



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 16-289Z3 **Name:** Sphinx Multifamily Rezone
Type: Agenda Item **Status:** Regular Agenda Item
In control: Planning & Zoning Commission
On agenda: 2/14/2017 **Final action:** 2/14/2017
Title: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing and "RG-18" - General Residence District to "PD" - Planned Development District to allow for Multi-Family, Live/Work and Retail Mixed Uses, Generally Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Throckmorton Street (REQUEST TO BE TABLED)

Indexes:

Attachments: 1. Location Map & Aerial Exhibit

Date	Ver.	Action By	Action	Result
2/14/2017	1	Planning & Zoning Commission	Tabled Indefinitely	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing and "RG-18" - General Residence District to "PD" - Planned Development District to allow for Multi-Family, Live/Work and Retail Mixed Uses, Generally Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Throckmorton Street (REQUEST TO BE TABLED)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 14, 2017

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager

STAFF RECOMMENDATION: Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request.

APPLICATION SUBMITTAL DATE: September 26, 2016 (Original Application)
October 17, 2016 (Revised Submittal)
November 14, 2016 (Revised Submittal)
November 28, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 12.753 acres of land from "ML" - Light Manufacturing and "RG-18" - General Residence District to "PD" - Planned Development District, generally to allow for a mix of multi-family, live/work and retail uses.

In an associated application, the applicant has partnered with a Community Development Housing Organization to apply for \$2 million in HOME funds from Texas Department of Housing and

Community Affairs (TDHCA) to balance the funding for the Project. As part of their request to TDHCA, the applicant has submitted a request for City support for 9% Tax Credits for the Construction of the Multi-Family units within the development.

On January 17, 2017 City Council approved a resolution of support for the 9% Tax Credit. In City Council's motion it was noted that this resolution of support for tax credit is in no way indicative of the outcome of the zoning application pending before the Planning and Zoning Commission and should not be construed as a tacit approval of the zoning application in anyway.

On December 13, 2016, the Planning and Zoning Commission voted 7-0-0 to table the item per the applicant's request.

On January 24, 2017, the Planning and Zoning Commission voted 6-0-0 to table the item and continue the public hearing to the February 14th Planning and Zoning Commission meeting per the applicant's request.