



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shupe Ventura Lindelow Olsen, on Behalf of Central & Fannin Wilson 155, L.L.L.P., for Approval of a Request to Zone Fewer than 154 Acres to “PD” – Planned Development District, Generally to Allow for Commercial Uses and to Modify the Development Standards, Generally Located North and South of Future F.M. 543 and West of U.S. Highway 75 (Central Expressway), and Accompanying Ordinance

MEETING DATE: July 16, 2013

DEPARTMENT: Development Services - Planning

CONTACT: Michael Quint – Director of Planning
Brandon Opiela – Planning Manager
Anthony Satarino - Planner

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed zoning request with the following special ordinance provisions:

(1) The subject property shall be zoned “PD” – Planned Development District and shall conform to the following special ordinance provisions:

- a) Use and development of the subject property shall conform to the attached development regulations.

ITEM SUMMARY:

- The applicant is requesting to zone an approximately 153.62 acre to “PD” - Planned Development District to generally allow for commercial (office and retail) uses and to modify the development standards.
- The applicant has submitted this zoning request in conjunction with a petition for annexation for the subject property (13-099A). In accordance with the Texas Local Government Code, the petition for annexation only requires approval by the City Council, and therefore, the first two public hearings for the associated annexation were held at a special City Council meeting on June 17, 2013 and then at the regular City Council meeting on June 18, 2013. The third and final public hearing for the associated annexation is being held concurrently with the proposed zoning request and associated development agreement (13-120M2) at

the July 18, 2013 City Council meeting. Should the subject property not be annexed by the City Council, the applicant would not be required to obtain zoning and may be permitted to move forward with development plans for the subject property, in accordance with the Subdivision Ordinance of the City of McKinney.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report.

FINANCIAL SUMMARY:

- See attached Planning and Zoning Commission Staff Report.

BOARD OR COMMISSION RECOMMENDATION:

- At the June 25, 2013 Planning and Zoning Commission meeting, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request per Staff's recommendation.