



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #: 16-308Z **Name:** Wilson District Rezone
Type: Agenda Item **Status:** Approved
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 "AG" - Agricultural District to "PD" - Planned Development District, Generally for Mixed Uses Including Commercial, Retail, Office, Multi-Family Residential and Open Space, Generally Located North of the Intersection of U.S. Highway 75 (Central Expressway) and Laud Howell Parkway

Indexes:

Attachments: 1. PZ Report, 2. Location Map and Aerial Exhibit, 3. Letter of Intent, 4. Letter of Opposition, 5. Comprehensive Plan Maps, 6. Fiscal Impact Analysis, 7. Land Use and Tax Base Summary, 8. Proposed Zoning Exhibit, 9. Proposed Development Regulations, 10. PowerPoint Presentation

Date	Ver.	Action By	Action	Result
2/14/2017	1	Planning & Zoning Commission	Close the public hearing	Pass
2/14/2017	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally for Mixed Uses Including Commercial, Retail, Office, Multi-Family Residential and Open Space, Generally Located North of the Intersection of U.S. Highway 75 (Central Expressway) and Laud Howell Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 14, 2017

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Aaron Bloxham, 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 approval of the proposed rezoning request with the following special ordinance provisions:

1. The subject property shall be zoned "PD" - Planned Development District shall be subject to the following special ordinance provision:
 - a. The subject property shall develop in accordance with the attached development standards and regulating plan.

APPLICATION SUBMITTAL DATE: October 24, 2016 (Original Application)
November 15, 2016 (Revised Submittal)
December 27, 2016 (Revised Submittal)
January 17, 2017 (Revised Submittal)
January 30, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 112.64 acres of land, located on the northwest corner of U.S. Highway 75 (Central Expressway) and Laud Howell Parkway from “AG” - Agricultural District to “PD” - Planned Development District, generally for mixed uses including commercial, retail, office, multi-family residential and open space and is further detailed below.