



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #:	16-167Z2	Name:	Christian & McDonald Retail Rezone
Type:	Ordinance	Status:	Approved
		In control:	City Council Regular Meeting
On agenda:	8/16/2016	Final action:	8/16/2016
Title:	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Christian Street and Chestnut Street, and Accompanying Ordinance		

Indexes:

Attachments: 1. Draft PZ Minutes 07.26.pdf, 2. PZ Report, 3. Location Map and Aerial Exhibit, 4. Letter of Intent, 5. Comprehensive Plan Maps, 6. Land Use and Tax Base Summary Map, 7. Proposed Ordinance, 8. Proposed Exhibits A-E, 9. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
8/16/2016	1	City Council Regular Meeting	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Christian Street and Chestnut Street, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 16, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Brian Lockley, AICP, Director of Planning
Eleana Galicia, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request with the following special Ordinance provisions:

1. The use and development of the subject property shall develop in accordance with the attached development regulations.
2. The development of the subject property shall generally conform to the attached concept plan exhibit.
3. The development of the subject property shall generally conform to the attached architectural elevations.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately .516 acres of land from “BN” - Neighborhood Business District to “PD” - Planned Development District, generally to modify the development standards. More specifically, the applicant is requesting approval of modified development regulations regarding building setbacks and landscaping standards to develop the subject property in an urban manner. The applicant has provided a concept plan exhibit that will govern the development of the subject property, and architectural elevations that illustrate the character of the building proposed on the subject property.
- The applicant has submitted a similar “PD” - Planned Development District rezoning request (16-171Z) that is also being considered.

BACKGROUND INFORMATION:

- Please see attached Planning & Zoning Commission Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On July 26, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.