



10-118Z

TITLE: 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, and Accompanying Ordinance.

MEETING DATE: April 5, 2011

DEPARTMENT: Development Services - Planning

CONTACT: Jennifer Cox, AICP, Director of Planning
Brandon Opiela, Senior Planner
Abra R. Nusser, Planner

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends denial of the proposed rezoning request due to a lack of conformance with the "REC" - Regional Employment Center Overlay District. Staff feels that by removing the office component of the current zoning's mixture of uses and for proposing a dead-end street, the rezoning request is in direct conflict with the design guidelines and intent of the REC.

ITEM SUMMARY:

- The applicant is proposing to rezone the subject property 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. The applicant is proposing 354 single family residential lots on approximately 83.29 acres, located on the east side of Alma Road and on the north side of Silverado Trail.
- A general development plan showing the general configuration of the

development and three plans showing landscaping concepts and architectural features are included in the proposed planned development district. Open space as required by the REC is proposed which includes an entry plaza/trail head along Alma Road, a potential amenity center, and enhanced landscaping with pedestrian amenities within common areas throughout the property.

BACKGROUND INFORMATION:

- On March 15, 2011 the City Council voted 6-0 to table the proposed rezoning request as requested by the applicant.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On February 22, 2011 the Planning and Zoning Commission voted unanimously to recommend approval of the proposed rezoning request as requested by the applicant with a modification to the proposed garage/façade offset provisions.
- The applicant was originally requesting to not provide a garage/façade offset on the smaller lots in the proposed development. The REC requires a minimum 20 foot garage/façade offset for attached garages accessed from the front, providing a public/private open space along the street and encouraging pedestrian interaction within the neighborhood. The applicant has changed the proposed rezoning request to reflect a compromise made with Staff which was included in the Planning and Zoning Commission's recommendation. The smaller lots (50'x110') are now proposed to have a required porch, with a minimum 10 feet in depth, coupled with a minimum 10-foot offset from the front façade of the garage door to the front of the porch. This change has been reflected on the proposed General Development Plan Exhibit and Development Standards Exhibit.

SUPPORTING MATERIALS:

[PZ Meeting Minutes](#)
[PZ Staff Report](#)
[PZ Presentation](#)
[Location Map](#)
[Aerial Exhibit](#)
[Letter of Intent](#)
[Legal Notice](#)
[Property Owner Notice](#)
[Property Owner Notification List](#)
[Fiscal Analysis](#)

[Ex. PD Ord. No. 2004-01-002](#)

[Ex. PD Ord. No. 2008-07-071](#)

[Proposed Ordinance](#)

[Zoning Exhibit A - Location Map](#)

[Zoning Exhibit B - Gen. Dev. Plan](#)

[Zoning Exhibit C - Landscape Concepts](#)

[Zoning Exhibit D - Dev. Standards](#)