



CITY OF MCKINNEY, TEXAS

Legislation Text

File #: 20-0141Z4, **Version:** 1

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG-25" - General Residence District and "C" - Planned Center District to "PD" - Planned Development District, to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located at the Northeast Corner of Wilmeth Road and Community Avenue, and Accompanying Ordinance (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: March 2, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Joe Moss, Planner I

STAFF RECOMMENDATION: Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request. The item will be re-noticed prior to an upcoming meeting.

On January 26, the Planning and Zoning Commission voted 7-0-0 to table the item and continue the public hearing to the February 9, 2021 meeting, due to a noticing error with the associated City Council consideration date. When considered at the February 9 Planning and Zoning Commission meeting, the Commission voted 7-0-0 to close the public hearing and table the item indefinitely, per the applicant's request.

At the February 23 City Council Meeting, the Council voted 7-0-0 to table the item and to close the public hearing and table the item indefinitely due to a noticing error. The item was re-noticed for the March 2, 2021 meeting.

ITEM SUMMARY: The applicant is requesting to rezone approximately 12.29 acres of land,

generally for multi-family uses. Approximately 10.29 acres of the site is currently zoned "RG-25" - General Residence District, which permits multi-family. However, the easternmost portion of the property (approximately 2 acres) is zoned "C" - Planned Center for commercial uses. The applicant proposes to rezone the property to "PD" - Planned Development District to allow development following the "MF-3" - Multiple Family Residential - Medium High Density District, with modifications to the height, parking and amenity requirements.