

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Michael Quint, Director of Planning

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney, for Approval of a Request to Rezone Approximately 5.13 Acres, from "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District to "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District, Generally to Clarify the Applicable Regulations, Located on the Northwest Corner of U.S. Highway 380 (University Drive) and Skyline Drive.

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 16, 2012 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The use and development of the subject property shall conform to the requirements of "PD" – Planned Development District Ordinance Number 1317, and as amended by "PD" Ordinance Numbers 1719 and 2009-06-047 and "CC" – Corridor Commercial Overlay District, except as follows:
 - a. The Zoning and Subdivision Ordinance amendments contained within Ordinance Numbers 2010-05-011 and 2010-12-053 shall not apply to the subject property.

ITEM SUMMARY: The City of McKinney is proposing to rezone approximately 5.126 acres of land, generally located north of U.S. Highway 380 (University Drive) and west of Skyline Drive. The purpose of this proposed rezoning request is to clarify that the amendments to the Zoning Ordinance (Chapter 146 of the Code of Ordinances) and Subdivision Ordinance (Chapter 142 of the Code of Ordinances) contained within Ordinance Numbers 2010-05-011 and 2010-12-053 shall not be applicable to the subject property. The property is currently zoned "PD" – Planned Development District (Ordinance No. 1317, and as amended by "PD" Ordinance Nos. 1719 and 2009-06-047) and "CC" – Corridor Commercial Overlay District.

PLATTING STATUS: The subject property is currently platted as Lots 1, 2R, 3R, and 4, Block A of the Skyline/380 Addition.

ZONING NOTIFICATION SIGNS: The City of McKinney has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 1317, and as amended (commercial uses) and “CC” – Corridor Commercial Overlay District

North	“PD” – Planned Development District Ordinance No. 1317, and as amended (commercial uses) and “CC” – Corridor Commercial Overlay District	Undeveloped Land
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South	“PD” – Planned Development District Ordinance No. 1281 (office uses) and “CC” – Corridor Commercial Overlay District	Raytheon
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East	“PD” – Planned Development District Ordinance No. 97-06-035 (commercial uses) and “CC” – Corridor Commercial Overlay District	Undeveloped Land
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West	“PD” – Planned Development District Ordinance No. 2006-11-131 (multi-family residential uses) and “CC” – Corridor Commercial Overlay District	Undeveloped Land
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PROPOSED ZONING: The City of McKinney intends to rezone approximately 5.126 acres of land in McKinney, Collin County, Texas, generally located north of U.S. Highway 380 (University Drive) and west of Skyline Drive. The purpose of this proposed rezoning request is to clarify that the amendments to the Zoning Ordinance (Chapter 146 of the Code of Ordinances) and Subdivision Ordinance (Chapter 142 of the Code of Ordinances) contained within Ordinance Numbers 2010-05-011 and 2010-12-053 shall not be applicable to the subject property. The property is currently zoned “PD” – Planned Development District (Ordinance No. 1317, and as amended by “PD” Ordinance Nos. 1719 and 2009-06-047) and “CC” – Corridor Commercial Overlay District. The proposed rezoning request will retain the “PD” – Planned Development District zoning designation and will be subject to the following special ordinance provisions:

1. The use and development of the subject property shall conform to the requirements of “PD” – Planned Development District Ordinance Number 1317,

and as amended by “PD” Ordinance Numbers 1719 and 2009-06-047 and “CC” – Corridor Commercial Overlay District, except as follows:

- a. The Zoning and Subdivision Ordinance amendments contained within Ordinance Numbers 2010-05-011 and 2010-12-053 shall not apply to the subject property.

The proposed rezoning request will not modify any of the allowed uses or development standards that are currently applicable to the subject property per the governing planned development district ordinance(s). Staff recommends approval of the proposed rezoning request.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Ordinance No. 2010-05-011
- Ordinance No. 2010-12-053
- PowerPoint Presentation