



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by North Collin County Habitat for Humanity, for Approval of a Request to Rezone Approximately 0.46 Acres from “RS 60” – Single Family Residence District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Lively Hill and Monterey Street, and Accompanying Ordinance

MEETING DATE: January 15, 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 regulations of “RS 60” – Single Family Residence District, and as amended, except as follows:
 - a) Minimum lot width shall be 46 feet.

ITEM SUMMARY:

- The applicant is proposing to rezone approximately 0.46 acres of land, located on the northwest corner of Lively Hill and Monterey Street from “RS 60” – Single Family Residence District to “PD” – Planned Development District, generally to modify the development standards, allowing for the reorientation of three existing single family residential lots.
- At the November 13, 2012 Planning and Zoning Commission meeting, a nearby resident spoke in opposition to the proposed rezoning request (see attached minutes).
- At the December 4, 2012 City Council meeting, the Council voted to continue the public hearing and table the item to the January 15, 2013 meeting (see attached minutes). The item was tabled due to concerns raised regarding fences that have

been removed and not replaced in the area by the applicant's organization. The item was tabled in order to give the applicant an opportunity to meet with neighbors to see if an agreement could be reached.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On November 13, 2012 the Planning and Zoning Commission voted 5-0 to recommend approval of the proposed rezoning request as conditioned by Staff.