



24-04-00007TREE

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Design Exception to Allow for a Reduced Tree Ratio Requirement for the Minimum Number of Canopy Trees per Single Family Residential Lot, Located at 810 Buckhill Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: May 28, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Hunter Worthy, Urban Forester
Caitlyn Strickland, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the design exception.

APPLICATION SUBMITTAL DATE: April 30, 2024 (Original Application)

ITEM SUMMARY: The applicant has requested a design exception to allow for a reduced tree ratio requirement for an existing single family residential lot.

PLATTING STATUS: The subject property is currently platted.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance # 2023-02-015 (Residential Uses)	Single Family Residential

North	"PD" - Planned Development District Ordinance # 2023-02-015 (Residential Uses)	Single Family Residential
South	"PD" - Planned Development District Ordinance # 2023-02-015 (Residential Uses)	Single Family Residential
East	"PD" - Planned Development District Ordinance # 2023-02-015 (Residential Uses)	Single Family Residential
West	"PD" - Planned Development District Ordinance # 2023-02-015 (Residential Uses)	Single Family Residential

ACCESS/CIRCULATION:

Adjacent Streets: Buckhill Drive, Residential Street

PARKING: The applicant has satisfied the minimum parking requirements as specified within Appendix 2B (McKinney Town Center District MTC) of the Unified Development Code.

LANDSCAPING REQUIREMENTS: The applicant has requested a design exception to 206.A.5.a.I (Required Trees) of the Unified Development Code.

The Unified Development Code requires that all single family residential lots provide a canopy tree in the front yard.

However, the applicant has requested to not provide the required canopy tree in the front yard of the single family residential lot located at 810 Buckhill Drive. Although there is an existing canopy tree in the front yard, the applicant will be removing the tree and has indicated conflicts with being able to replace the tree with another canopy tree. For context, this subdivision was originally platted in 1992 and the home on the property was constructed in 1994. The existing tree would have been planted at the time of construction.

Based on information provided by the applicant, staff notes that the lot presents limitations that may hinder the ability to plant and establish a new canopy tree.

The property has been zoned and developed to accommodate a zero-lot line home. The property is a total of 62.54' across its frontage, which includes the 21' driveway (see attached survey). There is an electric utility line that runs across the front of the property at the north side of the existing oak tree. After the existing tree is removed, the applicant will be unable to grind the remaining stump due to utility restrictions that prohibit drilling or digging within 3 feet of the electric line.

Should the applicant attempt to replant the tree, they would need to avoid the existing root system left behind by the existing tree. This would likely require any newly planted tree to be located within 2-3 feet of the foundation of the home.

Given the limitations on the site, concerns of future impact to the home's foundation, and necessary mitigation to the utility lines, Staff recommends approval of the design exception.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. Staff has not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Letter of Intent](#)

[Survey](#)

[810 Buckhill Site Photos](#)

[Stonebridge Variance Letter](#)

[Presentation](#)