

..Title

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Southern Land Company, L.L.C., on Behalf of SLC McKinney Partners, L.P., for a Request to Rezone Fewer than 29 Acres from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Future Stonebridge Drive and Approximately 1,300 Feet North of U.S. Highway 380 (University Drive) and Accompanying Ordinance

..Summary

MEETING DATE: August 5, 2013

DEPARTMENT: Planning

CONTACT: Michael Quint – Director of Planning
Brandon Opiela – Planning Manager
Anthony Satarino - Planner

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed rezoning request with the following special ordinance provision:
 1. The subject property be rezoned to “PD” – Planned Development District and be developed according to the following standards:
 - a. The subject property shall develop in accordance with the attached Tucker Hill Pattern Book Phase 3 regulations.

ITEM SUMMARY:

- The applicant is proposing to rezone approximately 27.29 acres of land from “PD” – Planned Development District to “PD” – Planned Development District, generally to modify the development standards. The applicant has proposed a new pattern book, only pertaining to future Phase 3, that maintains most of the development regulations of the previous pattern books. The applicant is requesting slight modifications the lot layout, reducing the number of differing lot types required for single family residential development, modifying the minimum and maximum square footages of a dwelling unit, and modifying the side yard setbacks and distance requirement between buildings.
- The Tucker Hill development as a whole allows for a mixed use development with a combination of attached and detached single family residential uses, live/work units, retail uses, office uses, civic buildings, and open space uses.
- The item was previously tabled at the June 11, 2013 Planning and Zoning Commission meeting in order to give the applicant additional time to revise the

request.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report

FINANCIAL SUMMARY: N/A

BOARD OR COMMISSION RECOMMENDATION:

- At the July 9, 2013 Planning and Zoning Commission Meeting, the Planning and Zoning Commission voted 5-0-0 to recommend approval of the rezoning request in accordance with Staff's recommendation.