



**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of Today McKinney Ranch II, L.P., and TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Fewer than 34 Acres from “AG” – Agricultural District, “PD” – Planned Development District, and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, to Allow for Single Family Residential and Commercial Uses, Located on the Northeast Corner of Stacy Road and Future Collin McKinney Parkway, and Accompanying Ordinance

**MEETING DATE:** March 19, 2013

**DEPARTMENT:** Development Services

**CONTACT:** Michael Quint, Director of Planning  
Brandon Opiela, Planning Manager  
Alex Glushko, Planner II

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:
  1. The subject property be rezoned to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District and shall be subject to the following special ordinance provisions:
    - a) Tract 1 (approximately 23.50 acres) – The use of this area shall conform to the REC Residential District and develop in accordance with the single family detached, standard lot requirements of the Neighborhood Zone as specified in the “REC” - Regional Employment Center Overlay District, and as amended, except as follows:
      - i. Attached garages accessed by driveways from the front of the house shall be set back at least 10 feet from the front façade of the house.
    - b) Tract 2 (approximately 10.00 acres) - The use of this area shall conform to the REC Neighborhood Center District and develop in accordance with the requirements of the Collin-McKinney Parkway Corridor Zone as specified

in the “REC” - Regional Employment Center Overlay District, and as amended.

- c) The subject property shall generally develop according to the attached site layout (Exhibit “B”).
- d) Landscaping, as generally depicted on the attached site layout (Exhibit “B”), shall be provided in addition to the minimum requirements of the “REC” – Regional Employment Center Overlay District, and as amended.

**ITEM SUMMARY:**

- The applicant is requesting to rezone approximately 33.55 acres of land, located on the northeast corner of Stacy Road and future Collin McKinney Parkway from “AG” – Agricultural District, “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, generally to allow for single family residential and commercial uses.
- The applicant is requesting to rezone the property in order to allow for single family detached residential and neighborhood commercial development within the “REC”. Additionally, the applicant has provided a general site layout depicting how future development of both the residential and commercial tracts will generally occur.

**BACKGROUND INFORMATION:**

- See attached Planning and Zoning Commission Staff Report

**FINANCIAL SUMMARY:**

- See attached Planning and Zoning Commission Staff Report

**BOARD OR COMMISSION RECOMMENDATION:**

- On February 26, 2013 the Planning and Zoning Commission voted unanimously to recommend approval of the proposed rezoning request with the special ordinance provisions listed in the Staff report.