

MTC – McKinney Town Center District Amendments

18-0014M

Background

2006

Phase I of the Town Center Study kicked off to establish a starting point for a revitalization plan of the Town Center

2008

City Council approved the Town Center Study Phase I Report

2008

Phase II of the Town Center Study kicks off, and includes downtown parking analysis, creation of TIRZ #1, and creation of the MTC Zoning District

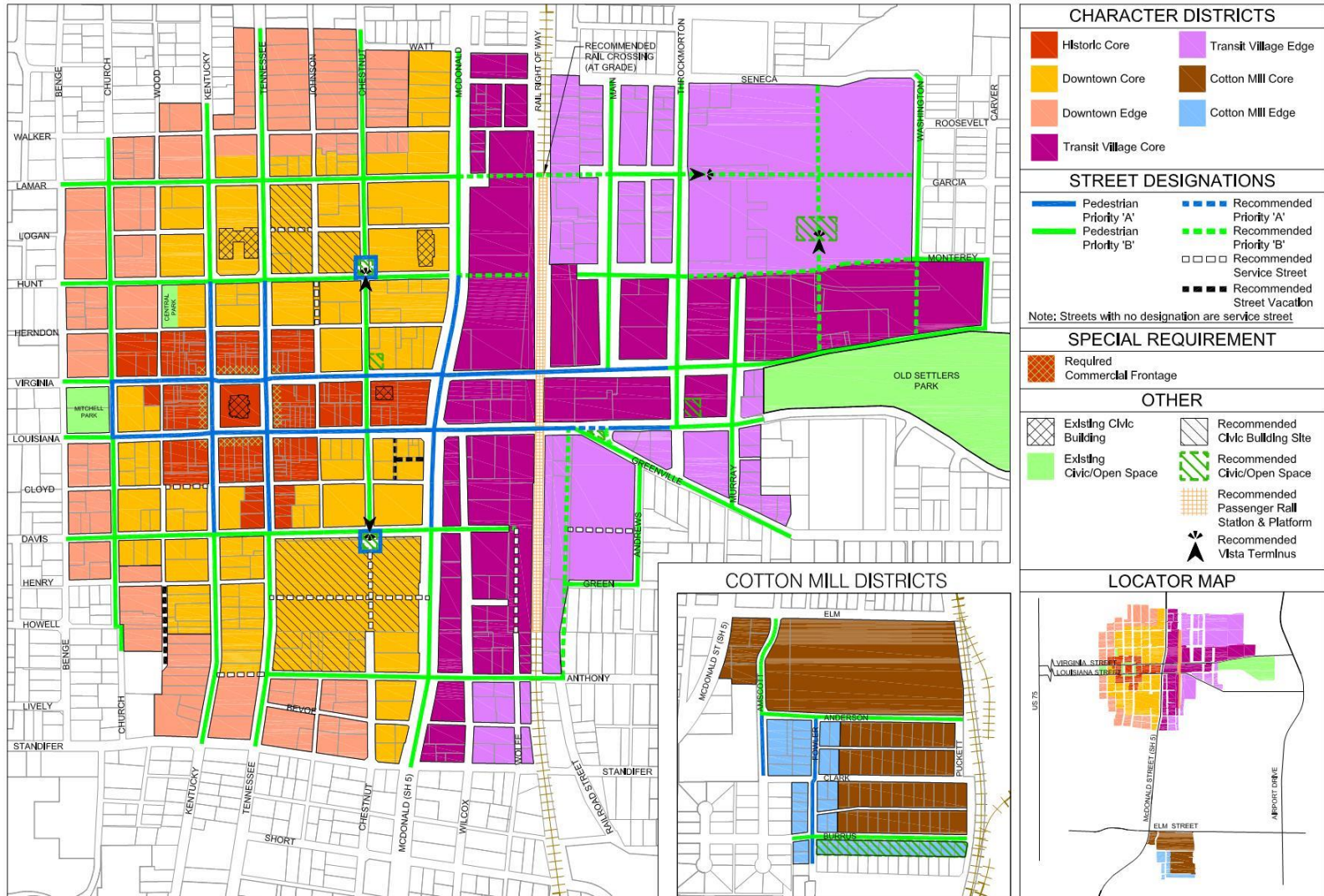
2013

The MTC – McKinney Town Center Zoning District is adopted by City Council

What is the MTC – McKinney Town Center Zoning District?

A zoning district specifically designed to implement the vision of the Town Center Study and maintain the character of the historic downtown through the use of a form-based code.

MTC Regulating Plan



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- **MTC Regulating Plan**

- **Why make changes now?**

In order to ensure that the MTC continues to function as intended, it is necessary from time to time to review it for potential issues, concerns and inconsistencies.

- **What information is Staff reviewing?**



Common
Variances to
Previous Cases

Known Conflicts
within the
Ordinance

Overall
Administration

All MTC Cases



MTC Cases with Deviations



› **MTC Cases with Deviations: 13**

› Located In:

- › Historic Core
- › Downtown Core
- › Downtown Edge
- › Transit Village Core
- › Cotton Mill Core

› Types of Deviations:

- › Building Frontage
- › Driveway Location
- › Transparency
- › Screening
- › Design
- › Active Commercial Uses
- › Finished Floor Elevation

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Current Issues

Building Frontage

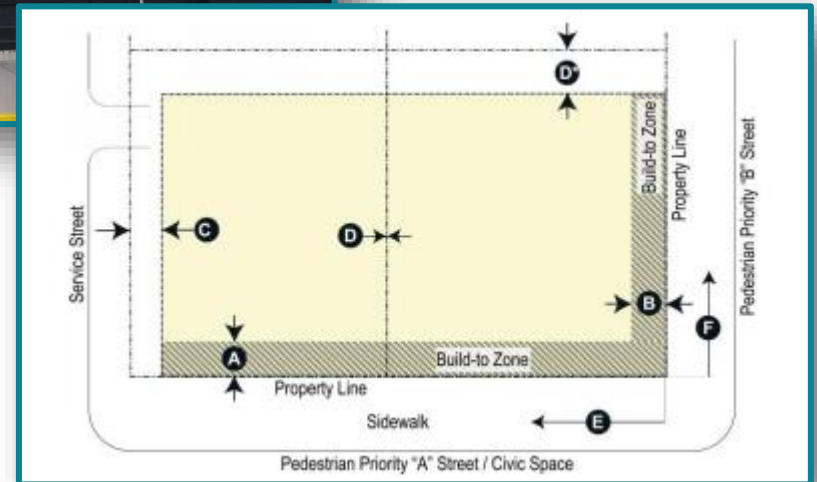
- › Definition: The percentage of the building's front façade that is required to be located at the Build-to-Line (BTL) or within the Build-to-Zone (BTZ) as a proportion of the lot's width along the public street
 - › Purpose: This brings the building closer to the street to create a continuous interactive environment
 - › Sample Provision: Ranges from 25% to 95% based on the district and type of street
 - › Current Issue: Buildings have difficulty meeting requirement on lots with multiple street frontages
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Driveway Location

Transparency

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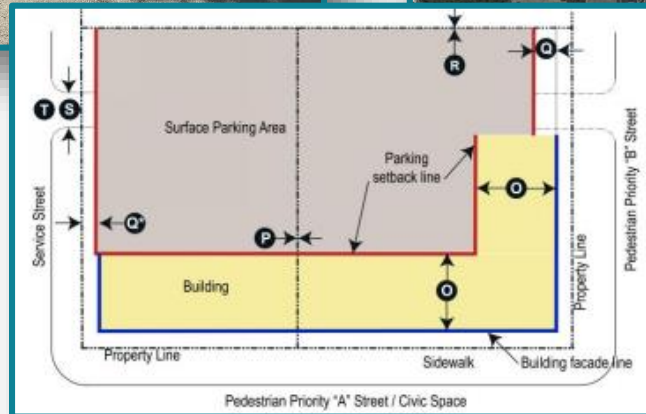
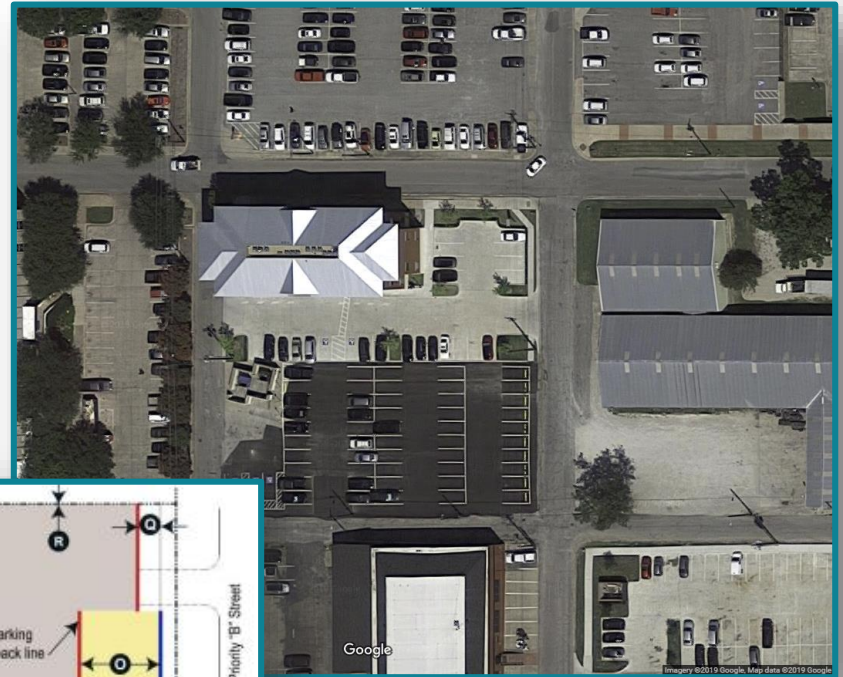
Driveway Location

- › Purpose: To limit automotive traffic on primary streets to encourage a pedestrian atmosphere by locating driveways on Service Streets
 - › Sample Provision: Driveways are to be located with access on Service Streets
 - › Current Issue: Driveways should only be on Service Streets; however, most developments need multiple points of access, often with the second point on a non-Service Street
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Transparency

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Transparency

- › Purpose: To create an inviting and interactive development by providing visibility at both the ground and upper levels
 - › Sample Provision: Ground floor facades along priority streets shall have windows covering a minimum of 65% of the façade in specific character districts
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Administration

- › Current Issue: Requirements for a certain district or development type are located in various sections of the Ordinance

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Proposed Changes

Building Frontage

- › Use Staff level variance process; no immediate modification
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Driveway Location

- › Establish a provision for sites with multiple street frontages to accommodate multiple points of access while maintain the pedestrian atmosphere
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Transparency

- › Establish a provision to allow alternative options for buildings that wish to provide less than the required level of transparency
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Administration

- › Re-organization and clean-up of the MTC Ordinance



Thank You