



17-006Z4

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, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: April 4, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager
Melissa Spriegel, 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, 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.

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.

BACKGROUND INFORMATION:

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

FINANCIAL SUMMARY:

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

BOARD OR COMMISSION RECOMMENDATION:

- On March 14, 2017 the Planning and Zoning Commission voted 4-3-0 to recommend approval of the applicant's rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 031417](#)

[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. 1997-05-34](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[PowerPoint Presentation](#)