

10-118Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Standard Pacific of Texas, Inc, on Behalf of Standard Pacific of Texas, Inc. and Coit/Plano Parkway, J.V., for Approval of a Request to Rezone Approximately 83.29 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 for Single Family Residential Uses and to Modify the Development Standards, Located on the East Side of Alma Road and on the North Side of Silverado Trail.

Ms. Abra Nusser, Planner for the City of McKinney, explained that the applicant is proposing 354 single-family residential lots on a property currently zoned for office and single family residential uses in the REC. She stated that the subject property is part of a larger development which provides a mixture of multi-family, commercial, office, single family residential, and open space uses. Ms. Nusser stated that the applicant reached a compromise with Staff this morning to provide a porch requirement with a minimum 10 feet of depth on all of the 50-foot by 110-foot lots, coupled with a minimum 10-foot offset from the front façade of the building or porch to the front face of the garage door for each unit on the subject property. She stated that the 62-foot by 115-foot lots will remain proposed as detailed in the staff report. Ms. Nusser stated that Staff is comfortable with the proposed garage façade offsets with the modification as stated. She stated that the rezoning request proposes to replace 17.45 acres of existing office zoning with single family residential zoning. Ms. Nusser stated that the REC encourages a mixture of uses and housing types in close proximity

to one another to create an urban design which facilitates the compatibility of different uses. She stated that the request also proposes a dead-end street, which reduces pedestrian and vehicular connectivity as mandated by the REC. Ms. Nusser stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance to the REC which seeks to provide fully integrated pedestrian-oriented neighborhoods, corridors, and districts by providing, among other components, shopping, recreation, and basic neighborhood services which are accessible by non-vehicular means to neighboring residents.

Mr. Randy Hullett with Abernathy, Roeder, Boyd & Joplin, P.C., 1700 Redbud Blvd., Suite # 300, McKinney, TX 75069, stated that Standard Pacific of Texas, Inc. is a leading home building in the Dallas-Fort Worth area. He stated that Standard Pacific of Texas, Inc. does not build homes in the entry level home market or compete with the volume builders that build entry level homes. Mr. Hullett stated that their business is in building homes for the move-up buyer with a strong emphasis on amenities and high quality features in their homes. He stated that the average price of a Standard Pacific of Texas, Inc. home is approximately \$270,000. Mr. Hullett stated that the subject property is part of a larger development. He stated that the approximately 30-acre parcel at the corner of Alma Road and Silverado Trail is also part of this larger development. Mr. Hullett stated that approximately 15 of those acres located on the corner of Alma Road and Silverado Trail are zoned commercial and that this acreage is not a part of this application. He stated that approximately 15 acres to the east of

that property is under contract with the Frisco Independent School District for an elementary school. Mr. Hullett stated that elementary school site is currently multi-family zoning. He stated that building a school on that property will reduce the overall density of the whole development. Mr. Hullett stated that they are in agreement with Staff regarding the offset on the 50-foot lots. He stated that all but 17 acres of the subject property is already zoned single-family. Mr. Hullett stated that they are asking for the remaining 17 acres on Alma Road be rezoned from office to single-family. He stated that the suitability of the site for office is hindered by a number of factors. Mr. Hullett stated that Alma Road does not get the volume of traffic that other arterial roads in the area have because of the realignment of McKinney Ranch Parkway to the south. He stated that this part of Alma Road will be a four-lane road, instead of a six-lane road and terminates just to the north of this site at Stonebridge Drive. Mr. Hullett stated that this site is less than two miles from the Sam Rayburn Tollway. He stated that the Sam Rayburn Tollway is rapidly developing as a major commercial corridor in our area which has a number of undeveloped office sites that he felt were much more prime locations than this site for office. Mr. Hullett stated that there are 26 arterial intersections within a three mile radius of this site shown on the McKinney and Frisco Future Land Use Plans to be developed as commercial sites that would include office. He stated that each of those intersections would have a much higher traffic count and will most likely develop sooner than this site. Mr. Hullett stated that the subject property is a mid-block site which will probably not develop for many years. He discussed the issue with the dead-end street

proposed on the subject property. Mr. Hullett stated that this proposed street only involves nine lots out of the 354 proposed lots. He stated that he would refer to the proposed street as a looped road that has a 50 foot median divider that runs the length of the street to the southern intersection. Mr. Hullett stated that this will serve as a gathering space for the neighbors on the street. He stated that it may not meet the REC guidelines; however, he felt that the configuration of this street meets the spirit of the REC guidelines as a gathering spot for the neighbors.

Chairperson Clark opened the Public Hearing and called for comments. There were none.

Commission Member Eckenrode stated that he felt City Council should be reviewing this issue in regards to whether this parcel should follow the Regional Employment Center guidelines.

On a motion by Vice-Chairperson Tate, seconded by Commission Member Bush, the Commission voted 7-0 to close the public hearing and recommend approval of the proposed rezoning request as the applicant requested with the compromise as stated by Staff on the garage façade offset.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 15, 2011.