



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 16-341Z3 **Name:** Lake Forest Townhomes  
**Type:** Ordinance **Status:** Approved  
**In control:** City Council Regular Meeting  
**On agenda:** 3/7/2017 **Final action:** 3/7/2017  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF5" - Single Family Residential District to "TH" - Townhome Residential District, Located Approximately 3,200 Feet South of U.S. Hwy 380 (University Drive) and on the East Side of Lake Forest Drive, and Accompanying Ordinance  
**Indexes:**  
**Attachments:** 1. CC Minutes 020717, 2. PZ Minutes 011017, 3. PZ Report, 4. Location Map and Aerial Exhibit, 5. Letter of Intent, 6. Letters of Opposition, 7. Informational Letter, 8. Comprehensive Plan Maps, 9. Land Use and Tax Base Summary, 10. Land Use Comparison Table, 11. Proposed Ordinance, 12. Proposed Exhibits A-B, 13. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
3/7/2017	2	City Council Regular Meeting	Approved Closing Public Hearing	Pass
3/7/2017	2	City Council Regular Meeting	Denied	Fail

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF5" - Single Family Residential District to "TH" - Townhome Residential District, Located Approximately 3,200 Feet South of U.S. Hwy 380 (University Drive) and on the East Side of Lake Forest Drive, and Accompanying Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** March 7, 2017

**DEPARTMENT:** Planning

**CONTACT:** Brian Lockley, Director of Planning, AICP, CMP  
Samantha Pickett, Planning Manager  
Melissa Spriegel, Planner I

### RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends denial of the proposed rezoning request as Staff has concerns regarding the ability to develop the property due to the extensive floodplain and the potential removal of quality trees within the floodplain. A Tree Preservation Plan and a Flood Study will need to be submitted to ensure the property can be developed for the requested townhome uses.

### ITEM SUMMARY:

- The applicant is requesting to rezone approximately 26.82 acres of land from "SF5" - Single Family Residential District to "TH" - Townhome Residential District, generally for residential

uses.

- On February 7, 2017, City Council voted 7-0-0 to close the public hearing and table the item indefinitely to allow the applicant to meet with the nearby residents (see CC Minutes).

**BACKGROUND INFORMATION:**

- Please see attached Planning and Zoning Commission meeting Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On January 10, 2017 the Planning and Zoning Commission voted 5-2-0 to recommend approval of the rezoning request with the requirement that the applicant allow access to the property to the east.