



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 Townhouse District (TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC 2021-01).

Recommendation

Motion to disapprove a change of zoning from Agricultural District (AG/30) to Townhouse District (TH), to allow for single family attached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC 2021-01).

Discussion

OWNER: Absar LLC

ENGINEER: ND & Associates

The Applicant is requesting to withdraw this item.

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 and the applicant is requesting rezoning to Townhouse (TH) to allow for townhouse units on individually platted lots.

The property currently contains a single-family home built in the early 1970's. The structure will be removed to develop the property.

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 (Fire station #3) and Light Industrial (Frontier Comm).

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.

The applicant has provided a zoning exhibit to demonstrate the feasibility of developing the property under the Townhouse District zoning category. Should the zoning be approved the zoning exhibit will not be made part of the ordinance and a plat will be required before development. The applicant or developer may change the design and layout so long as such design or layout meets the current or amended Zoning Ordinance, Building Code, Fire Code, and any other relevant codes or ordinances at time of preliminary plat.

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

P&Z Commission Discussion

Citizen and Commissioner concerns centered around visibility across property lines, notably to the property to the west. After some discussion, staff explained that the zoning ordinance does not require visual screening beyond 6' between residentially zoned properties (except multi-family). Staff also explained that a Planned Development would be required to guarantee any desired landscape screening.

Drainage and property values were also citizen concerns. Staff explained that drainage would be part of the development process should zoning be approved.

After the Commissioners discussed other potential uses on the property, such as commercial zoning, the Commission voted 6-0 to recommend disapproval. Therefore, a $\frac{3}{4}$ majority vote by Council would be required to approve.