

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dunhill Homes, on Behalf of Graham Mortgage Corporation, for Approval of a Request to Rezone Approximately 13.07 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the West Side of Hardin Boulevard and Approximately 1,050 Feet North of U.S. Highway 380 (University Drive).

**11-135Z3
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Mr. Anthony Satarino, Planner for the City of McKinney, explained the proposed rezoning request. He stated that the Heritage Bend subdivision is a traditional suburban neighborhood with a little over half of the homes within the subdivision already constructed. Mr. Satarino stated that the subject property was rezoned in 2006 in order to amend the existing ordinance, which stipulated a base zoning district of "RS 60" for the subject property. The ordinance from 2006 increased the maximum lot coverage for the property from 40% to 50%. At that time, the applicant indicated the increase in lot coverage by 10% would enable them to develop slightly larger homes and a higher quality of development. Subsequent to the rezone in 2006, the applicant discovered that only increasing the lot coverage by 10% did not fully accommodate all of the available building plans and footprints, and are now requesting the rear yard setback be reduced from 25 feet to 20 feet and that a covered porch be allowed to extend past the rear yard for a maximum of 8 feet. The applicant is also including provisions to enhance the landscaping on each lot and provide a minimum masonry percentage for the residential structures.

The applicant feels the reduction in the rear yard setback, coupled with the increased lot coverage that was previously approved, would allow the flexibility to offer a greater variety of designs and floor plans in order to accommodate market demand and preferences. Similar reductions in rear yard setbacks are found throughout the City of McKinney in developments where the reduction of said setback will not negatively affect the character and the perceived density of the residential development or its surrounding properties. Mr. Satarino stated that Staff recommends approval of the rezoning request as conditioned in the staff report. Commission Member Rick Franklin asked what is the minimum masonry requirement was. Mr. Satarino stated that there is not a minimum masonry requirement for single family residential. Commission Member Bush asked if currently the garage set back is 20 feet. Mr. Satarino stated yes. Commission Member Bush stated that the typical house it is 20 feet from the garage door to the property line and asked if the applicant is asking for the other side of the house to have the same setback as the garage. Mr. Satarino stated that the driveway is required to be 20 feet

Mr. John Mann, Division President for Dunhill Homes, explained the proposed rezoning request. He stated that the change in the rear yard setback go from 25 feet to 20 feet. Mr. Mann stated that the reason for the request is to allow flexibility to offer a greater variety of designs and floor plans in order to accommodate market demand and preferences, including front and rear porch options. The current rear yard setback requirement limits the builder's menu of designs in a way that is hindering sales. Chairperson Clark opened the public

hearing and called for comments. There being none, on a motion by Commission Member Franklin, seconded by Commission Member Hilton, the Commission voted 6-0 to recommend approval of the proposed rezoning request. Chairperson Clark stated the recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the November 15, 2011 meeting.