



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
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Item Number: WS - 1

Subject

Hold a work session to discuss the rezoning of property generally located at 1751 McMillen Road.

Recommendation

Discussion

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The applicant is seeking guidance from the Planning and Zoning Commission regarding the amendment of a Planned Development zoned as age restricted residential mixed-use (Ordinance 2020-30). The Planned Development was approved by City Council in May of 2020 and consisted of three residential subdistricts on 24.5 acres.

As currently written the PD is intended to provide an 'age in place' development consisting of a single family to-buy subdistrict, a multi-family townhome style to-rent subdistrict and a multiple-care assisted-living subdistrict.

Due to market conditions within the assisted-living space and the funding needed to complete the entire project concurrently, the applicant is considering an amendment to the PD to remove the concurrency requirements which require all three subdistricts to be built at the same time. The amended PD would retain all three sub-districts, but allow for separate development timeframes.

Additionally, the PD amendment would increase the size of the single family lots from 4,000 sf to 5,000sf.

When the current PD was approved, City Council's direction for the development standards were to include the concurrency requirements that ensured the multiple-care district was further along in completion before the single Family or multiplex districts were constructed. The stipulation was included to ensure that the full scope of the project's age restricted uses were developed.

The comprehensive land use plan was amended in 2022 and has this area listed as being within the Medium-Density Residential sector. The proposed request is consistent with the comprehensive plan as the age restricted mixed-use residential community is compatible with the surrounding developments.