



# CITY OF MCKINNEY, TEXAS

## Legislation Text

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**File #:** 17-006Z, **Version:** 2

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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.