CITY OF McKINNEY, TEXAS

Legislation Text

File #: 16-277Z2, **Version:** 1

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, Generally to Modify the Development Standards, Generally Located at the Northern Terminus of Tremont Boulevard and Along the Northern Side of Darrow Drive, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 6, 2016

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, Planning Director
Matt Robinson, AICP, Planning Manager
Aaron Bloxham, Planner I

RECOMMENDED CITY COUNCIL ACTION:
- Staff recommends approval of the proposed rezoning request with the following special ordinance provision:

  1. The subject property be rezoned to "PD" - Planned Development District and be developed according to the following standards:

     a. The subject property shall develop in accordance with the attached Tucker Hill Pattern Book Phase 4 regulations.

ITEM SUMMARY:
- The applicant is requesting to rezone approximately 94.06 acres of land from "PD" - Planned Development District to "PD" - Planned Development District, generally to modify the development standards. The applicant has proposed a new pattern book, only pertaining to future Phase 4, that maintains most of the development regulations of the previous pattern books. The applicant is requesting slight modifications to the lot and street layout.

- The Tucker Hill development as a whole allows for a mixed use development with a combination of attached and detached single family residential uses, live/work units, retail uses, office uses, civic buildings, and open space uses.

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

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On November 8, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the rezoning request.