



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Planned Development (PD) on 20.433 acres. Property located from 2535-2701 S State Highway 78 (**ZC 2023-20**).

### Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

### Discussion

**OWNER: CL Blackbeard Holdco LLC**

**APPLICANT: Wild Land Development Consulting**

The applicant is requesting to amend Planned Development 2020-27 on 20.433 acres to allow for modified development standards for a commercial and multi-family development. The property is located from 2535-2701 S State Highway 78. The current zoning is Planned Development 2020-27.

The original Planned Development was approved by the City Council in April of 2020. The purpose of this Planned Development is to amend the development conditions and zoning exhibit. This proposal is being requested by the new property owners of the commercial and multifamily tract.

The Planned Development amendment allows for 250 multi family units, an increase of 100 units from the originally approved Planned Development . The maximum height allowed for the multi family development shall be 60' (3 stories). Two parking spaces shall be required per unit. The applicant is requesting that tandem parking be allowed and shall count as ½ space if the space is 10' wide by 20' long.

The development standards shall require for the property owner of the Commercial and Multi-Family development to complete all necessary construction for the commercial lots prior or concurrently with the Multi-Family Development. Necessary infrastructure shall include required utilities, access drives, fire lanes, perimeter landscaping/sidewalks, including a pedestrian bridge along SH 78 and Maxwell Creek.

The Townhome tract remains with the same ownership of the original Planned Development, Serene District Townhomes LLC. The 4.165 acres called out as Tract 1 of Planned Development Ordinance 2020-27 shall be amended to remove the development schedule requirements for development of the Townhome Units due to the property of the Silverlake Station commercial and multi-family tracts no longer being part of the current approved Planned Development of 'The District'

The adjacent property to the east contains apartments within the city of Sachse. The property to the south contains a golf course. The property to the north is undeveloped and is zoned Agricultural. The property to the west is undeveloped and is zoned Multi-Family. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to four property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in protest of the request.

If zoning is approved, preliminary plats, final plats and site plans shall be required for the entire development.