



**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by American Legend Homes, on Behalf of McKinney Village Park North, L.P., for Approval of a Request to Rezone Approximately 40.63 Acres from “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 Modify the Development Standards, Located on the Northeast Corner of Colt Lane and Berkley Drive, and Accompanying Ordinance.

**MEETING DATE:** September 4, 2012

**DEPARTMENT:** Development Services - Planning

**CONTACT:** Michael Quint, Director of Planning  
Brandon Opiela, Senior Planner

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:
  - 1) Use and development of the subject property shall conform to the regulations of “PD” - Planned Development District Ordinance Nos. 2002-05-038 and 2005-01-005 and the “REC” – Regional Employment Center Overlay District, and as amended, except as follows:
    - a) For homes with front loading garages, a minimum garage setback of 10 feet shall be provided and measured from the front façade of the home, extended porch, or courtyard that conforms to Exhibit B, attached hereto. The Director of Planning may permit minor deviations from Exhibit B, with regard to shrub species, location, and spacing; as follows:
      - i. Podocarpus (spaced at 3’-0” on center)
      - ii. Nellie R. Stevens Holly (spaced at 4’-0” on center)
      - iii. Wax Myrtle (spaced at 6’-0” on center)
      - iv. Cherry Laurel (spaced at 6’-0” on center)

**ITEM SUMMARY:**

- The applicant is requesting to rezone approximately 40.63 acres of land, located on the northeast corner of Colt Lane and Berkley Drive from “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 modify the development standards to add visual interest to the front façade of each dwelling unit. Specifically, the applicant has proposed to construct formal courtyards and install associated plantings in order to achieve the character prescribed by the “REC” – Regional Employment Center Overlay District guidelines.

**BACKGROUND INFORMATION:**

- N/A

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- At the August 14, 2012 Planning and Zoning Commission meeting, the Commission voted to unanimously recommend approval of the proposed rezoning request as recommended by Staff.