



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Tabled from 06-08-2021

Remove from table and consider

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single family development on 4.6 acres, located at 601 & 595 Parker Road. (ZC2021-14).

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Tim Bennett

ENGINEER: Tim Bennett

REMOVE FROM TABLE

The applicant is requesting to rezone 4.6 acres generally located 100' west from the intersection of Parker Road and Valley Mills Drive. The property is currently zoned Agricultural (AG/30). The purpose for the requested rezoning to a Planned Development is to allow for the construction of 20 single family lots and two open space lots.

Council tabled this item at the June 8 City Council meeting in order to address concerns such as fencing, drainage, traffic, tree preservation, height of the proposed homes, lot coverage, garage size, and general PD innovation.

To address those concerns, the applicant has proposed revisions to the PD Conditions:

- reduce the maximum lot coverage from 75% to 50%
- save a minimum of 27 of the 32 Live Oak trees along the eastern boundary. This required moving two proposed lot lines and added a condition for two lots to be built at 6,200 square feet with 50' frontages.
- provide an easement for a deceleration lane
- reduce the front landscape buffer to 25' to save several large trees on the front of the existing property.
- increase garage sizes from 400 sq ft to the minimum required by the Zoning Ordinance of 500 sq ft
- require an 8' fence along the eastern boundary and for the property owner to work with existing homeowners to avoid 'double fencing'.

Staff has determined that the preliminary drainage plan is in line with current engineering standards. This includes not reestablishing the drainage swale along the east side due to drainage moving to the cul-de-sac inlet.

The Planned Development proposes a minimum residential lot size of 6,200 sq.ft. with setbacks of 25' in the front, 5' on the sides, and 10' in the rear. Residential lots on cul-de-sacs are proposed to be allowed a 20' front setback. These standards are similar to the existing Harvest Bend subdivision located east of the subject property.

Access to the 20 single family homes is provided by a public street built to city standards. The street is in compliance with fire code requirements and will contain a fire hydrant at the end of the cul-de-sac.

The Planned Development contains exterior building material requirements of 85% masonry with 15% of a cementitious fiber cement material.

The Planned development provides a 25' landscaped buffer along the street frontage with a 6' decorative metal fence with masonry columns, with no requirement for fencing along the developed west perimeter.

All open space lots shall be owned and maintained by the HomeOwners Association. In addition, at the request of the P&Z Commission, an HOA maintained 8' wide sidewalk will be required to connect the subdivision to the open space to the south. This is planned to be along an easement between lots 9 and 10, according to the zoning exhibit.

The properties adjacent to the subject property are generally zoned single family residential. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. While the General Urban Sector generally recommends commercial development or mixed-use high density residential, the proposed zoning, being adjacent to existing medium density residential on two sides, may be compatible with the plan.

Notifications/Responses: 27 notifications were mailed; with fourteen (14) responses received in opposition and none in favor of the request. The opposition responses generally mentioned increased traffic, privacy issues due to elevation differences, and loss of open space.

Should the request be approved, the approval of a preliminary plat is required prior to development.

P&Z Commission Discussion

After some discussion regarding the existing tree line on the east side of the property and fencing, the Commission voted 6-1 to recommend approval with the condition of a pedestrian trail being constructed between Lots 9 and 10 to connect the subdivision to the Oncor open space.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

Financial Summary/Strategic Goals

Planning management
Health, safety, and well-being