



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez and Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Fewer than 35 Acres from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and U.S. Highway 75 (Central Expressway), 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 approval of the proposed rezoning request with the following special ordinance provisions:
 1. Use and development of the subject property shall conform to "PD" - Planned Development District Ordinance No. 2003-04-033, "CC" - Corridor Commercial Overlay District, and "REC" - Regional Employment Center Overlay District, except as follows:
 - a. The subject property shall be subject to the attached development regulations (Exhibit "B").
 - b. The character of any multi-family residential development shall generally conform to the attached architectural rendering and shall also be subject to the Architectural and Site Standards section of the Zoning Ordinance, except as amended herein (Exhibit "C").
 - c. Landscape buffers along property lines of multi-family development, as required by Section 146-135 of the Zoning Ordinance, shall be reduced for buildings located closer than 20 feet from a property line, as specified in the attached development regulations (Exhibit "B").

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 34.56 acres, located on the northwest corner of State Highway 121 (Sam Rayburn Tollway) and U.S. Highway 75 (Central Expressway), from “PD” - Planned Development District, “REC” - Regional Employment Center Overlay District and “CC” - Corridor Commercial Overlay District to “PD” - Planned Development District, “REC” - Regional Employment Center Overlay District and “CC” - Corridor Commercial Overlay District, generally to modify the development standards for multi-family residential development on the site. Multi-family residential land uses are currently allowed by right on the subject property per the governing zoning district.
- Rezoning requests which were almost identical to this proposed request were recently approved by the City Council (August and November of 2012) for a property located at the southwest corner of McKinney Ranch Parkway and Silverado Trail (Barcelona Apartments) and a property located on the east side of McKinney Ranch Parkway and at the terminus of Silverado Trail (Millennium Apartments).

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 approval of the proposed rezoning request as conditioned by Staff.