



16-289Z

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “ML” - Light Manufacturing and “RG-18” - General Residence District to “PD” - Planned Development District to allow for Multi-Family, Live/Work and Retail Mixed Uses, Generally Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Throckmorton Street

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

**MEETING DATE:** December 13, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 3, 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 land use patterns that complement one another.

**APPLICATION SUBMITTAL DATE:** September 26, 2016 (Original Application)  
October 17, 2016 (Revised Submittal)  
November 14, 2016 (Revised Submittal)  
November 28, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 12.753 acres of land from “ML” - Light Manufacturing and “RG-18” - General Residence District to “PD” - Planned Development District, generally to allow for a mix of multi-family, live/work and retail uses.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Location Map & Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Land Use Comparison Table](#)  
[Zoning Exhibit](#)  
[Proposed Concept Plan](#)  
[Proposed Development Regulations](#)  
[PowerPoint Presentation](#)