners Association for the maintenance of the open space areas and maintenance of six feet tall wrought iron fence with brick columns along West Brown Street.

The developer has provided conceptual elevations of the townhouse units that contain brick, stone, and stucco. The units are proposed to be two stories in height.

Access to the development is proposed via public streets that connect to West Brown Street and Sanden Boulevard.

The property to the north and west is undeveloped and is within the FEMA flood zone AE. The property to the east contains a townhome development. The property to the south is owned by the City and is the location of the East Meadow Trail and future East Meadow Splash Pad.

Notices were sent to sixteen owners within 200 feet as required by state law. At the time of posting, no responses were received in opposition nor in favor of the request.

A preliminary plat shall be required if this zoning is approved.

P&Z Recommendation

After a public hearing in which one resident, not in the notification area, spoke in favor of the development the Commission voted 4-0 to recommend approval.