



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

<b>File #:</b>	16-372Z	<b>Name:</b>	4th Avenue Investments Rezoning
<b>Type:</b>	Agenda Item	<b>Status:</b>	Approved
		<b>In control:</b>	Planning & Zoning Commission
<b>On agenda:</b>	3/28/2017	<b>Final action:</b>	3/28/2017
<b>Title:</b>	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally for Multi-Family and Commercial Uses, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Alma Road		
<b>Indexes:</b>			
<b>Attachments:</b>	1. PZ Report, 2. Location Map & Aerial Exhibit, 3. Letter of Intent, 4. Comprehensive Plan Maps, 5. Land Use and Tax Base Summary Map, 6. Ex. PD Ord. No. 2008-06-054, 7. Proposed Development Regs, 8. Proposed Zoning Exhibit, 9. PowerPoint Presentation		

Date	Ver.	Action By	Action	Result
3/28/2017	1	Planning & Zoning Commission	Approved	Pass

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally for Multi-Family and Commercial Uses, Located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Alma Road

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** March 28, 2017

**DEPARTMENT:** Planning

**CONTACT:** Brian Lockley, AICP, Planning Director

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the April 18, 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 and shall be subject to the following special ordinance provision:
  - a. The subject property shall be developed in accordance with the attached development standards.

**APPLICATION SUBMITTAL DATE:** December 12, 2016 (Original Application)  
February 24, 2017 (Revised Submittal)

February 28, 2017 (Revised Submittal)  
March 13, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 22.94 acres of land, located on the Northwest Corner of State Highway 121 (Sam Rayburn Tollway) and Alma Road generally for Multi-Family and Commercial Uses. More specifically, the proposed rezoning request modifies the design standards to provide for an urban Multi-Family development.