



16-289Z2

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: January 24, 2017

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 February 21, 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.

On December 13, 2016, the Planning and Zoning Commission voted 7-0-0 to table the item per the applicant’s request.

In an associated application, the applicant has partnered with a Community

Development Housing Organization to apply for \$2 million in HOME funds from Texas Department of Housing and Community Affairs (TDHCA) to balance the funding for the Project. As part of their request to TDHCA, the applicant has submitted a request for City support for 9% Tax Credits for the Construction of the Multi-Family units within the development.

On January 17, 2017 City Council approved a resolution of support for the 9% Tax Credit. In City Council's motion it was noted that this resolution of support for tax credit is in no way indicative of the outcome of the zoning application pending before the Planning and Zoning Commission and should not be construed as a tacit approval of the zoning application in anyway.

SUPPORTING MATERIALS:

[PZ Minutes 12.13.pdf](#)

[PZ Report](#)

[Location Map & Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

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

[Land Use Comparison Table](#)

[Proposed Zoning Exhibit](#)

[Proposed Concept Plan](#)

[Proposed Development Regulations](#)

[PowerPoint Presentation](#)