



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 17-006Z **Name:** The New Modern Home Rezone
Type: Agenda Item **Status:** Regular Agenda Item
In control: Planning & Zoning Commission
On agenda: 2/14/2017 **Final action:**
Title: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for Single Family Residential Uses, Located on the Southeast Corner of Crutcher Crossing and Virginia Parkway
Indexes:
Attachments: 1. PZ Report, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Comprehensive Plan Maps, 5. Fiscal Impact Analysis, 6. Land Use and Tax Base Summary, 7. Ex. PD Ord. No. 1997-05-34, 8. Proposed Zoning Exhibit, 9. PowerPoint Presentation

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------------|---------------------------|--------|
| 2/14/2017 | 2 | Planning & Zoning Commission | Tabled to Another Meeting | Pass |

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, to Allow for Single Family Residential Uses, Located on the Southeast Corner of Crutcher Crossing and Virginia Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 14, 2017

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Melissa Spriegel, Planner I

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 7, 2017 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed rezoning request due to lack of conformance with the City of McKinney's Comprehensive Plan and City Council's goal of preserving and developing the non-residential tax base.

However, the applicant is requesting approval of the following special ordinance provisions:

1. "PD" - Planned Development District Ordinance No. 97-05-34 is amended to allow single family residential uses on the subject property, which, if developed, shall develop in accordance with Section 146-106 ("SF5" - Single Family Residential District) of the Zoning Ordinance, and as amended.

APPLICATION SUBMITTAL DATE: January 17, 2017 (Original Application)
January 30, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 5.57 acres of land from “PD” - Planned Development District to “PD” - Planned Development District, generally to add the ability for the property to develop for single-family residential uses.