



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: December 4, 2012

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).

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.