



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by 4th Avenue Investments, on Behalf by Coleman Inma Leigh and Honey Creek Partners, L.P., for Approval of a Request to Rezone Fewer than 5 Acres from “AG” – Agricultural District to “PD” - Planned Development District and Zone Fewer than 2 Acres to “PD” – Planned Development District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Northeast Corner of Country Club Road and Nature Place, and Accompanying Ordinance

MEETING DATE: June 18, 2013

DEPARTMENT: Development Services - 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 provisions:
 1. The subject property develop in accordance with Section 146-71 “RS 84” – Single Family Residence District the Zoning Ordinance, and as amended, except as follows:
 - i. Setbacks on the subject property shall conform to the attached zoning exhibit.
 - ii. Density of the subject property shall be a maximum of 2.4 dwelling units per acre.
 2. Three 4” caliper canopy trees (providing at least two of the trees in the front yard) or two 6” caliper trees (providing at least one of the trees in the front yard) shall be provided for each residential lot.
 3. The development of the subject property shall generally conform to the attached zoning exhibit.

ITEM SUMMARY:

- The applicant is requesting to rezone a portion of the subject property

(approximately 4.51 acres) from “AG” – Agricultural District to “PD” - Planned Development District and zone the balance of the subject property (approximately 1.44 acres) to “PD” - Planned Development District to allow single family residential and to modify the development standards.

- The applicant has submitted this zoning request in conjunction with a petition for annexation for the subject property (12-204A). In accordance with the Texas Local Government Code, the petition for annexation only requires approval by the City Council, and therefore, the first two public hearings for the associated annexation were held at a special City Council meeting and then at the regular City Council meeting, both on May 21, 2013. The third and final public hearing for the associated annexation is being held concurrently with the proposed zoning request and associated annexation agreements at the June 18, 2013 City Council meeting. Should the subject property not be annexed by the City Council, the applicant would not be required to obtain zoning and may be permitted to move forward with development plans for the subject property, in accordance with the Subdivision Ordinance of the City of McKinney.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report.

FINANCIAL SUMMARY:

- See attached Planning and Zoning Commission Staff Report.

BOARD OR COMMISSION RECOMMENDATION:

- At the May 28, 2013 Planning and Zoning Commission meeting, the Planning and Zoning Commission voted 6-0 to recommend approval of the rezoning request per Staff’s recommendation.