



# CITY OF MCKINNEY, TEXAS

## Agenda Joint Meeting

Monday, February 25, 2013

7:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

### MCKINNEY CITY COUNCIL AND PLANNING AND ZONING COMMISSION

#### CALL TO ORDER

- 12-222M2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Create Appendix G-1 \(McKinney Town Center Regulating Plan\) and Appendix G-2 \(McKinney Town Center Zoning District Regulations\) in the Zoning Regulations \(Chapter 146 of the Code of Ordinances\); to Amend Sections 6 \(Zoning Districts Established\), 40 \(Nonconforming Uses and Nonconforming Structures\), 45 \(Site Plan Approval\), 95 \(MTC McKinney Town Center District\), 96 \(CHD Commercial Historic District\), 129 \(Height and Area Exceptions, and Minimum Distances Between Specific Uses\), 130 \(Vehicle Parking\), 131 \(Off-Street Loading\), 132 \(Fences, Walls, and Screening Requirements\), 135 \(Landscape Requirements\), 137 \(Communications Antennas, Satellite Dishes and Support Structures/Towers\), 138 \(Open Storage and Outdoor Display\), 139 \(Architectural and Site Standards\), 141 \(Residential Development Design Requirements\), 163 \(Planning and Zoning Commission\), 167 \(Historic Preservation Officer\), 168 \(Designation of Historic Landmarks and Districts\), Appendix C-1 \(McKinney Commercial Historic District Map\), Appendix C-2 \(Historic District Map\), Appendix F-1 \(Schedule of Areas, Densities, Heights, Lot Coverages, Setbacks and Yards\), and Appendix F-4 \(Schedule of Uses\) of the Zoning Regulations \(Chapter 146 of the Code of Ordinances\); to Amend Section 155 \(Exemptions\) of the Subdivision Regulations \(Chapter 142 of the Code of Ordinances\); and to Amend Sections 5 \(Prohibited Signage\), 6 \(All Zoning Districts\), 9 \(Downtown Commercial Historic District\), and 10 \(Multiple-Building Lot Coordinated Signage\) of the Sign Regulations \(Chapter 134 of the Code of Ordinances\), and Accompanying Ordinance](#)

**Attachments:** [Agenda Item Summary](#)  
[Prop Appendix G-1 \(MTC Regulating Plan\)](#)  
[Redline Prop Appendix G-2 \(MTC District Regs\)](#)  
[List of Changes MTC District Regs](#)  
[Prop Changes 146-6 Zoning Districts Establish](#)  
[Prop Changes 146-40 Nonconformities](#)  
[Prop Changes 146-45 Site Plan Approval](#)  
[Prop Changes 146-95 MTC District](#)  
[Prop Changes 146-96 CHD District](#)  
[Prop Changes 146-129 Height Area Exceptions](#)  
[Prop Changes 146-130 Parking](#)  
[Prop Changes 146-131 Off Street Loading](#)  
[Prop Changes 146-132 Fences Walls Screening](#)  
[Prop Changes 146-135 Landscaping](#)  
[Prop Changes 146-137 Comm Antenna](#)  
[Prop Changes 146-138 Outdoor Display](#)  
[Prop Changes 146-139 Arch Standards](#)  
[Prop Changes 146-141 Res Dev Design Rqmts](#)  
[Prop Changes 146-163 P&Z Commission](#)  
[Prop Changes 146-167 Historic Pres Officer](#)  
[Prop Changes 146-168 Designation Hist  
Landmarks & Districts](#)  
[Prop Changes Appendix C](#)  
[Prop Changes Appendix F-1](#)  
[Prop Changes Appendix F-4 Schedule of Uses](#)  
[Prop Changes 142-155 Exemptions](#)  
[Prop Changes 134 Signs](#)  
[P&Z Meeting Minutes](#)  
[Public Hearing Notice](#)  
[Legal Notice](#)  
[Stakeholder Meeting Invitation](#)  
[Stakeholder Meeting Photo](#)  
[Letter of Support from MHNA](#)  
[Letter of Support](#)  
[Town Center Study Initiative Overview](#)

[Proposed Ordinance for Adoption](#)[Proposed Ordinance for Adoption Exhibit D](#)

- 13-001M2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Rezone Fewer Than 262 Acres from "AG" - Agricultural District, "RS 60" - Single Family Residence District, "RG 18" - General Residence District, "BG" - General Business District, "BN" - Neighborhood Business District, "CHD" - Commercial Historic District, "GC" - Governmental Complex District, "MH" - Heavy Manufacturing District, "ML" - Light Manufacturing District, "PD" - Planned Development District and "H" - Historic Preservation Overlay District to "MTC" - McKinney Town Center District, "CHD" - Commercial Historic Overlay District and "H" - Historic Preservation Overlay District, Located in the Area Generally East of Benge Street, West of Carver Street, South of Watt Street and North of Standifer Street as well as in the Area Generally East of McDonald Street, South of Elm Street, and West of the Dallas Area Rapid Transit Rail Right-of-Way, and Accompanying Ordinance](#)

**Attachments:** [Agenda Item Summary](#)  
[Current Zoning Map](#)  
[Proposed Zoning Map](#)  
[P&Z Meeting Minutes](#)  
[Legal Notice](#)  
[Public Hearing Notice](#)  
[Stakeholder Meeting Invitation](#)  
[Stakeholder Meeting Photo](#)  
[Letter of Support from MHNA](#)  
[Letter of Support](#)  
[Town Center Study Initiative Overview](#)  
[Proposed Ordinance for Adoption](#)  
[Proposed Ordinance Exhibit A](#)  
[Proposed Ordinance Exhibit B](#)

- 12-223M2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney, to Amend Section 146-46 \(Definitions\), Section 146-130 \(Vehicle Parking\), Section](#)

[146-139 \(Architectural and Site Standards\), and Appendix F, Section F-4 \(Schedule of Uses\) of the Zoning Ordinance as these Sections Pertain to Multi-Family Residential Uses, Senior Multi-Family Residential Uses, Independent Uses, and Assisted Living Uses, and Accompanying Ordinance](#)

**Attachments:** [Agenda Item Summary](#)  
[PZ Meeting Minutes](#)  
[Revised PZ Staff Report](#)  
[Proposed 146-46 Changes](#)  
[Proposed 146-130 Changes](#)  
[Proposed 146-130 Changes Per RF](#)  
[Proposed 146-139 Changes](#)  
[Proposed F-4 Changes](#)  
[MFRes Arch Stds Checklist](#)  
[Proposed Ord for Adoption w/Town Center](#)  
[Proposed Ord for Adoption w/Town Center and RF](#)  
[PowerPoint Presentation](#)

## EXECUTIVE SESSION

In Accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session. Special Session, Regular Session, or Joint Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

## ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 21st day of February, 2013 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505 or Blanca Garcia, Assistant City Secretary at 972-547-7504, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.

