



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 Agricultural District (AG/30) to Planned Development (PD-MF) for an age restricted condominium residential community on 47.374 acres. Property located on the west side of Country Club Road approximately 2000' south of Parker Road (ZC 2024-02).

Recommendation

Motion to deny the Item as presented.

Discussion

OWNER: John Monroe for Monroe Estate

APPLICANT: GM CIVIL

The applicant is requesting to rezone 47.374 acres from AG/30 to a Planned Development for an age restricted single-family residential style condominium community developed on a single lot. This style of development entails the homeowner only owning and being responsible for the home itself; everything else, the yard, common areas, storm drains, entry features, and perimeter walls and fences, streets, etc., are owned and maintained by the Condominium Owners Association (COA).

The development includes the allowance for single-family detached dwellings, an activity center, a community pool, gazebos, pavilions, tennis/pickleball and sport courts, accessory buildings, and ponds. The site will include approximately 168 dwelling units with design standards similar to that of regular single family zoning. The design includes front setbacks of 20', rear setbacks of 15', and side setbacks of 6'. The maximum height allowance shall be 35' with a maximum lot coverage of 65% and a minimum dwelling size of 1,300 sq. ft. Residential density shall not exceed six units per gross acre.

The architectural standards require for all buildings to be 80% masonry with 100% brick or stone on the main floor. An exception to that requirement is if the Activity Center uses The Craftsman/Farmhouse style in which they may have up to one hundred (100) percent cementitious fiberboard lap-siding. Minimum roof pitch of residential structures shall be 4:12 for rear elevations and 8:12 minimum for front elevations, with exceptions to dormers and shed roofs.

Each unique house elevation shall not be repeated on the lot most directly across the street, nor shall it be repeated on two lots in either direction on the same side of the street. A wide variety of elevations is provided as it augments the character of the subdivision and reduces monotony of design. Attached Pergolas and Patio Covers shall be permitted and shall extend no more than five (5) feet into the rear yard. Each home will have a garage door with a factory simulated wood grain texture, with accompanying hardware.

The minimum required open space area shall be twenty-five percent (25%) of the gross land area. A 40' landscape buffer is provided along the street frontage which includes an 8' wide meandering sidewalk.

The development shall provide 5'-6' wide sidewalks along the perimeter that connect to a future City trail located on a future City park of 8.25 acres on the northwest corner of the property as shown on the "Zoning Exhibit".

The development is to be accessed by gated private streets with access to Country Club Road. A secondary emergency access connection to the Rita Smith Elementary School Drive shall be provided opposite the entrance to Gateway Community Church. This will be documented by agreement between the School District and Integrity Group (Ladera) as part of the construction plans pending zoning approval.

The development shall be required to provide a 6' tall masonry screening wall with columns along Country Club Road, 6' tall Simtek fence, masonry or wood fence along the north and southern perimeters, and a 6' tall ornamental metal fencing along the western perimeter. Residential fencing for each residential unit shall consist of ornamental metal or vinyl and have a minimum height of four feet and a maximum height of six feet.

The COA will maintain ownership of the pond currently on site. They are proposing to build trails around the pond and a trail stub that could provide a connection to the City of Wylie trail system.

As the residents are limited to 55 and older and no children are allowed to live in the homes, there will be little if any impact on the school district enrollment.

The water for this development may initially be provided by the City of Parker as this land is in their CCN. However, City Engineering is working with Parker on a potential agreement to move this lot, along with Smith Elementary and Gateway Church into Wylie's CCN.

The surrounding properties to the north, east, and west are a mix of residential and commercial uses both in and outside of City limits. Properties to the south consist of an elementary school and community church. The proposal is in line with the land use of the Comprehensive Plan. The project faces Country Club Road which is a six lane major thoroughfare.

A preliminary plat will be required should zoning be approved.

Notifications/Responses: Six notifications were mailed in accordance with state law; with one response returned in favor and none in opposition to the request.

P&Z Recommendation

After some discussion regarding the lack of commercial development on the Country Club frontage, the density of the project, and the concern regarding the development being a condominium style development and the financial burden on the COA, the Commission voted 4-3 to recommend denial. Therefore, a supermajority of affirmative votes is needed for Council to approve the zoning request.