

Planning and Zoning Commission Meeting Minutes of January 22, 2013:

Chairman Clark stated that the following two items (12-222M and 13-001M) would be discussed together and no action would be taken on them during this meeting.

12-222M Conduct a Public Hearing to Consider/Discuss 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 Section 9 (Downtown Commercial Historic District) of the Sign Regulations (Chapter 134 of the Code of Ordinances).

13-001M Conduct a Public Hearing to Consider/Discuss 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.

Mr. Kevin Spath, Assistant Director of Planning for the City of McKinney, discussed items # 12-222M and 13-001M. He stated that the first item # 12-222M is a proposed textual amendment to the City of McKinney Zoning Ordinance for the purpose of adopting and integrating the "MTC" – McKinney Town Center zoning district regulations and the second item # 13-001M is a proposed map amendment of McKinney's official zoning map for the purpose of rezoning approximately 262 acres (approximately 616 parcels) to the "MTC" – McKinney Town Center zoning district, assuming that the proposed "MTC" – McKinney Town Center zoning district is adopted. Mr. Spath explained that the proposed rezoning is one of the most critical implementation elements of Phase 2 of the Town Center Study Initiative and that the proposed "MTC" – McKinney Town Center zoning district has been under development since 2010. Mr. Spath explained that the requested rezoning would not change any of the historic preservation regulations currently in effect and that it would not displace any current property owners/users. He stated that the new form-based zoning is intended to help preserve, enhance, and grow McKinney's unique and historic Town Center and gave examples. Mr. Spath also gave a brief history of both items. He recommended that a public hearing be held. Mr. Spath stated that Staff would be requesting approval

of both items (12-222M and 13-001M) at the joint City Council and Planning and Zoning Commission meeting scheduled to be held on February 25, 2013.

Chairperson Clark opened the public hearing on both items # 12-222M and 13-001M and called for comments. He restated that the Planning and Zoning Commission would not be taking any action on these two items at this meeting.

The following eight citizens spoke regarding these two items # 12-222M and 13-001M. These citizens had questions about how the proposed changes would affect their specific properties, if there was a possibility of eminent domain, how the changes would affect the cotton compress site, how the geographic area for the proposed rezoning was determined, the method by which the overall size of the “MTC” – McKinney Town Center zoning district could be increased in the future, and if some modified engineering standards for public improvements such as streets could be included in the amendments. Several of these citizens spoke in favor of the proposed changes. None of these citizens voiced any specific objection to the proposed changes.

- Mr. Larry Jagours, 603 N. Chestnut Street, McKinney, TX
- Rev. Winston Douglas, St. James Church, 3349 Woodberry Lane, McKinney, TX
- Ms. Alice Johnson, 506 N. Chestnut Street, McKinney, TX
- Ms. Cleo Holloway, 1006 Roosevelt, McKinney, TX
- Mr. Maurice Malvern, 405 Watt Street, McKinney, TX
- Mr. Jason Rose, J.R. Rose Architects, 2120 Cosmos Way, Argyle, TX
- Mr. Jesse McGowen, 807 Hight Street, McKinney, TX
- Ms. Hanette Arroyo, 712 Dudperkins, McKinney, TX

Mr. Kevin Spath, Assistant Director of Planning for the City of McKinney, offered to meet with property owners one-on-one to discuss specific properties within the proposed area. He explained that Ms. Cleo Holloway and Ms. Hanette Arroyo's properties were not included within the proposed rezoning area and stated that they received public hearing notices due to the fact that their properties are within 200' of the subject area. Mr. Spath stated that the proposed rezoning has nothing to do with eminent domain and that the City has no plans to take any properties with the proposed changes. He explained that the proposed changes are intended to help attract future investment to the area for redevelopment, help preserve the character of the area, and help streamline the development process. He explained that, in the future, any proposals to increase the overall size of the "MTC" – McKinney Town Center zoning district would need to go through the rezoning process and be approved by City Council. Mr. Spath stated that currently there is no historic preservation overlay zoning district on the east side of McDonald Street. He stated that, if the proposed changes are adopted, the cotton compress buildings would likely become non-conforming buildings; however, the proposed changes would provide the property owner more flexibility in how to reuse them.

Mr. Scott Polikov, President of Gateway Planning Group, explained that, with these proposed changes, Staff is proposing to align the vision of the City's adopted Town Center Master Plan with the City's Zoning Ordinance regulations.

Mr. Polikov stated that the proposed changes are intended to help reconnect the properties on the east side of McDonald Street with the properties in the historic square area on the west side of McDonald Street. He stated that the proposed changes are

also intended to help maintain the character and charm of the neighborhoods and encourage compatible redevelopment for this area.

Commission Member Gilmore asked how the proposed changes would affect resale of properties in the area. Mr. Spath stated that the proposed changes are intended to give the property owners more development possibilities for their properties.

Chairman Clark asked how the proposed changes would benefit property owners. Mr. Spath explained that the proposed changes would help property owners who wish to redevelop their properties by improving the development process. He stated that the proposed changes would help attract additional investment to and revitalization of this area over the long term. Mr. Spath stated that implementation of the proposed changes is one of the key assumptions behind the projected long-term growth of the Town Center Tax Increment Reinvestment Zone (TIRZ #1) which was created by the City in 2010. Mr. Polikov also clarified that homeowners can stay in their homes and would not need to worry about having to move.

Commission Member Thompson asked about the differences between form-based zoning and standard zoning. Mr. Michael Quint, Director of Planning for the City of McKinney, explained that form-based zoning generally focuses more on the form and functional design of buildings, mixing of uses, character, and sense of place verses standard zoning (also called Euclidean zoning) that primarily focuses on separating certain uses.

On a motion by Commission Member Thompson, seconded by Commission Member Gilmore, the Commission voted unanimously to close the public hearing.

Chairman Clark restated that no action would be taken on these two items at this meeting.

Mr. Quint stated that the next public hearing would be at the joint City Council and Planning and Zoning Commission meeting scheduled for February 25, 2013. Mr. Quint also encouraged any citizens with parcel-specific questions to meet one-on-one with Staff and the consultant team in the lobby immediately following these items.