



17-006Z

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

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.

SUPPORTING MATERIALS:

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Fiscal Impact Analysis](#)

[Land Use and Tax Base Summary](#)

[Ex. PD Ord. No. 1997-05-34](#)

[Proposed Zoning Exhibit](#)

[PowerPoint Presentation](#)