



TITLE : Conduct a Public Hearing to Consider/Discuss/Act on the Request by h/z studio P.L.L.C., on Behalf of Collin County Texas Property, for Approval of a Request to Rezone Less than 12 Acres from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Waddill Street and U.S. Highway 380 (University Drive), 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 “BG” – General Business District regulations of the Zoning Ordinance, and as amended, except as follows:
 - (a) The subject property shall generally conform to the site layout, as shown on the attached Zoning Exhibit “B.”
 - (b) The subject property shall generally conform to the architectural elevations, as shown on the attached Zoning Exhibit “C.”
 - (c) An 8 foot masonry screening device shall be provided along the east and south sides of the subject property, as shown on the attached site layout exhibit (Zoning Exhibit “B”).
 - (d) A 12 foot minimum wing wall screening device shall be provided along the east side of the proposed compactor well, as shown on the attached site layout exhibit (Zoning Exhibit “B”).

- (e) A 65 foot minimum landscape setback with additional canopy trees shall be provided along the east side of the subject property, as shown on the attached site layout exhibit (Zoning Exhibit "B").
- (f) Crape myrtle trees (2" caliper and 8' tall at the time of planting) shall be provided every 15 linear feet along Harroun Avenue and within the required 20' landscape buffer, as shown on the attached site layout exhibit (Zoning Exhibit "B").
- (g) No driveway access point along Harroun Avenue shall be utilized as an entry/exit for semi-trailer trucks (with at least three axles that are designed to tow trailers), until such time that Harroun Avenue and Graves Street have been constructed to accommodate said trucks under the then-existing street construction standards, subject to review and approval of the City Engineer.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 11.82 acres of land, located on the southwest corner of Waddill Street and U.S. Highway 380 (University Drive) from "PD" – Planned Development District Ordinance to "PD" – Planned Development District, generally to modify the development standards. The subject property is currently owned by Collin County, who has requested a rezoning to allow for the private development of a discount grocery store and two future retail/restaurant pad sites. Currently, the subject property is zoned for commercial ("BG" – General Business District) and office ("O-1" – Neighborhood Office District) uses. The office zoning designation does not allow for the retail use proposed, thus the property must be rezoned to accommodate said use.

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 6-0 to recommend approval of the proposed rezoning request as conditioned by Staff.