



Kevin Spath, AICP
Assistant Director of Planning
Planning Department
Phone: 972-547-7432
Email: kspath@mckinneytexas.org

January 11, 2013

Public Hearing Notice Rezoning Case #13-001M

REQUEST: The City of McKinney requests to rezone approximately 262 acres of land 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.

LOCATION: The area generally East of Benge Street, West of Carver Street, South of Watt Street and North of Standifer Street as well as the area generally East of McDonald Street, South of Elm Street, and West of the Dallas Area Rapid Transit Rail Right-of-Way (the areas shown as the “subject property” on the attached Notification Map).

The new form-based zoning district (designated as “MTC” – McKinney Town Center District) has been under development since 2010 as part of the Town Center Study Initiative. The purpose of this requested rezoning is to replace most of the ineffective and obsolete land development regulations in McKinney’s Town Center. Note: the requested rezoning will **not** change any of the historic preservation regulations currently in effect, and it will **not** displace any current property owners/users. In summary, the new form-based zoning is intended to help McKinney’s Town Center for many years into the future by:

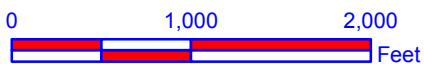
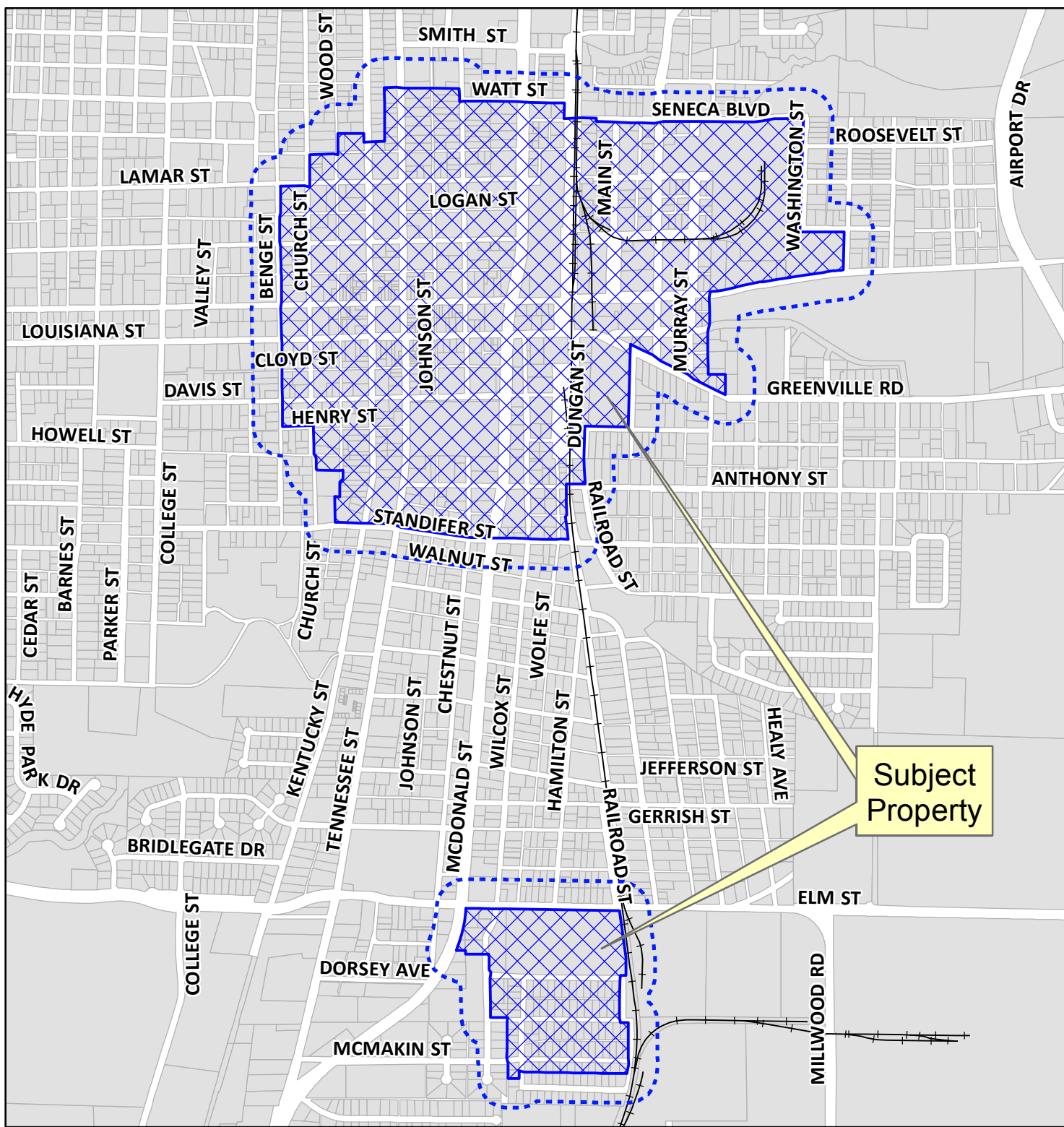
- (1) Addressing unique redevelopment challenges,
- (2) Facilitating economic revitalization, and
- (3) Achieving the community’s adopted long-term vision.

As a property owner, you have the opportunity to make your views known by attending this hearing. Public comment will be heard at:

What:	Planning and Zoning Commission Meeting
When:	Tuesday, January 22, 2013 6:30 pm
Where:	McKinney City Hall (Council Chambers) 222 N. Tennessee Street McKinney, Texas 75069

The Planning and Zoning Commission will schedule the date for this request to appear before City Council (anticipated to be February 25, 2013). This notice will be advertised in the legal section of the McKinney Courier-Gazette newspaper at least 15 days prior to the City Council meeting.

If you have questions or need additional information, please contact me by phone at 972-547-7432 or by email at: kspath@mckinneytexas.org.

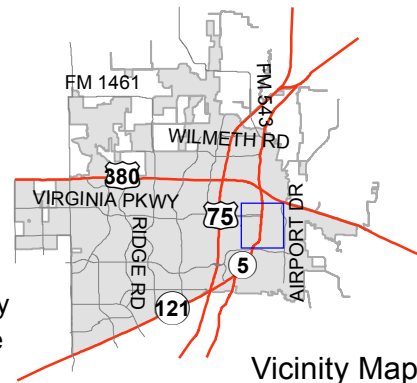


Notification Map

Case: 13-001M

--- 200' Notification Buffer

The properties within the circle area represent all property that is within 200 feet of the subject property, which is the required notification area for all public hearings.



Vicinity Map