



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural (AG/30) to Planned Development (PD), to allow for a mixed-use community on 47.29 acres generally located at 2301 FM 1378. (ZC2021-15)

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Estates of Monroe Alfred Fall

ENGINEER: Kimley Horn

The applicant is requesting to rezone 47.29 acres located at 2301 FM 1378.

The property is currently zoned Agricultural. The requested rezoning to a Planned Development is to allow for a mixed-use community, consisting of three subdistricts containing a mix of commercial, residential and open space uses.

The commercial subdistrict measures 4.2 acres with frontage along Country Club (FM 1378). This district is planned for commercial structures with permitted uses to generally comply with the Community Retail (CR) District Regulations with the addition of the following uses allowed by-right:

- Financial Institution with drive-thru
- Restaurant with drive-thru

20,000 square feet of building area is proposed with 109 parking spaces being provided. The parking ratios are in line with the uses and requirements of the Zoning Ordinance.

The multifamily subdistrict contains a mixture of townhome and single family units on 25.2 acres with an allowed maximum density of 11 dwelling units per gross acre, or about 25% less density than the maximum allowed in the Zoning Ordinance. A total of 187 townhome units and 61 single family rental homes are proposed on the Zoning Exhibit. The subdistrict provides a total of 529 parking spaces with a parking ratio of ~2.1 parking spaces per unit. The PD conditions contain an allowance of tandem parking.

The open space subdistrict includes an open space dedication to the City of 17.8 acres for a city park. This area includes a four acre pond that will be dedicated to the City after water impoundment concerns are resolved. Water impoundment generally deals with the holding of water that will eventually move to downstream entities. The developer has proposed splitting the legal costs of resolving impoundment with the City, estimating the City's costs to be capped at approximately \$120,000. Should zoning be approved, a separate agreement regarding these legal costs will be presented to City Council for consideration prior to preliminary plat approval.

An 8' wide pedestrian trail approximately 3700' in length, with a connection to a City of Wylie Pedestrian trail to the west is planned. The Parks Board reviewed the dedication and improvements and recommended approval of the open space district as presented, with the stipulation that the City Park be named at a later date.

The subdistrict will allow for the following uses:

- Accessory Agricultural Buildings
- Community Park/Recreation Center (public or private)
- Neighborhood park/playground.

The conclusion of the Traffic Impact Analysis found that the proposed development does not have a disproportionate effect on the existing vehicle traffic operations. While there is a ~30 minute AM Level of Service issue aligning with student drop-off at Smith Elementary, the TIA predicts that Country Club Road and the nearby intersections do not experience an overall LOS reduction due to the proposed development. The proposed site driveways provide the appropriate level of access for the development. While the TIA didn't find that a southbound deceleration lane necessary, a City Engineering review believes that the inclusion of the deceleration lane is in the interest of the City and the public health, safety, and welfare.

The student impact analysis conducted by the applicant concluded that approximately 55 students would be added to the school district upon completion of the project. The ISD has not provided input on the effect of this increase.

If approved, this development will require the review and approval of a site plan for the development of subdistricts 1 and 2. All development within this subject property will generally adhere to design requirements of the planned development requirements and the zoning exhibit.

Notifications/Responses: Sixteen notifications were mailed to property owners. No responses for or against were received from within city limits. However, eight responses were received in opposition from property owners either within the ETJ (3), outside of the ETJ (2), or without a given address (3).

P&Z Commission Discussion

After some discussion, including comments from citizens and neighboring property owners regarding traffic, drainage, density, screening, and effect of the school district, the Commissions voted 5-2 to recommend approval with the conditions that a fence be built along the north side of the park, a maximum of 33% of the townhomes be three story, and Car Wash and Financial Institution, Alternative be removed as by-right uses.

Financial Summary/Strategic Goals

Planning Management

Health, safety, well-being