

11-080Z1 Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of Scott Communities Buildings, L.P. and Townhome Builders at Pecan Park, Inc., for Approval of a Request to Rezone Approximately 22.05 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 South Side of McKinney Ranch Parkway and Approximately 1,050 Feet West of Lake Forest Drive.

Ms. Abra Nusser, Planner for the City of McKinney, explained that the applicant had revised the request to remove all architectural standards from the proposed planned development district. Ms. Nusser stated that the applicant is proposing to follow the architectural standards in the Zoning Ordinance. She stated that no additional architectural standards are proposed at this time. Ms. Nusser stated that the subject property is currently platted as a portion of the Pecan Park Addition. She stated that Pecan Park is currently under construction; however, the applicant is requesting to modify the housing types allowed and the development's space limits by replacing the existing planned development district ordinance. Ms. Nusser stated that the applicant is proposing to modify the general development plan and the associated development standards to allow for revised townhome building sizes and the conversion of some of the planned townhome lots to single family detached lots. She stated that Staff is comfortable with the proposed planned development district's general development plan and development standards as they are generally in keeping with the character prescribed by the Regional Employment Center (REC) and the Comprehensive

Plan. Ms. Nusser stated that Staff recommends approval of the proposed rezoning request with the special ordinance provisions as listed in the staff report with the revised proposal reflecting no architectural standards other than those required by the Zoning Ordinance.

Mr. Jay Volk, J. Volk Consulting, Inc., 204 Crepe Myrtle Lane, Murphy, TX, agreed with the revised staff report.

Chairman Robert Clark opened the public hearing and called for comments. There were none.

The Commission unanimously approved the motion by Commissioner Sean Lingenfelter, seconded by Commissioner Larry Thompson, to close the public hearing and recommend approval of the proposed rezoning request with the special ordinance provisions in the staff report except as noted by Staff.

Chairman Robert Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on July 19, 2011.