



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 Planned Development - Townhouse District (PD-TH) on 0.25 acres to allow for single-family attached development. Property located at 603 E. Marble (ZC 2025-07).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: EPIC Solve LLC

APPLICANT: Grandeur Builders

The property is located at 603 E. Marble. The applicant is requesting a zoning change from Single Family - 10 District (SF-10/24) to Planned Development -Townhouse District (PD-TH) to allow for the development of three single-family attached units on 0.25 acres to serve as infill housing for the surrounding residential area.

The property was rezoned from multi-family to single-family 10/24 in January 2020 for the development of a single-family home. The property acquired a variance that was approved in June 2020 that allows for 11' front setbacks for the construction of one single-family home. This variance does not apply for this new development due to it being a triplex instead of a single-family home.

As the applicant is asking for several variances due to the size of the property, a PD is being proposed in lieu of requests through the Zoning Board of Adjustments. The variances to the standard Townhouse District design requirements are:

- 75' lot depth in lieu of the required 100'
- 10' front setback in lieu of the required 25'
- Garage size of 450 sq.ft. in lieu of 500 sq.ft.

The units shall be a minimum square footage of 1,600 sq.ft with a minimum lot size of 3,500 sq. ft. which is at or above the standard requirement.

The developer has provided conceptual elevations of the townhouse units that are proposed to be two stories in height.

The property to the east is zoned multi-family and developed with a single-family home. The property to the south is zoned multi-family and developed with an apartment complex. The property to the east and north is zoned commercial and developed with a retail strip center and a 6,000 sq. ft. office/warehouse building that is currently unoccupied.

The subject property lies within the Regional Commercial Sector of the Comprehensive Land Use Plan. The proposed zoning is not compatible with the Plan.

The Future Land Use plan provides guidance and helps to inform development decisions; however, it is not the City zoning map, which regulates the use of land. The map is not the endpoint of discussions, but rather an important element to evaluate along with other site-specific considerations.

Notices were sent to fourteen 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 that shows compliance with requirements of site design, and architectural requirements for the Townhouse District zoning found in Section 3.2 and Section 3.4 of the Zoning Ordinance.

P&Z Recommendation

The Commission asked about the nature of infill housing and staff explained that infill is generally defined as a use type that may be considered on an empty lot due to similar uses on adjacent lots. The P&Z Commission voted 6-0 to recommend approval.