



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 9.48 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the East Side of McKinney Ranch Parkway and at the Terminus of Silverado Trail, and Accompanying Ordinance

MEETING DATE: November 6, 2012

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

Use and development of the subject property shall conform to "PD" – Planned Development District Ordinance No. 2002-03-019 and "REC" – Regional Employment Center Overlay District, except as follows:

- a. The subject property shall be subject to the attached development regulations.
- b. The subject property shall generally conform to the attached concept plan and landscape plan.
- c. 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.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 9.48 acres of land, located on the east side of McKinney Ranch Parkway and at the terminus of Silverado Trail from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and

“REC” – Regional Employment Center Overlay District, generally to modify the multi-family residential development standards. Multi-family residential land uses are currently allowed by right on the subject property per the governing zoning district.

- A rezoning request which was almost identical to this proposed request was recently approved by the City Council (August of 2012) for a property located across McKinney Ranch Parkway from this property (southwest corner of McKinney Ranch Parkway and Silverado Trail).
- Subsequent to the Planning and Zoning Commission meeting, the applicant met with the residents of the Saddle Club Homeowners Association to discuss the proposed project. A letter of support from one of the residents attending this meeting has been also included in the packet.

BACKGROUND INFORMATION:

- See the attached staff report.

SPECIAL CONSIDERATIONS:

- See the attached staff report.

FINANCIAL SUMMARY:

- See the attached staff report.

BOARD OR COMMISSION RECOMMENDATION:

- At the October 9, 2012 Planning and Zoning Commission meeting, the Commission unanimously voted to recommend approval of the proposed rezoning request per Staff’s recommendation.