

11-133Z3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of the City of McKinney, T. L, Wheeler, Jr., and Standard Pacific of Texas, for Approval of a Request to Rezone Approximately 128.95 Acres from "PD" - Planned Development District, "AG" - Agricultural 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 East Side of Alma Road and on the North Side of Silverado Trail.

Mrs. Abra Nusser, Planner for the City of McKinney, explained the proposed rezoning request. She stated the applicant made four changes to the proposed rezoning request since the staff report and agenda were published on Friday. Mrs. Nusser stated that the applicant removed the 20 feet from garage item from the front yard build-to-line for the smallest sized lots. She stated that this change was made in conjunction with the addition of note five to the development standards and the same note to the general development plan. Mrs. Nusser stated that the three items were clarified to ensure that a public sidewalk is provided for the development free from any vehicle overhangs from the residential driveways. She stated that Staff is comfortable with these three changes and feels that they help to clarify the standards applicable to the project. Mrs. Nusser stated that the fourth change is on note three on the development standards document. She discussed the "REC" - Regional Employment Center Overlay District's garage-façade offset requirement. Mrs. Nusser stated that the manner in which note three was worded previously did not state that a five-foot offset would be provided regardless of if a porch was present or not since

porches are proposed to be optional. She stated that the applicant has reworded the provision to propose a five-foot offset from the front façade of the garage to the front of the porch or to the front of the building façade if no porch is provided. Mrs. Nusser stated that Staff is not comfortable supporting the applicant's request for the five-foot garage-façade offset on the proposed 50-foot wide lots. She stated that Staff is comfortable supporting a modification to the REC's required 20-foot garage-façade offset as approved on the previous rezoning request for the southern portion of the project by requiring a porch with a minimum 10 feet in depth, coupled with a 10-foot offset from the front of the porch to the face of the garage. Mrs. Nusser stated that this 10-foot offset/10-foot porch compromise would satisfy the intent of the requirement to provide public/private open space on each lot and also would ensure that a driveway of sufficient length is provided for vehicles. She stated that the applicant has not indicated any willingness to agree to the compromise that they agreed to in April of 2011 with the adoption of PD Ordinance 2011-04-022. Mrs. Nusser stated that the REC requires that all streets terminate at other streets at both ends, and cul-de-sacs are only allowed due to a topographical or other environmental issue. She stated that the applicant is proposing a cul-de-sac in the northwestern portion of the subject property that does not connect to another street, and it is not for the aforementioned reasons. Mrs. Nusser stated that Staff is not comfortable with the proposed street configuration in this area and feels that the street should connect with the east-west street to the south, which could be accomplished through a redesign of the layout in that particular area of the

neighborhood. She stated that this change could provide for better pedestrian and vehicular connectivity within the development. Mrs. Nusser stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance with the "REC" - Regional Employment Center Overlay District. She stated that Staff feels that by reducing the required garage-façade offset for the proposed 50-foot wide lots and for proposing a dead-end street, the rezoning request is in direct conflict with the design guidelines and intent of the "REC" - Regional Employment Center Overlay District.

Chairman Robert Clark asked about the number of lots in the development. Mrs. Jennifer Cox, Director of Planning for the City of McKinney, stated that there are 214 lots that are 50-foot by 110-foot, 164 lots that are 62-foot by 115-foot, and 107 lots that are 75-foot by 120-foot. Chairman Robert Clark asked if the development will be denser with the revisions. Mrs. Cox stated that on the development standards the gross density is currently shown at 3.76 units per acre. She stated that on the previously approved plan the gross density was shown as 4.20 units per acre. Mrs. Cox stated that it would be a less dense development.

Commission Member Matt Hilton asked why Staff is requesting there be porches on the houses in this proposed development, when porches are not required in the "REC" - Regional Employment Center Overlay District. Mr. Michael Quint, Senior Planner for the City of McKinney, explained the compromise that Staff is requesting.

Chairman Robert Clark mentioned that this proposed development is located at the edge of the “REC” - Regional Employment Center Overlay District. He asked about the surrounding development to the east of this property. Mr. Quint stated that he felt the products to the east were similar in size to the proposed development. He stated that the REC is very specific in trying to create a certain character. Mr. Quint stated that to eliminate the garage-façade offset would be in direct conflict with the character of the REC.

Mr. Bob Roeder, Abernathy, Roeder, Boyd & Joplin, P.C., 1700 Redbud # 300, McKinney, TX, stated that he felt Staff would recommend approval of this proposed development if it was not in the “REC” - Regional Employment Center Overlay District. He stated that the product would be a higher price point than what you see in Craig Ranch North or the development to the south. Mr. Roeder discussed the proposed cul-de-sac. Regarding the garage-façade offset, he stated that the developer’s research showed that the majority of people do not enjoy being in the front yard and that most people do most of their outdoor activities in the backyard. Mr. Roeder stated that they intend to create rear porches on their product. He stated that they felt a five-foot garage-façade offset was sufficient.

Mr. Curtis Young, 1130 N. Carroll Ave., Suite # 200, Southlake, TX, explained the proposed rezoning request and showed a brief presentation. He stated that the two larger products they have proposed meet the “REC” - Regional Employment Center Overlay District guidelines. Mr. Young stated that they are asking to have five-foot garage façade offset on the proposed 50-foot

wide lots only. He stated that he felt the cul-de-sac was in keeping with the “REC” - Regional Employment Center Overlay District’s character.

Chairman Robert Clark opened the public hearing and called for comments. There were none, the Commission unanimously approved the motion by Commission Member George Bush, seconded by Commission Member Rick Franklin, to close the public hearing.

Commission Member Larry Thompson asked if the proposed development had already been approved. Mr. Quint, Senior Planner for the City of McKinney, stated that the applicant had agreed with Staff’s compromise on the last rezoning request for this development. Mrs. Jennifer Cox, Director of Planning for the City of McKinney, stated that the compromise was agreed to on the 50-foot wide lots previously.

Commission Member George Bush stated that he felt the 50-foot lots with five-foot side yard setbacks and a 10-foot front yard setback would make it difficult to create products that would sell. Commission Member Matt Hilton stated that he also felt it would have some resell issues. Chairman Robert Clark stated that he did not feel there is a demand for the front yard product in this economy. Commission Member Rick Franklin stated that he felt families tended to utilize their backyards more than the front yards or front porches. Chairman Robert Clark suggested that the “REC” - Regional Employment Center Overlay District guidelines should be reevaluated.

Chairman Robert Clark called for a motion. The Commission unanimously approved the motion by Vice-Chairman Lance Lindsay, seconded by

Commission Member George Bush, to recommend approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report and with the revised exhibits.

Chairman Robert Clark stated the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the December 6, 2011 meeting.