

Requested Modifications to the REC Overlay District Standards

Requested Modifications to REC Overlay Standards	Number of Times Requested	Staff Recommendation	PZ Recommendation	CC Action	Case Number
<p align="center">1. Reduction in Single Family Garage Offset</p> <p><i>REC Ordinance: "Attached Garages accessed by driveways from the front of the house shall be set back at least 20 feet from the front façade of the house." (Sec.146, App. B, V.B.1.f.)</i></p>	6	Denial	Approval	Approved	13-245Z
		Denial	Approval	Approved	13-103Z
		Denial	Approval	Approved	13-101Z
		Approval	Approval	Approved	12-225Z
		Denial	Approval	Approved	11-133Z
		Approval	Approval	Approved	10-118Z
<p align="center">2. Front Porch Modifications</p> <p><i>REC Ordinance: "Dwelling units on any street should have a front entrance articulated by a covered front entry porch. Porches generally should be located on the front of the building or wrapping, and occasionally on the side. Porches shall be at least four feet in depth." (Sec.146, App. B, V.B.1.h.)</i></p>	4	Denial	Approval	Approved	13-245Z
		Denial	Approval	Approved	13-103Z
		Denial	Approval	Approved	13-101Z
		Denial	Approval	Approved	11-133Z
<p align="center">3. Reduction of Finished Floor Elevation for Single Family Lots</p> <p><i>REC Ordinance: "All dwellings shall have a finished first floor elevation at least two feet above the finished surface grade of the lot at the front door." (Sec.146, App. B, V.B.1.d.)</i></p>	3	Denial	Approval	Approved	13-245Z
		Denial	Approval	Approved	13-103Z
		Denial	Approval	Approved	13-101Z
<p align="center">4. Allowance of Cul-de-Sacs</p> <p><i>REC Ordinance: "All streets at both ends shall terminate at other streets. Use of cul-de-sacs is strongly discouraged." (Sec.146, App. B, V.D.2.b.x.)</i></p>	3	Denial	Approval	Approved	13-245Z
		Denial	Approval	Approved	11-133Z
		Denial	Approval	Approved	10-118Z
<p align="center">5. Reduction of Single Family Side Yard at Corner</p> <p><i>REC Ordinance: For Single family detached standard lot, "the side yard shall be 15 feet for the side facing the street on a corner lot." For Single family detached small lot, "the side yard shall be 10 feet for the side facing the street on a corner lot." (Sec.146, App. B, V.C.2.d.ii.; Sec.146, App. B, V.C.3.d.ii)</i></p>	3	Approval	Approval	Approved	13-245Z
		Approval	Approval	Approved	13-103Z
		Approval	Approval	Approved	13-101Z
<p align="center">6. Removal of Lot Coverage for Single Family Residential</p> <p><i>REC Ordinance: "For Single family detached large lot and standard lot, the maximum lot coverage shall be 45 percent. For Single family detached small lot, the maximum lot coverage shall be 60 percent." (Sec.146, App. B, V.C.1.f.; Sec.146, App. B, V.C.2.f.; Sec.146, App. B, V.C.3.f.)</i></p>	3	Approval	Approval	Approved	13-103Z
		Approval	Approval	Approved	13-101Z
		Approval	Approval	Approved	11-133Z
<p align="center">7. Increased Multi-Family Building Setbacks</p> <p><i>REC Ordinance: "For apartment dwellings within the Neighborhood Zone, the build-to line shall be 15 feet." (Sec. 146, App.B, V.C.6.d.i.)</i> <i>"Apartments shall be designed to in multiple small buildings that are sited on the street's build-to-line" (Section 146, App.B,V.A.8.)</i></p>	3	Approval	Approval	Approved	12-146Z
		Approval	Approval	Approved	12-116Z
		Approval	Approval	Approved	10-112Z
<p align="center">8. Increased Multi-Family Building Heights</p> <p><i>REC Ordinance: "For apartment dwellings within the Neighborhood Zone, the maximum building height shall be 35 feet or 2.5 stories." (Sec. 146, App. B, V.C.6.e.)</i></p>	3	Approval	Approval	Approved	13-245Z
		Approval	Approval	Approved	13-101Z
		Approval	Approval	Approved	12-116Z
<p align="center">9. Allowance of Zero-Lot-Line Homes</p> <p><i>REC Ordinance: For Single family detached (standard and small) lots, the side yard shall be a "minimum of 5 feet." (Sec.146, App. B, V.C.2.d.ii.; Sec.146, App. B, V.C.3.d.ii)</i></p>	2	Approval	Approval	Approved	13-245Z
		Approval	Approval	Approved	13-103Z
<p align="center">10. Removal of Build-to-Line for Commercial Buildings</p> <p><i>REC Ordinance: Within the Neighborhood Zone: "Build-to line shall be between two and six feet on commercial (main) street and on all other streets in neighborhood centers." (Sec.146, App. B, V.C.7.c.i.)</i> <i>Within the Collin McKinney Parkway Corridor Zone: "Build-to-line: Between two and six feet" (Sec.146,App.B,VI.,D.1.d.)</i></p>	2	Denial	Approval	Approved	13-193Z
		Denial	Approval	Approved	13-096Z
<p align="center">11. Front Entry Garages for Lots Under 50 Feet in Width</p> <p><i>REC Ordinance: For Single family detached small lots with a width between 35 and 50 feet, "rear yard or side yard parking required, and an alley is required." (Sec.146, App. B, V.C.2.b.x.)</i></p>	1	Denial	Approval	Approved	13-245Z
<p align="center">12. Extended Maximum Block Length</p> <p><i>REC Ordinance: "All street blocks shall not be longer than 600 feet, measured from intersecting curb face to curb face for a subdivision with an average buildable lot size of 10,000 square feet or less." (Sec.146, App. B, V.D.2.b.xii.)</i></p>	1	Denial	Approval	Approved	13-245Z
<p align="center">13. Elimination of a General Development Plan</p> <p><i>REC Ordinance: " The REC general development plan shall be submitted in conjunction with zoning, subdivision, and site development applications for all properties within the REC." (Sec.146, App. B, III.)</i></p>	1	Denial	Approval	Approved	13-101Z
<p align="center">14. Reduction in Minimum Number of Townhome Units</p> <p><i>REC Ordinance: "Minimum number of dwelling units: four." (Sec.146, App. B, V.C.5.a.)</i></p>	1	Approval	Approval	Approved	10-126Z
<p align="center">15. Removal of Maximum Lot Area for Single Family Detached Lots</p> <p><i>REC Ordinance: For Single family detached (standard and small) lots, the maximum lot area shall be 8,400 square feet and 5,000 square feet respectively. (Sec.146, App. B, V.C.2.a.; Sec.146, App. B, V.C.3.a.)</i></p>	1	Approval	Approval	Approved	13-245Z