



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

<b>File #:</b>	17-006Z	<b>Name:</b>	The New Modern Home Rezone
<b>Type:</b>	Agenda Item	<b>Status:</b>	Regular Agenda Item
		<b>In control:</b>	Planning & Zoning Commission
<b>On agenda:</b>	2/14/2017	<b>Final action:</b>	
<b>Title:</b>	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		
<b>Indexes:</b>			
<b>Attachments:</b>	1. PZ Report, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Comprehensive Plan Maps, 5. Fiscal Impact Analysis, 6. Land Use and Tax Base Summary, 7. Ex. PD Ord. No. 1997-05-34, 8. Proposed Zoning Exhibit, 9. PowerPoint Presentation		

Date	Ver.	Action By	Action	Result
2/14/2017	2	Planning & Zoning Commission	Tabled to Another Meeting	Pass

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:** February 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 March 7, 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.