



17-006Z3

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: March 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 April 4, 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.

On February 14, 2017, the Planning and Zoning Commission voted 6-0-0 to continue the public hearing and table the item to the February 28, 2017 Planning and Zoning Commission Meeting, per the applicant's request.

On February 28, 2017, the Planning and Zoning Commission voted 6-0-0 to close the public hearing and table the item to the March 14, 2017 Planning and Zoning Commission Meeting, per the applicant's request.

SUPPORTING MATERIALS:

[PZ Minutes 022817](#)

[PZ Minutes 021417](#)

[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. 97-05-34](#)

[Proposed Zoning Exhibit](#)

[PowerPoint Presentation](#)