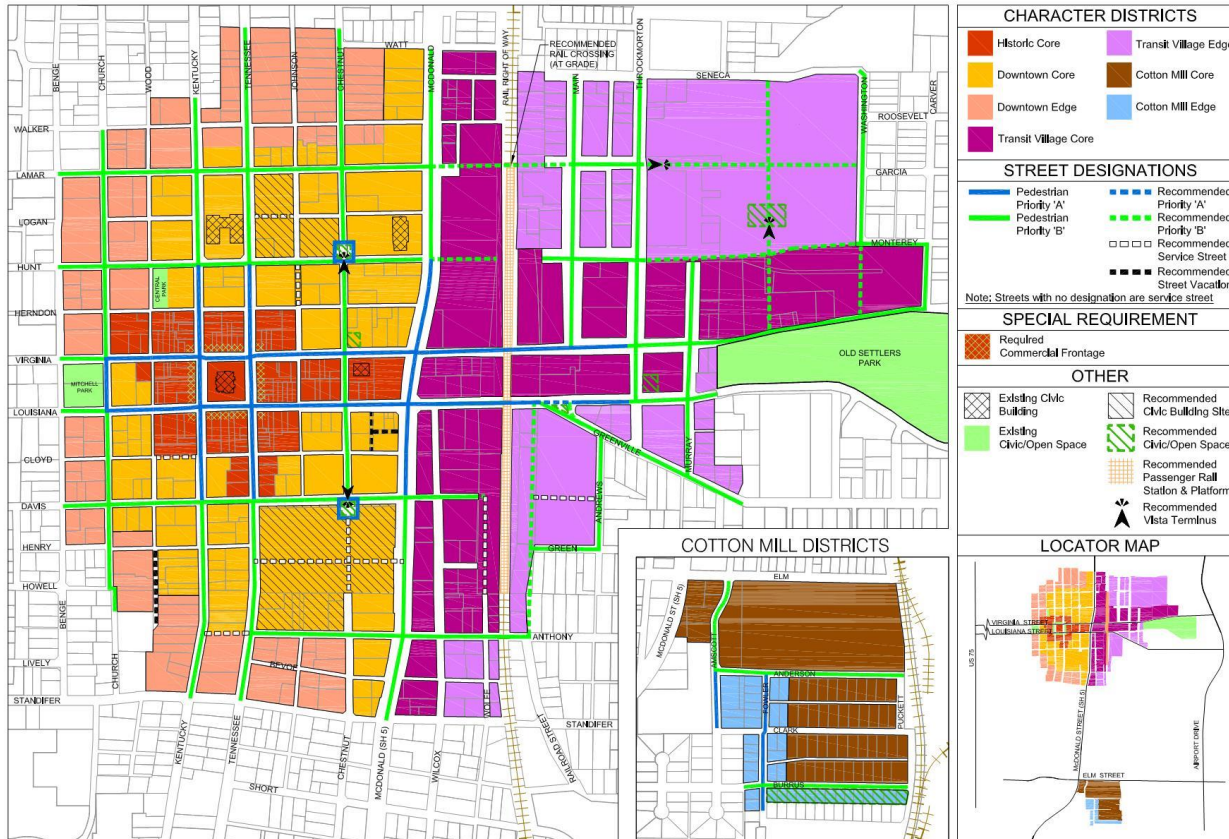


# MTC – McKinney Town Center District Amendment

Planning and Zoning Commission

January 28, 2020

# 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.

# Changes to the McKinney Town Center Zoning District

- 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.
- The purpose of this amendment is to modify the list of available Design Exceptions that may be considered by the Planning and Zoning Commission for projects within the McKinney Town Center (MTC) Zoning District.

# Existing regulations

- The MTC Zoning District currently allows certain requested deviations from the following requirements: Building Form and Development Standards, Building Design Standards, or Open Space Standards. These deviation requests are known as Design Exceptions and are forwarded to the Planning and Zoning Commission for consideration.

# Current Language

- A Design Exception means a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards beyond the minor deviations specified in the Minor Modifications provision. All requests for Design Exceptions shall be forwarded by the McKinney Town Center Development Coordinator to the Planning and Zoning Commission for action. Appeals of decisions by the Planning and Zoning Commission shall be made to the City Council.

# Proposed Language

- A Design Exception means a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards beyond the minor deviations specified in the Minor Modifications provision. A Design Exception shall also mean a requested deviation from the Design Criteria of the Schedule of Permitted Uses. All requests for Design Exceptions shall be forwarded by the McKinney Town Center Development Coordinator to the Planning and Zoning Commission for action. Appeals of decisions by the Planning and Zoning Commission shall be made to the City Council.

# Staff Recommendation

- Staff feels that the current process for Design Exceptions works extremely well for allowing flexibility in many of the development standards within the MTC, under the purview of the Planning and Zoning Commission and would like to expand this process to also include Design Exceptions for the Design Criteria within the Schedule of Uses.
- Therefore, Staff is recommending approval of the amendment.
- Questions?