



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 50, L.P., for Approval of a Request to Rezone Fewer than 25 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 East Side of Custer Road and Approximately 300 Feet North of Collin McKinney Parkway, and Accompanying Ordinance

MEETING DATE: August 5, 2013

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Samantha Gleinser, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends denial of the proposed rezoning request due to lack of conformance with Appendix B-2 (Regional Employment Center - Overlay Urban Design Standards) of the Zoning Ordinance.
- **However, should the rezoning request be approved, the following special ordinance provisions shall apply:**
 1. The use and development of the subject property shall conform to the requirements of “PD” – Planned Development District Ordinance No. 2006-02-018, and as amended, except as follows:
 - a. The subject property shall develop in accordance with either the Single Family Detached, Standard Lot with Front Access or the Single Family Detached, Small Lot requirements of the Neighborhood Zone as specified in the “REC” – Regional Employment Center Overlay District, and as amended, except as follows:
 - i. Front porches on residential buildings shall not be required.

- ii. Finished floor elevations of at least two (2) feet above finished surface grade of the lot at the front door shall not be required.
- iii. The front face of an attached garage shall be set back no less than five (5) feet from the front façade of the house.
- iv. Side yard at corner setbacks shall be no closer to the street than the front build-to-line.
- v. The minimum side yard setbacks for all Single Family Detached, Small Lots shall be five (5) feet. A zero foot side yard on one side of the lot may also be permitted as long as a minimum of ten (10) feet of side yard has been provided on the opposite side. A minimum of ten (10) feet of separation shall be provided between buildings.
- vi. There shall be no lot coverage maximum on the subject property.

ITEM SUMMARY:

- The applicant is proposing to rezone approximately 24.07 acres of land currently allowing single family residential uses, in order to remove the front porch requirement, reduce the finished floor elevations, reduce the required offset between the building façade and garage façade, reduce the side yard and side yard at corner setbacks, and remove the maximum lot coverage requirement.
- This item was tabled at the June 25, 2013 Planning and Zoning Commission meeting per the applicant's request to have additional time to modify the request.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report.

FINANCIAL SUMMARY:

- See attached Planning and Zoning Commission Staff Report.

BOARD OR COMMISSION RECOMMENDATION:

- On July 9, 2013, the Planning and Zoning Commission voted 5-0 to recommend approval of rezoning per the applicant's request.

