



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by J Rose Architecture, on Behalf of Bungalow Builders, for Approval of a Request to Rezone Less than 1 Acre from "RS 60" - Single Family Residence District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District, Generally to Allow for a Two Family Dwelling (Duplex), Located on the Northwest Corner of Barnes Street and Griffin Street, and Accompanying Ordinance

MEETING DATE: March 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 denial of the proposed rezoning request due to the incompatibility of the proposed use with the existing surrounding zoning and uses, and due to nonconformance to the City of McKinney's Comprehensive Plan.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 0.28 acres of land, located on the northwest corner of Barnes Street and Griffin Street (612 Barnes) from "RS 60" - Single Family Residence District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District, generally to allow for a two family dwelling (duplex).
- On June 21, 2011, the City Council denied a rezoning request by the applicant on the subject property. With that rezoning request (11-060Z) the applicant was requesting to rezone the subject property in order to propose a lot orientation that faced east, toward Barnes Street, and were requesting a reduction of lot width, a reduction in the front yard setback, and an increase in the maximum density requirement. The Planning and Zoning Commission unanimously recommended denial of the proposed rezoning request and the City Council voted unanimously to deny the rezoning request.

- At the December 11, 2012 Planning and Zoning Commission meeting, the applicant proposed a similar rezoning request that depicted two lots facing south, toward Griffin Street, and requested a reduction of lot depth and an increase in the maximum allowed density. However, the Planning and Zoning Commission voted to table this item indefinitely in order to give the applicant additional time to meet with the surrounding property owners and to give the applicant the opportunity to modify the request accordingly.
- The applicant has since modified the request (considered by the Commission on December 11, 2012) for two lots on the property to remain as one lot and to change the base zoning district from “RS 60” - Single Family Residence District to “RD 30” - Duplex Residence District to allow for a duplex building on the subject property.
- At the February 12, 2013 Planning and Zoning Commission meeting four citizens spoke in opposition to the proposed rezoning request, stating concerns regarding two units on one lot, increased traffic, and setting a precedent for future duplexes in the area.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On February 12, 2013, the Planning and Zoning Commission voted 7-0 to recommend denial of the proposed rezoning request. Because the Planning and Zoning Commission recommended denial of the proposed rezoning request, the case will need a favorable vote from $\frac{3}{4}$ of the City Council (6 members) in order to be approved.