

Conduct a Public Hearing to Consider/Discuss/Act on the Request by C & C Development, L.P., on Behalf of Porchview Estates, L.L.P., for Approval of a Request to Rezone Approximately 24.21 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 to Modify the Development Standards, Located Approximately 300 Feet North of Collin McKinney Parkway and Approximately 1,000 Feet East of Custer Road.

**09-147Z*
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Ms. Brooks Wilson, Planner for the City of McKinney gave the Staff report and stated that the applicant is requesting to rezone approximately 24.21 acres in the “REC” – Regional Employment Center Overlay District from “PD” – Planned Development District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, generally to modify development standards. She stated that the existing Planned Development District Ordinance has provisions that created a zero-lot line detached residential development and stated that the purpose of this rezoning request is to convert the zero-lot line configuration to a more typical lot siting with 5 foot side yard setbacks on both sides. Ms. Wilson stated that the applicant is also requesting changes in setbacks and coverage minimums in order to have more flexibility to design single story residential units, which have a larger footprint than a multiple story unit of the same size. She stated that the applicant is requesting the following special ordinance provisions: the minimum side yard setbacks shall be five feet on both sides of each residential unit for a total of 10 feet minimum separation

between buildings, the minimum rear yard setback for all of Block G and the portion of Block F that backs to the commercial tracts to the west of the subject property shall be 15 feet, the minimum rear yard setback for all of Block E and the portion of Block F that backs to the residential tracts to the east of the subject property shall be 15 feet, the minimum rear yard setback for all of Block H and Block I shall be 10 feet, the maximum lot coverage shall be 60 percent, the subject property shall be exempt from the "REC" – Regional Employment Center Overlay District's requirement that 80 percent of a street block's buildings adhere to a consistent build-to line, and the subject property shall generally develop according to the attached Zoning Exhibit (Exhibit A). Ms. Wilson stated that Staff has no objections to the special ordinance provisions requested by the applicant and stated that Staff recommends approval of the rezoning request, as conditioned in the staff report. Commission Member Lingenfelter asked what the typical lot size was. Ms. Wilson stated that the typical lot size is 50 feet in width and they range from 120 to 130 feet in depth. Commission Member Tate asked how many lots there would be per acre. Mr. Michael Quint, Senior Planner, for the City of McKinney, stated that the density is not changing. Ms. Wilson stated that the change related to the setbacks, not the number of lots. Commission Member Tate asked what size of home would be constructed. Mr. Quint stated that would be a question for the applicant. Commission Member Feldt recommended for future references it would be useful to provide the Commission a table to compare the before and after rather than have to read it in text. Chairperson Clark clarified that the density was not going to be changed and that

bigger homes would be built. Ms. Wilson stated that it is not necessarily a bigger house; it is a house that has a larger footprint because instead of constructing a 2 story home the applicant wants to construct a 1 story home that tends to have a larger footprint. Mr. Mac McCloud, 101 East Davis Street, McKinney, Texas, stated he is in agreement with Staff recommendations. Commission Member Tate asked what the size of the homes would be built. Mr. McCloud stated that homes would be about 2,500 – 3,200 square feet. Chairperson Clark asked Mr. McCloud why the applicant is asking to deviate from the current setbacks. Mr. McCloud stated that they are not asking for deviation, they are staying with what the “REC” – Regional Employment Center Overlay District requires. He stated that they are trying to make the existing homes match with the new homes that will be built. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Radke, seconded by Commission Member Feldt, the Commission voted 6-0 to close the public hearing and recommend approval of the proposed rezoning request as conditioned in the staff report. Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 5, 2010.