

Wylie Planning and Zoning Commission Regular Meeting

July 20, 2021 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider and act upon approval of the Minutes from the July 6, 2021 Regular Meeting

REGULAR AGENDA

1. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development (PD), amending PD 2015-17, to allow for commercial development on 2.00 acres, located east of and adjacent to 650 Country Club Road. (ZC 2021-17)
2. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request to change zoning from Agricultural District (AG/30) to Planned Development - Single Family District (PD-SF), to allow for single family detached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. (ZC 2021-19)

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on July 16, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>July 20, 2021</u>	Item:	<u>A</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Mary Bradley</u>	Subdivision:	<u></u>
Date Prepared:	<u>July 14, 2021</u>	Zoning District:	<u></u>
		Exhibits:	<u>Minutes</u>

Subject

Consider, and act upon, Minutes from the July 6, 2021 Regular Meeting

Recommendation

Motion to recommend **approval** as presented.

Discussion

Minutes from the last meeting for review.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>July 15, 2021</u>



Planning & Zoning Commission

Minutes

Regular Meeting

July 6, 2021 – 6:00 p.m.

**Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098**

CALL TO ORDER

Chair Cory Plunk called the regular meeting to order at 6:00PM and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Joshua Butler, Commissioner Taylor Newsom, Commissioner Jacques Loraine, Commissioner Charla Riner and Commissioner Dan Norris.

Staff present: Mr. Jasen Haskins, Planning Manager, Jenneen Elkhaliq, Project Engineer Manager, Kevin Molina, Senior Planner and Mary Bradley, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the invocation and Commissioner Riner the Pledge of Allegiance.

NOMINATE AND MOTION CHAIR AND VICE CHAIR

A motion was made by Commissioner Rogers and seconded by Commissioner Newsom, to nominate Commissioner Plunk as Chair. A vote was taken and carried 7-0.

A motion was made by Commissioner Newsom and seconded by Commissioner Loraine, to nominate Commissioner Rogers as Vice Chair. A vote was taken and carried 7-0.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Commissioners.

CONSENT AGENDA

A. Consider and act upon approval of the Minutes from the June 15, 2021 Regular Meeting.

Commission Action

A motion was made by Commissioner Newsom, seconded by Vice Chair Rogers, to approve the Consent Agenda as presented. A vote was taken and the motion carried 7-0.

REGULAR AGENDA

1. **Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 1.022 acres, property located at 2817 W FM 544. (ZC 2021-18)**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting a SUP on 1.022 acres generally located on the northeast corner of Springwell Parkway and FM 544. The proposed use is for a Dutch Bros Coffee restaurant. In April the City Council amended the Zoning Ordinance to require all new restaurants with drive-throughs to obtain a Special Use Permit.

A preliminary plat for the development was recommended for approval by Planning and Zoning on June 15, 2021 with City Council consideration on July 13, 2021. The applicant is requesting the zoning exhibits to function as the review and approval of the site plan.

The zoning exhibit proposes two access points and 22 parking spaces with one ADA space. The site exceeds the maximum allowed parking, so 13 spaces are a grasscrete surface.

Notifications were mailed to 18 property owners within 200 feet of the property and one response was received in favor and none received in opposition to the request.

Commissioners Discussion

Mr. Sam Moore, Main & Main Capital Group, Frisco, applicant for the request, stated that the restaurant will provide a walk-up under a canopy, but no indoor seating. The drive-through will have dual lanes with employee/runners taking and completing the orders prior to the drive-through window. There will be curb-cut allowing for a left turn from the property onto Springwell Parkway.

Public Comments

Chair Plunk opened the Public Hearing on Item 1 at 6:12 PM. With no citizens approaching the Commissioners, Chair Plunk closed the Public Hearing.

Commission Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Newsom, to recommend approval to the City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 1.022 acres, property located at 2817 W FM 544. (ZC 2021-18). A vote was taken and the motion carried 7-0.

2. **Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 1.37 acres, property located at 499 S State Highway 78. (ZC 2021-16)**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is requesting a Special Use Permit to allow for a restaurant with drive-through service. The drive-through lane does not contain a menu board and is to only be used for pre-ordered meals. Indoor and patio seating will be available for dine-in patrons.

The proposed development is a remodel of an existing structure with modifications that add a drive-through window, for a restaurant use and an urgent care use. The requested zoning request is to allow the drive-through special use permit. The proposed SUP is for the Chipotle Restaurant only. The original site was developed for a bank and contained a drive-thru and was later converted to a nail salon for personal service use.

The proposed zoning exhibit provides a total of 45 parking spaces with two being ADA accessible, which is 13 over the minimum required 32. Changes made from the existing site layout include removing three existing parking spaces for the placement of a dumpster and adding eleven additional parking spaces, eight of which are 9 feet by 18 feet, with this stipulation included within the SUP conditions.

Sixteen notifications were mailed to surrounding property owners as required by law, no comments were received in favor or in opposition of the request.

Commissioners Discussion

Mr. Clay Cristy, with Claymoore Engineering, representative of the applicant, approached the Commissioners and made a presentation to the Commissioners, stating that the building will have two separate uses. The purpose for the drive-through is to pick up orders only; the food will be ordered through a Mobile App.

Public Comments

Chair Plunk opened the Public Hearing on Item 2 at 6:18PM. With no one approaching the Commissioners, Chair Plunk closed the Public Hearing on Item 2.

Commission Action

A motion was made by Commissioner Norris, and seconded by Commissioner Riner, to recommend approval to the City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 1.37 acres, property located at 499 S State Highway 78. (ZC 2021-16). A vote was taken and the motion carried 7-0.

- 3. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding 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. (ZC 2021-15)**

Staff Discussion

Mr. Haskins approached the Commissioners, stating that the applicant is requesting to rezone 47.29 acres located at 2301 FM 1378, from Agricultural to a Planned Development 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 District with the addition of the following uses allowed by right:

- Financial Institution with drive-thru
- Financial Institution, Alternative
- Car Wash
- Restaurant with drive-thru

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

The multifamily subdistrict measures 25.2 acres and proposes a mixture of townhomes and single family units with an allowed maximum density of 11 dwelling units per gross acre, or about 25 percent 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 approximately 2.1 parking spaces per unit.

The open space subdistrict measures 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. The developer has proposed splitting the legal costs of resolving impoundment with the City of Wylie, estimated to be \$120,000.

An eight foot wide pedestrian trail approximately 3,700 feet in length, is planned. The Parks Board reviewed the dedication and improvements and recommended approval of the open space subdistrict as presented.

Notifications were mailed to sixteen property owners. No responses for or against were received from within city limits. Six responses were received in opposition from property owners outside of the city limits.

Commissioners Discussion

The Commissioners requested the Financial Institution, Alternative and a Car Wash be stricken from an allowed use.

Mr. John Allums with Capstar Real Estate, representing the applicant, gave a short presentation, stating that the applicant will agree to remove the Financial Institution, Alternative and Car Wash from allowed use. Commissioners questioned if there will be parking adjacent to the open space. Mr. Allums stated that 22 parallel parking spaces are provided. Commissioners questioned the water impoundment. Mr. Allums stated that some water rights in the four acre pond are owned by the City of Dallas, and it is a legal issue and does not foresee any issues with City of Dallas resolving the impoundment. It is an expensive process, and the cost to the City of Wylie may be \$60,000. The proposed development will create 248 total units, with 187 townhome units and 61 cottages. The majority will be one and two bedroom units with some three bedroom units. The three bedrooms will be three-story townhomes. The townhome and cottages will be a step between single family home and apartment living. All the residential units will be rental property.

Mr. Mike Ogmire, JHP Architects, addressed the Commission, stating that the elevations on the townhomes will be constructed with brick and siding with gable roofs. The garages are hidden from the main street with internal courtyards.

Ms. Sarah Scott, with Kimley-Horn, representing the engineer for the property, stated that a Traffic Impact Analysis was done and found that the proposed development does not have a disproportionate effect on the existing vehicle traffic operations. The proposed site driveways provide the appropriate level of access for the development.

Public Comments

Chair Plunk opened the Public Hearing at 6:55pm for Item 3, asking anyone present wishing to address the Commissioners to come forward.

Sam Struthers addressed the Commissioners with concerns of overcrowding school, number of stories of the townhomes, traffic and water impoundment.

Melissa Kenfield addressed the Commissioners, speaking in favor of this development and stating that property owners have the right to request zoning of the property, and residential units.

Aleksandra Rolfson addressed the Commissioners representing the homeowners association within Riverchase, with concerns about floodplain, traffic impact, drainage, screening of the property and desire to have land donated as open space only.

Clay Monroe addressed the Commissioners with concerns regarding drainage, traffic and screening of the development.

Kent Swaner addressed the Commissioners neither in favor or in opposition to the request, reminding the Commissioners to review drainage, stormwater and number of parking spaces versus parking on the street.

Kelly Hankey addressed the Commissioners with concerns regarding traffic, stormwater drainage, and students to school.

Blake Switzer addressed the Commissioners neither in favor or in opposition to the request, questioning if a fence or screening will be constructed between the adjacent property to the south of the request and if parking for the retail would overlap into the church or school to the south.

Chair Plunk closed the Public Hearing at 7:16pm for Item 3.

Commission Discussion

Mr. Allums addressed the Commissioners stating that a wrought iron fence can be constructed along the north property line by the park. A fence along the south side already exists. He stated that not every townhome will be two or three stories. Commissioners asked the percentage of three story townhomes. After discussion with staff, the Commission requested that 33 percent be three stories and Mr. Allums agreed with the request. The land will be dedicated to the city whether the water impoundment is approved by the City of Dallas or not. A restriction will be made on the number of people living in the units.

Ms. Scott addressed the Commissioners stating that the Traffic Impact Study was done in 2018, with studies done on the current traffic flow numbers all the way up to 2029. Sanitary Sewer easement was recently installed for adjacent development across the applicant's property, and stub outs already provided.

Ms. Elkhaid addressed the Commissioners stating that lift stations are not encouraged, but the drawings of the civil plans are still in the works and have not been approved by the engineering department.

Commission Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Newsom, to recommend approval to the City Council with conditions to strike Car Wash and Financial Institution, Alternative, construct a fence on the north side of the property line adjacent to the park and allow 33 percent of the development to be three stories. A vote was taken and the motion carried 5-2, with Commissioners Riner and Butler voting in opposition.

4. Consider and act upon appointing a Commissioner to the Comprehensive Master Plan Advisory Committee.

Staff Discussion

Mr. Haskins approached the Commissioners, stating that at the direction of City Council, staff has started work with a consultant for the 2022 Comprehensive Master Plan. One of the first steps in developing a draft plan is to formulate a Citizen Advisory Committee or Comp Plan Advisory Committee, as per the City Council recommendation.

The Committee will have fourteen members. The Committee will meet about once a month for 2 to 3 hours for each meeting and the process is expected to last about one year and be completed by Summer of 2022.

Staff is asking for the Commission to discuss and vote to confirm a member.

Commissioners Discussion

Chair Plunk polled the Commissioners for volunteers. Commissioner Riner and Commissioner Loraine both volunteered to be nominated. Commissioner Newsom questioned time commitment and who is able to forward-think. Commissioner Riner stated that she could make the time and desired to better understand the process for Planning and Zoning Commission and understand the Comprehensive Plan vision. Commissioner Loraine stated that he was retired and is involved with his homeowners association in his subdivision.

Commission Action

A motion was made by Commissioner Newsom, seconded by Commissioner Butler to appoint Commissioner Loraine to be on the Comprehensive Plan Advisory Committee. A vote was taken and the motion carried 5-2.

WORK SESSION

WS1. Hold a work session to discuss the Planning and Zoning Commissions rules, procedures, and responsibilities.

Mr. Haskins went over the rules, procedures and responsibilities with the Commissioners. Staff answered general questions from the Commissioners.

Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for July 20, 2021.

ADJOURNMENT

A motion was made by Commissioner Newsom, and seconded by Vice Chair Rogers, to adjourn the meeting at 8:05 PM. A vote was taken and carried 7-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>July 20, 2021</u>	Item:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Platinum Storage & Tract 12 Charles Atterbury Survey Abstract A0022</u>
Date Prepared:	<u>July 12, 2021</u>	Zoning District:	<u>Planned Development 2015-17 (PD 2015-17)</u>
		Exhibits:	<u>Zoning Exhibits</u>

Subject

Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development (PD), amending PD 2015-17, to allow for commercial development on 2.00 acres, located east of and adjacent to 650 Country Club Road. **(ZC2021-17)**

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** to the City Council regarding a request for a change of zoning from Neighborhood Services (NS) to Planned Development (PD), amending PD 2015-17, to allow for commercial development on 2.00 acres, located east of and adjacent to 650 Country Club Road. **(ZC2021-17)**

Discussion

OWNER: HT country Club SS owner & Vamsi Malgrieddy

ENGINEER: Morrison Shipley

The applicant is requesting to amend Planned Development 2015-17 by adding 2 acres of land that is zoned Neighborhood Services for additional self storage and RV/Vehicle storage parking spaces. The two existing lots of the Planned Development measure 2.62 acres for lot 1 and 8.4 acres for lot 2 of Platinum Storage Country Club Addition.

The proposed Planned Development adds an additional three covered RV parking carports measuring a combined square footage of 35,206 sq.ft, two drive up self-storage buildings measuring a square footage of 4,400 sq.ft. and 25 uncovered RV parking stalls.

The Planned Development requires all RV/vehicle storage areas over 6,000 sq.ft. to be sprinkled. A masonry wall shall also be required surrounding the 2 acre northern tract with a minimum height of 8'.

The site is to be accessed via a 24' access drive connecting to the existing self storage development. There have been attempts to develop this site as light industrial storage or apartments, however the limited access and visibility to Country Club has proved to be a detriment.

The properties adjacent to the subject property are zoned agricultural with a Special Use Permit to the north (WISD bus barn), Neighborhood Services with a Special Use permit to the west (flooring store with additional storage), Neighborhood Services to the south (existing self-storage site), and Reservoir #5 to the east.

The subject property lies within the General Urban Sector. The proposed zoning and use are compatible with the existing development surrounding the subject property.

Notifications/Responses: 12 notifications were mailed; with one response returned in favor and none returned in opposition of the request.

Should the request be approved, the approval of a plat and site plan is required prior to development. Council consideration on August 10, 2021.

Approved By**Department Director***Initial*

JH

Date

July 15, 2021

Locator Map

07/20/2021 Item 1.



ZC 2021-17; CubeSmart Self Storage Expansion (Platinum Storage)

 Subject Property

0 155 310 620 930 1,240 Feet

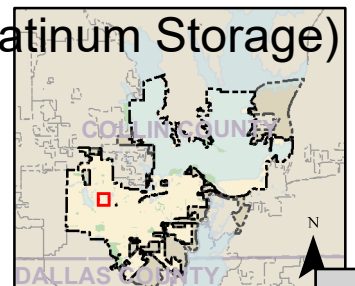


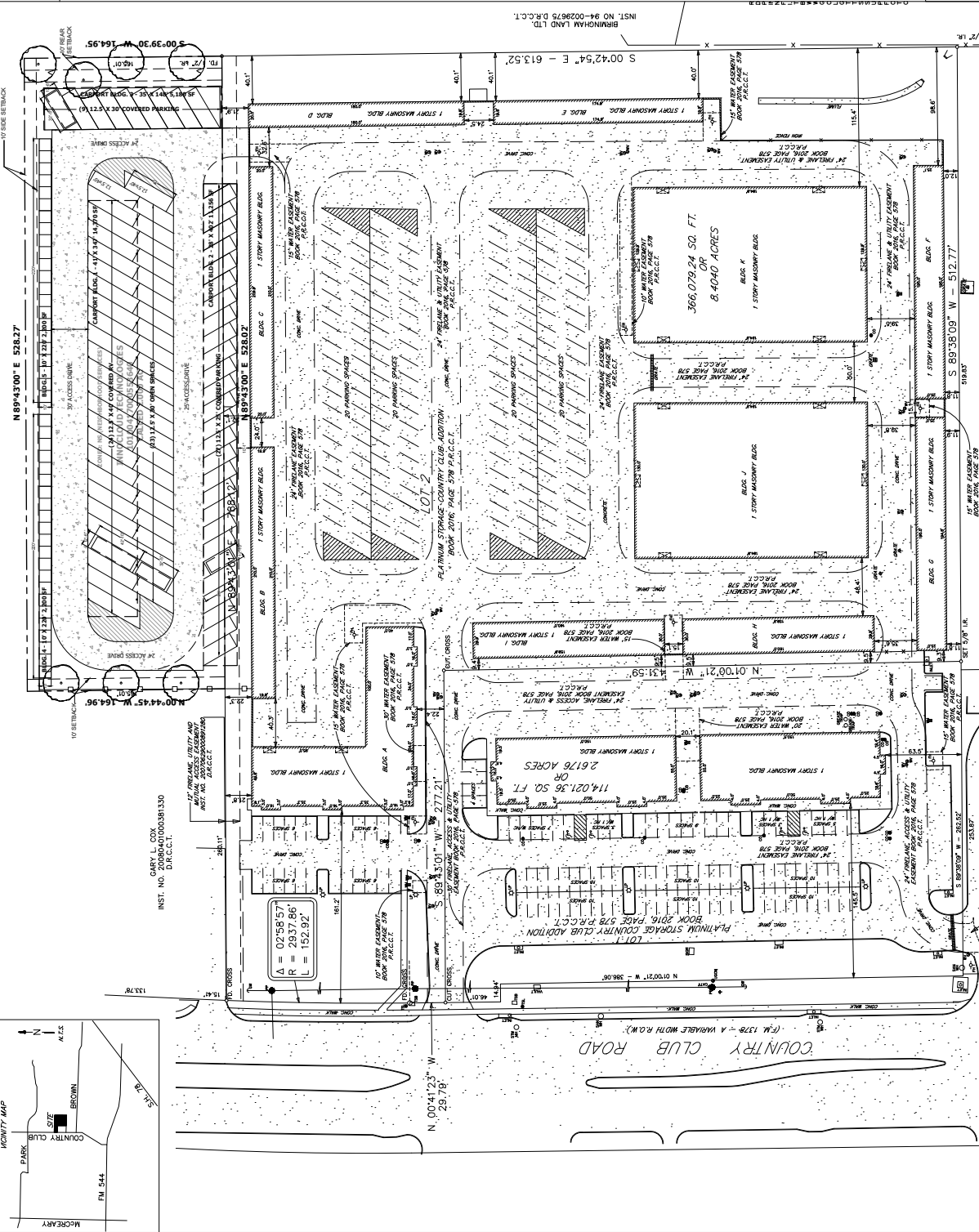
EXHIBIT "B"
CUBESMART PLANNED DEVELOPMENT
2021-17-PD-NS

I. PURPOSE:

This Planned Development District shall be established to amend PD-2015-17 to include the 2 acre tract shown on "Exhibit "C".

II. GENERAL CONDITIONS:

1. Uses permitted in this Planned Development District are as allowed in the Neighborhood Services District, except as follows:
 - a. Self Storage is permitted by right.
 - b. As part of the storage development, one ancillary caretaker's quarters is permitted on Lot 2.
 - c. Outside covered vehicle storage is permitted as shown on the concept plan.
2. A minimum of 25 parking spaces are required to serve the storage development
3. Exclusive of pedestrian gates for access and maintenance, masonry walls a minimum of 8-foot in height, are required between buildings A and B, B and C, C and D, D and E, E and F, F and G, and G and H.
4. Exclusive of pedestrian gates for access and maintenance, masonry walls a minimum of 8-foot in height, are required surrounding the northern 2 acre tract shown on Exhibit "C".
5. Both the real and self storage components must be constructed simultaneously with one phase.
6. No onsite repairs allowed.
7. All RV/Vehicle Storage areas must be covered, and sprinkled where covering is greater than 6,000 square feet.



BUDG. SF TABLE	
BUILDING	SF
1	14,370
2	11,256
3	5,180
4	2,200
5	2,200
TOTAL:	35,206 SF

SITE SUMMARY TABLE	
EXISTING ZONING:	NS - NEIGHBORHOOD SERVICES
PROPOSED USE:	RV PARKING / CARPORTS
LOT AREA:	2.00 ACRES
STORAGE USE:	4,400
CARPORTS:	35,206
TOTAL FOOTAGE:	35,206 SF
LOT COVERAGE:	-
FAR:	-

PARKING TABLE	
SPACE SIZE	TYPE
12.5' X 40'	COVERED
12.5' X 40'	OPEN
12.5' X 30'	OPEN
12.5' X 25'	COVERED
12.5' X 30'	COVERED
TOTAL:	85

01 | EXPANSION CONCEPT PLAN 03

SCALE: 1" = 40 FT.

EXISTING FACILITY SURVEY BY: DAVIS LAND SURVEYING CO., INC.

NOTE: CONCEPT PLAN IS FOR OWNER REVIEW ONLY, NOT FOR CONSTRUCTION. PERMITTING, BUDGETING, CITY APPROVAL, PURPOSES. FINAL DESIGN TO BE COMPLETED BY REGISTERED ARCHITECT / CIVIL ENGINEER.

GC: RELIABLE COMMERCIAL
https://reliablecommercial.com
retail o commercial o indust

07/20/2021 Item 1.

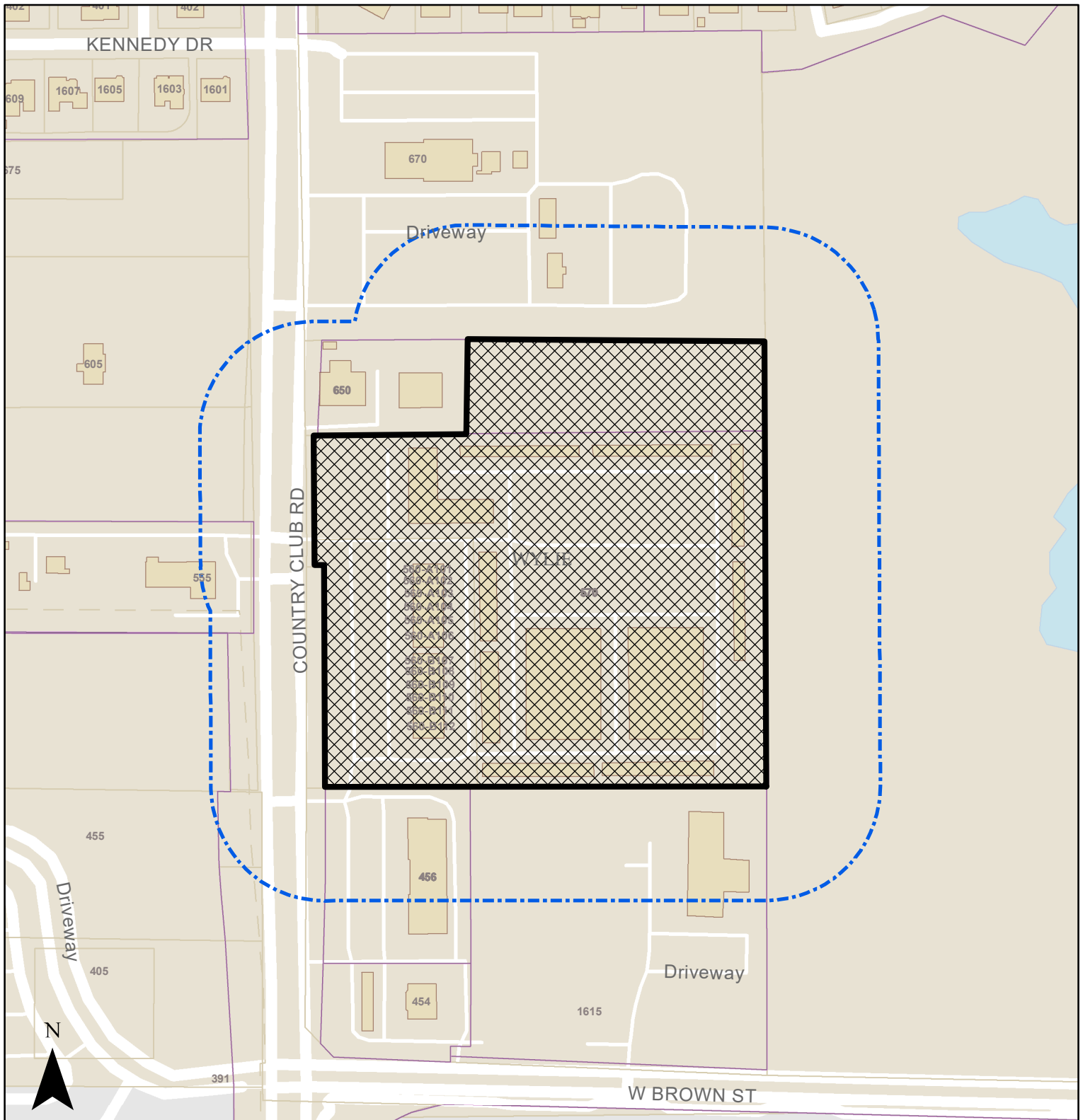
PROJECT: HINES EXPANSION | WYLIE, TX

CONCEPT 03 - DATE: 04/26/2021

15

Notification Map

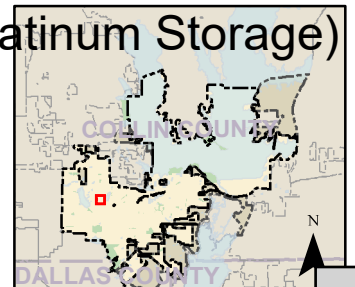
07/20/2021 Item 1.



ZC 2021-17; CubeSmart Self Storage Expansion (Platinum Storage)

 200 Foot Notification Buffer  Subject Property

0 115 230 460 690 920 Feet



PUBLIC COMMENT FORM*(Please type or use black ink)*

Department of Planning
 300 Country Club Road
 Building 100
 Wylie, Texas 75098

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-17.

☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-17.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
 Planning & Zoning

Commission meeting: Tuesday, July 20, 2021 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, August 10, 2021 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

DEEPAK MADHAV
(please print)

Address:

1615 W. Brown St.
 Wylie TX 75098

Signature:

Deepak Madhav

Date:

8/20/21

COMMENTS:



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>July 20, 2021</u>	Item:	<u>2</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Francisco De la Pina Survey, Abstract 685</u>
Date Prepared:	<u>July 12, 2021</u>	Zoning District:	<u>Planned Development - Single Family (PD-SF)</u>
		Exhibits:	<u>Zoning Exhibits</u>

Subject

Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Single Family District (PD-SF), to allow for single family detached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. **(ZC2021-19)**

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** to the City Council regarding a request for a change of zoning from Agricultural District (AG/30) to Planned Development - Single Family District (PD-SF), to allow for single family detached residential development on 1.83 acres, generally located at the southwest corner of Brown Street and WA Allen Boulevard. **(ZC2021-19)**

Discussion

OWNER: Absar LLC

ENGINEER: ND & Associates

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. The reason for the requested rezoning to a Planned Development is to allow for seven single-family lots that generally continue the existing and adjacent single-family zoning along W.A. Allen.

The Planned Development keeps the 10,000 square foot required minimum, but allows for a minimum lot width of 50' and increased rear setbacks of 50', due to the depth of the property. Additionally, the applicant is proposing to increase the dwelling unit minimum square footage to 2,800 sq.ft in lieu of the 2,400 requirement in the zoning ordinance.

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 and single-family residential. 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.

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

Should the request be approved, the approval of a preliminary plat is required prior to development. Council consideration on April 27, 2021.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	JH	July 15, 2021

Locator Map

07/20/2021 Item 2.



ZC 2021-19; Garden Homes; 1012 E Brown St



Subject Property

0 125 250 500 750 1,000 Feet

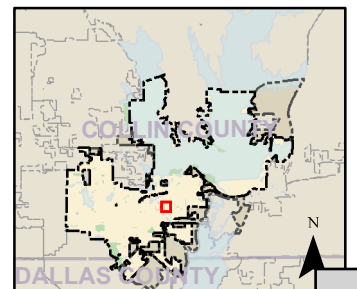


Exhibit “B”
Planned Development Conditions
“Garden Homes”

I. PURPOSE:

The purpose of this Planned Development (PD) is to allow for the continuation of development of single family detached homes along WA Allen.

II. GENERAL CONDITIONS

- A. This Planned Development District shall not affect any regulations within the City of Wylie Zoning Ordinance, current or as amended, except as specifically provided herein.
- B. All regulations of the underlying Single Family 10/24 set forth in Article 3, section 3.2 of the Comprehensive Zoning Ordinance (adopted as of April 2021) shall apply except for the following:

Planned Development - Single Family (PD - SF)	
Lot size (<i>Minimum</i>)	
Lot Area (sq.ft.)	10,000
Lot Width (feet)	50
Lot width of corner lots (feet)	55
Dwelling Regulations	
Minimum Square Footage	2,800
Yard Requirements - Main Structure	
Front Yard (feet)	25
Side Yard (feet)	5
Side Yard Adjacent to Street (feet)	20
Rear Yard (feet)	50
Lot Coverage	50%
Height of Structure	
Main Structure (feet)	40
Accessory Structure (feet)	15

Notification Map

07/20/2021 Item 2.



ZC 2021-19; Garden Homes; 1012 E Brown St

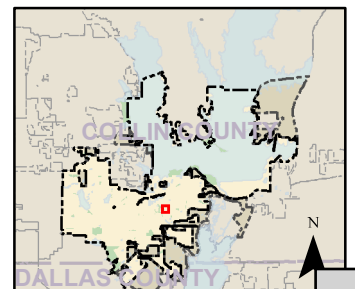


200 Foot Notification Buffer



Subject Property

0 87.5 175 350 525 700 Feet



PUBLIC COMMENT FORM*(Please type or use black ink)*

Department of Planning
 300 Country Club Road
 Building 100
 Wylie, Texas 75098

X I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-19.

 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-19.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of

Planning & Zoning

Commission meeting:

Tuesday, July 20, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, August 10, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Sam Mayfield
 (please print)

Address:

113 N WA Allen Blvd

Signature:

S Mayfield

Date:

6.30.2021

COMMENTS:

Better than previously proposed plans.
Still concerned about traffic and parking
along WA Allen. Especially in front (side) of Fire
Station #3. Would like to see full plans. Also
need green space to allow for proper drainage off
the property. The proposed alley should help the
drainage issue. May be too many lots for this
small area to be used.