

Planning and Zoning Commission Meeting Minutes of November 12, 2019:

19-0067Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF-5" - Single Family Residence District and "TH"- Townhome District to "PD"- Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Lake Forest Drive and Approximately 900 Feet South of McKinney Ranch Parkway. Mr. Joe Moss, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant was requesting to rezone the subject property from "TH" – Townhome and "SF5" – Single Family Residential Districts to a "PD" – Planned Development District. Mr. Moss stated that Phase I was developed to the south of the subject property. He stated that the proposed zoning was not amending uses; however, would change the development standards. Mr. Moss stated that the proposed zoning was based off of "SF5" – Single-Family Residential District, with provisions for zero lot line homes and traditional houses. He stated that the proposed zoning would allow for slightly smaller lots, approximately 4,000 square feet. Mr. Moss stated that it would also require a mean and median size of 5,200 square feet in order to balance the smaller lot sizes. He stated that it would reduce the front yard setbacks for the zero lot line homes to 10'. Mr. Moss stated that the proposed development standards would increase the minimum lot depth from 80' to 100'. Mr. Moss stated that as a provision of exceptional quality, the applicant was proposing to provide additional open space, increased landscape requirements, and a

pedestrian connection to Phase I. He stated that the proposed development standards fit with the Urban Living placetype from the McKinney 2040 Plan. Mr. Moss stated that Staff recommended approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Steven Brooks, Grand Homes, 15455 Dallas Parkway, Suite 1000, Addison, TX, briefly explained the proposed rezoning request would allow for more variety of products to be developed on the property. He stated that it would be a faster buildout, with a higher tax base. Mr. Brooks stated that the Community of Lake Forest had won three national awards for design and two local and state awards. Mr. Brooks offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission unanimously voted to close the public hearing and recommend approval of the propose rezoning request as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on December 3, 2019.