

Planning and Zoning Commission Meeting Minutes of March 27, 2018:

18-0035Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 365 Feet East of Custer Road and on the South Side of Paradise Drive

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 2.31 acres of land from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District, generally to modify the development standards. Ms. Quintanilla stated that the subject property currently consists of seventeen single family detached lots, currently platted within the larger Tour at Craig Ranch Subdivision. She stated that the current zoning allows for single family detached residential uses; however, the applicant is requesting a modification in the development standards to allow for a larger building footprint to be developed on the lots. Ms. Quintanilla stated that the standards proposed to reduce the rear yard setback from 20 feet to 10 feet. She stated that the applicant, as part of the exceptional quality provision requirement for a "PD" – Planned Development District rezoning request, has provided architectural standards to govern the design of the homes on the subject property. Ms. Quintanilla stated that there were currently no architectural standards for single family detached residential units within the Zoning Ordinance. She stated that Staff is of the professional opinion that the special ordinance provisions for

these enhanced architectural standards will make a positive contribution to the quality of the visual environment and the neighborhood as a whole. Ms. Quintanilla stated that the additional modifications will be compatible with the adjacent single family residential uses. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; explained the proposed rezoning request. He stated that the subject property was approximately 11 acres out of a larger subdivision. Mr. Roeder stated that larger subdivision has been developed under the "REC" – Regional Employment Center zoning category that specifies front yard build to and side yard setbacks. He stated that the rear yard setback was currently 20 feet. Mr. Roeder stated that the residential properties north along Paradise Drive have a 10-foot rear yard setback. He stated that they were requesting to have a 10-foot rear yard setback to allow for a larger building pad. Mr. Roeder requested a favorable recommendation and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Zepp, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on April 17, 2018.