



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Independent School District, for Approval of a Request to Rezone Less than 14 Acres from “AG” – Agricultural District to “PD” – Planned Development District, Generally to Modify the Development Standards for Single Family Residential Uses, Located Approximately 300 Feet East of Hardin Boulevard and on the South of White Avenue, and Accompanying Ordinance

MEETING DATE: February 5, 2013

DEPARTMENT: Development Services

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Alex Glushko, Planner II

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 “RS 45” – Single Family Residence District regulations of the Zoning Ordinance, and as amended, except as follows:
 - (a) The subject property shall generally conform to the layout of the proposed zoning exhibit (Zoning Exhibit “B”).
 - (b) All residential structures on the subject property shall conform to the character of the attached architectural elevations (Zoning Exhibit “C”).
 - (c) Residents of the proposed development shall be restricted to persons age 55 or older, in conformance with the Fair Housing Act.
 - (d) The size and location of open spaces and walking trails shall generally conform to the proposed zoning exhibit (Zoning Exhibit “B”).
 - (e) The minimum allowed lot depth shall be 82 feet.
 - (f) The minimum allowed lot width shall be 65 feet.

(g) The maximum allowed density shall be 3.7 units per acre.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 13.14 acres of land, located approximately 300 feet east of Hardin Boulevard and on the south of White Avenue from “AG” – Agricultural District to “PD” – Planned Development District, generally to allow for single family residential uses that will be restricted to residents ages 55 and older.

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 January 8, 2013 the Planning and Zoning Commission voted 5-0 to recommend approval of the proposed rezoning request as conditioned by Staff.