



22-0109Z

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District, “REC” - Regional Employment Overlay District, and “CC” - Corridor Commercial Overlay District to “PD” - Planned Development District and “HC” - Highway Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Multi-Family and Commercial Uses, Located Approximately 210 Feet West of U.S. Highway 75 (Central Expressway) and on the South Side of McKinney Ranch Parkway (REQUEST TO BE TABLED)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential and open space)

**MEETING DATE:** April 11, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Kaitlin Sheffield, CNU-A, Senior Planner  
Caitlyn Strickland, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**STAFF RECOMMENDATION:** Staff recommends continuing the public hearing and tabling the item to the April 25, 2023 Planning and Zoning Commission meeting due to the notification signs not being posted on the subject property within the timeframe required by the Zoning Ordinance.

**APPLICATION SUBMITTAL DATE:** August 29, 2022 (Original Application)  
January 11, 2023 (Revised Submittal)  
March 1, 2023 (Revised Submittal)  
March 29, 2023 (Revised Submittal)

**ITEM SUMMARY:** The applicant requests to rezone approximately 17.79 acres of land, generally to allow for multi-family residential and commercial uses.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no letters of

support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any comments through the online comment portal.

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)