



16-306Z3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "O" - Office District to "SF5" - Single Family Residential District, Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 3, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Matt Robinson, Planning Manager, AICP
Danielle Quintanilla, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- 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, should the rezoning request be approved, the subject property shall develop in accordance with Section 146-106 ("SF5" - Single Family Residential District) of the zoning ordinance, and as amended.

Professionally speaking, Staff has no objections to the proposed rezoning request as development of the entire property for non-residential uses may be challenging due to its limited access, the property's mid-block location and the adjacent residential land uses to the north and future residential uses to the south, which make the property more conducive to residential uses.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 17.65 acres of land from "O" - Office District to "SF5" - Single Family Residential District, generally for single family detached residential uses.

- On November 8, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the rezoning request, however due to a noticing error this item is being reconsidered at the December 13, 2016 Planning and Zoning Commission meeting. Staff has re-noticed this item accordingly.

BACKGROUND INFORMATION:

- Please see the attached Planning and Zoning Commission meeting Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On December 13, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the rezoning request.

SUPPORTING MATERIALS:

[Draft PZ Minutes 12.13.pdf](#)

[PZ Minutes 11.08.pdf](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Fiscal Analysis](#)

[Land Use and Tax Base Summary Map](#)

[Ex. PD Ord. No. 2011-12-080](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A and B](#)

[PowerPoint Presentation](#)