



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing to consider, and act upon, an amendment to the Browngate Pointe Planned Development 2020-43, to allow for a modification of the construction schedule terms of the townhome/commercial development. Property generally located on the northeast corner of Brown Street and Sanden Blvd. (ZC 2023-06).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Browngate Land Investments

APPLICANT: Browngate Land Investments

The applicant for the Browngate Pointe Planned Development (PD) 2020-43, generally located on the northeast corner of Brown Street and Sanden Blvd., is requesting an amendment to the original construction terms of the PD approved in July 2020.

The purpose of the request is to change the construction schedule to allow for more townhomes to be built before the commercial development is completed.

The original PD required that:

1. No residential townhome units shall receive a final inspection/Certificate of Occupancy prior to an approval final foundation inspection by the City of Wylie of the commercial development.
2. No more than 50% of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved final framing inspection by the City of Wylie of the commercial development.
3. No more than 85% of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved Shell building Certificate of Completion by the City of Wylie of the commercial development.

The requested amendments to the development standards are:

1. No more than 22 of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved final foundation inspection by the City of Wylie of the commercial development.
2. No more than 33 of the townhome units shall receive a final inspection/Certificate of Occupancy prior to a final approved shell building Certificate of Occupancy by the City of Wylie of the commercial development.

As there are a maximum of 39 townhomes allowed in the PD, these amendments would allow 56% of the townhomes to be built before substantial commercial development begins as opposed to no allowed townhome development prior to

commercial construction as stated in the original PD. The framing inspection stage is removed and the shell building requirements remain essentially unchanged.

The flat work for the commercial development (Tract 1, Lot 1) is completed.

Additionally, the applicant is requesting the PD be amended to allow for the filing of the Final Plat of the subdivision prior to the reconstruction of the sidewalk on Sanden Blvd. Normally, all public improvements must be completed prior to the release of the final plat for filing; however, the applicant is asking for an exception in order to delay the sidewalk improvement until some of the townhome lots are sold.

There is currently a sidewalk in place on Sanden that is aged and narrower than current standards.

The request is not altering any of the previously approved design elements of the subdivision. The development remains with 39 residential townhome lots, one commercial lot, and nine open space lots.

The preliminary plat was approved in December 2020 and the Final Plat was approved in February 2023.

Notifications were mailed to 14 surrounding property owners with no responses returned in favor or in opposition of the request.

P&Z Recommendation

The applicant had also requested the PD be amended to allow for the filing of the Final Plat of the subdivision prior to the reconstruction of the sidewalk on Sanden Blvd.; however, the Commission disagreed with this amendment and voted 7-0 to recommend approval excluding the retiming of the sidewalk construction. That section is not part of the amendments presented.