



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 14-297Z3      **Name:** McKinney Ranch Estates Rezone  
**Type:** Agenda Item      **Status:** Approved  
**In control:** Planning & Zoning Commission  
**On agenda:** 1/24/2017      **Final action:** 1/24/2017  
**Title:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "PD" - Planned Development District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District, "SO" - Suburban Office District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Meadow Ranch Road and U.S. Highway 380 (University Drive)

**Indexes:**

**Attachments:** 1. PZ Minutes 01.10.pdf, 2. PZ Minutes 12.9.14, 3. PZ Report, 4. Location Map and Aerial Exhibit, 5. Letter of Intent, 6. Letters of Opposition, 7. Written Protest and Map, 8. Comprehensive Plan Maps, 9. Fiscal Analysis, 10. Land Use and Tax Base Summary Map, 11. Land Use Comparison Table, 12. Ex. PD Ord. No. 1998-11-63, 13. Proposed Zoning Exhibit, 14. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
1/24/2017	1	Planning & Zoning Commission	Approved Closing Public Hearing	Pass
1/24/2017	1	Planning & Zoning Commission	Denied	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "PD" - Planned Development District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District, "SO" - Suburban Office District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Meadow Ranch Road and U.S. Highway 380 (University Drive)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** January 24, 2017

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Danielle Quintanilla, Planner I

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

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed rezoning request with the following ordinance provision:

1. The subject property shall develop in accordance with the rules and regulations of Section 146-112 ("C2" - Local Commercial District), Section 146-109 ("SO" - Suburban Office District) and Section 146-101 ("CC" - Corridor Commercial Overlay District) of the Zoning Ordinance.

**APPLICATION SUBMITTAL DATE:**      October 27, 2014 (Original Application)  
November 20, 2014 (Revised Submittal)  
December 14, 2016 (Revised Submittal)  
January 11, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 4.00 acres of land from “AG” - Agricultural District, “PD” - Planned Development District, and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District, “SO” - Suburban Office District and “CC” - Corridor Commercial Overlay District, generally for commercial uses.

On December 9, 2014, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the rezoning request indefinitely per the applicant’s request.

On January 10, 2017, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item to the January 24, 2017 Planning and Zoning Commission meeting due to a noticing error. Staff has re-noticed this item accordingly.

Additionally, Staff has received four comments in opposition to this request, as well as a signed petition. The petition has been signed by at least 20 percent of the property owners within 200 feet of the subject property, and as such meets the requirements of a formal petition and will require a favorable vote by a supermajority (6 of 7) of the City Council to be approved.