

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Steven Duong, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by J Volk Consulting, on Behalf of Standard Pacific Homes of Texas, for Approval of a Request to Rezone Fewer than 14 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 Approximately 1,745 Feet North of Silverado Trail and Approximately 650 Feet East of Alma Road

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 2, 2014 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The subject property shall develop in accordance with "PD" – Planned Development District Ordinance No. 2011-12-081, except as follows:
 - a. The subject property shall adhere to the 62' x 115' lot development standards as outlined in "PD" – Planned Development District Ordinance No. 2011-12-081 except that the minimum lot depth shall be 120'.
 - b. Development of the subject property shall generally conform to the attached Boundary and Lot Layout zoning exhibit.

APPLICATION SUBMITTAL DATE: June 23, 2014 (Original Application)
July 25, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 13.91 acres of land, located approximately 1,745 feet north of Silverado Trail and approximately 650 feet east of Alma Road 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 regulations.

The applicant is requesting to replace 45 75’ x 120’ lots with 53 62’ x 120’ lots within a portion of the overall 129 acre Stone Hollow development. The total number of lots within the Stone Hollow development will increase by eight (8), from 485 to 493 lots.

ZONING NOTIFICATION SIGNS: The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2011-12-081 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)

North	“PD” – Planned Development District Ordinance No. 2003-02-015	Gabe Nesbitt Community Park
South	“PD” – Planned Development District Ordinance No. 2011-04-081 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Stone Hollow Residential Subdivision
East	“PD” – Planned Development District Ordinance No. 2011-04-081 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Stone Hollow Residential Subdivision
West	“PD” – Planned Development District Ordinance No. 2011-12-081 and “REC” – Regional Employment Center Overlay District (Single Family Residential Uses)	Stone Hollow Residential Subdivision

PROPOSED ZONING: The applicant is requesting to rezone the subject property 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 change the proposed lot sizes from 75’ x 120’ to 62’ x 120’ within a portion of the Stone Hollow development.

The property is currently zoned for detached single family residential uses as part of the Stone Hollow development. The applicant is requesting to utilize a lot size found elsewhere in the development in this particular location instead of the existing 75 x 120’ lot size. The applicant has indicated that the 75’ wide lots are not responding to the market as well as the 62’ wide lots are thus the need to rezone. Within the existing

development plan, the lots directly west to the property are the same size as the current proposed lots (75' x 120'). The lots directly to the east are proposed to be 62' x 115', approximately the same size as the lots the applicant is now proposing. A detailed breakdown of the changes can be seen in the table below and is illustrated in the attached Boundary and Lot Layout Exhibit.

	Existing Zoning		Proposed Zoning	
	Lot Size	Number of Dwelling Units	Lot Size	Number of Dwelling Units
Single Family Lots	75' x 120'	45	62' x 120'	53
Density	3.76 Units per Acre		3.82 Units per Acre	
TOTAL LOTS	485		493	

Since the street configuration will remain the same, the amount of open space is unaffected, the lot count and density only increase by 1.6% which is appropriate given the property's location within the "REC" – Regional Employment Center Overlay District where increased residential densities are deemed to be more appropriate, and the proposed lot size is already utilized extensively elsewhere in the development; Staff has no objections to the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for medium density residential uses. The FLUP modules diagram designates the subject property as suburban mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Land Use Compatibility and Mix" through the stated objective of the Comprehensive Plan, "Consider real estate market forces."
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The properties located adjacent to the subject property are zoned for similar single family residential. The proposed rezoning request will not alter the land use from what has been planned for the subject property.

- Fiscal Analysis: Staff did not perform a fiscal analysis for this case because the rezoning request does not alter the base residential zoning of the subject property.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of residential land uses in the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Existing “PD” – Planned Development District Ordinance No. 2011-12-081
- Proposed Zoning Exhibit – Metes and Bounds
- Proposed Zoning Exhibit – Boundary and Lot Layout
- PowerPoint Presentation