



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of Clark Partners, L.P., for Approval of a Request to Zone Fewer than 67 Acres to “PD” – Planned Development District, Generally for Single Family Residential and Commercial Uses, Located on the Southeast Corner of Bloomdale Road (C.R. 123) and Custer Road, and Accompanying Ordinance

MEETING DATE: February 5, 2013

DEPARTMENT: Planning

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

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed zoning request with the following special ordinance provisions:
 1. Tract 1 (approximately 18.60 acres) shall develop in accordance with the requirements of Section 146-85 “BG” – General Business District, and as amended.
 2. Tract 2 (approximately 38.10 acres) shall develop in accordance with the requirements of Section 146-72 “RS 72” – Single Family Residence District, and as amended, except as follows:
 - a. The layout of the residential lots shall generally develop in accordance with the attached zoning exhibit.
 - b. The mean and median lot size shall be a minimum of 7,200 square feet.

ITEM SUMMARY:

- The applicant is requesting to zone approximately 66.61 acres of land to “PD” – Planned Development District, generally for low density single family residential (108 lots / approximately 38.10 acres) and general business uses (approximately 18.60 acres) with the balance of land remaining as floodplain or being dedicated as public rights-of-way.

- The applicant has submitted this zoning request in conjunction with a petition for annexation for the subject property (12-067A). In accordance with the Texas Local Government Code, the petition for annexation only requires approval by the City Council, and therefore, the first two public hearings for the associated annexation were held at a special City Council meeting and then at the regular City Council meeting, both on January 15, 2013. The third and final public hearing for the associated annexation is being held concurrently with the proposed zoning request and associated development agreement at the February 5, 2013 City Council meeting. Should the subject property not be annexed by the City Council, the applicant would not be required to obtain zoning and may be permitted to move forward with development plans for the subject property, in accordance with the Subdivision Ordinance of the City of McKinney.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Report

FINANCIAL SUMMARY:

- See attached Planning and Zoning Commission Report

BOARD OR COMMISSION RECOMMENDATION:

- On January 8, 2013 the Planning and Zoning Commission voted 6-0 to recommend approval of the proposed zoning request as recommended by Staff.