



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 16-306Z3 **Name:** Adolphus Homes Rezone
Type: Ordinance **Status:** Approved
In control: City Council Regular Meeting
On agenda: 1/3/2017 **Final action:** 1/3/2017
Title: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "O" - Office District to "SF5" - Single Family Residential District, Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue, and Accompanying Ordinance

Indexes:

Attachments: 1. Draft PZ Minutes 12.13.pdf, 2. PZ Minutes 11.08.pdf, 3. PZ Report, 4. Location Map and Aerial Exhibit, 5. Letter of Intent, 6. Comprehensive Plan Maps, 7. Fiscal Analysis, 8. Land Use and Tax Base Summary Map, 9. Ex. PD Ord. No. 2011-12-080, 10. Land Use Comparison Table, 11. Proposed Ordinance, 12. Proposed Exhibits A and B, 13. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
1/3/2017	1	City Council Regular Meeting	Approved Closing Public Hearing	Pass
1/3/2017	1	City Council Regular Meeting	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "O" - Office District to "SF5" - Single Family Residential District, Located Approximately 785 Feet North of White Avenue and on the East Side of Community Avenue, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 3, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Matt Robinson, Planning Manager, AICP
Danielle Quintanilla, 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, should the rezoning request be approved, the subject property shall develop in accordance with Section 146-106 ("SF5" - Single Family Residential District) of the zoning ordinance, and as amended.

Professionally speaking, Staff has no objections to the proposed rezoning request as development of the entire property for non-residential uses may be challenging due to its limited access, the property's mid-block location and the adjacent residential land

uses to the north and future residential uses to the south, which make the property more conducive to residential uses.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 17.65 acres of land from “O” - Office District to “SF5” - Single Family Residential District, generally for single family detached residential uses.
- On November 8, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the rezoning request, however due to a noticing error this item is being reconsidered at the December 13, 2016 Planning and Zoning Commission meeting. Staff has re-noticed this item accordingly.

BACKGROUND INFORMATION:

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

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On December 13, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the rezoning request.