

Section 146-45 and MTC – McKinney Town Center District Amendment

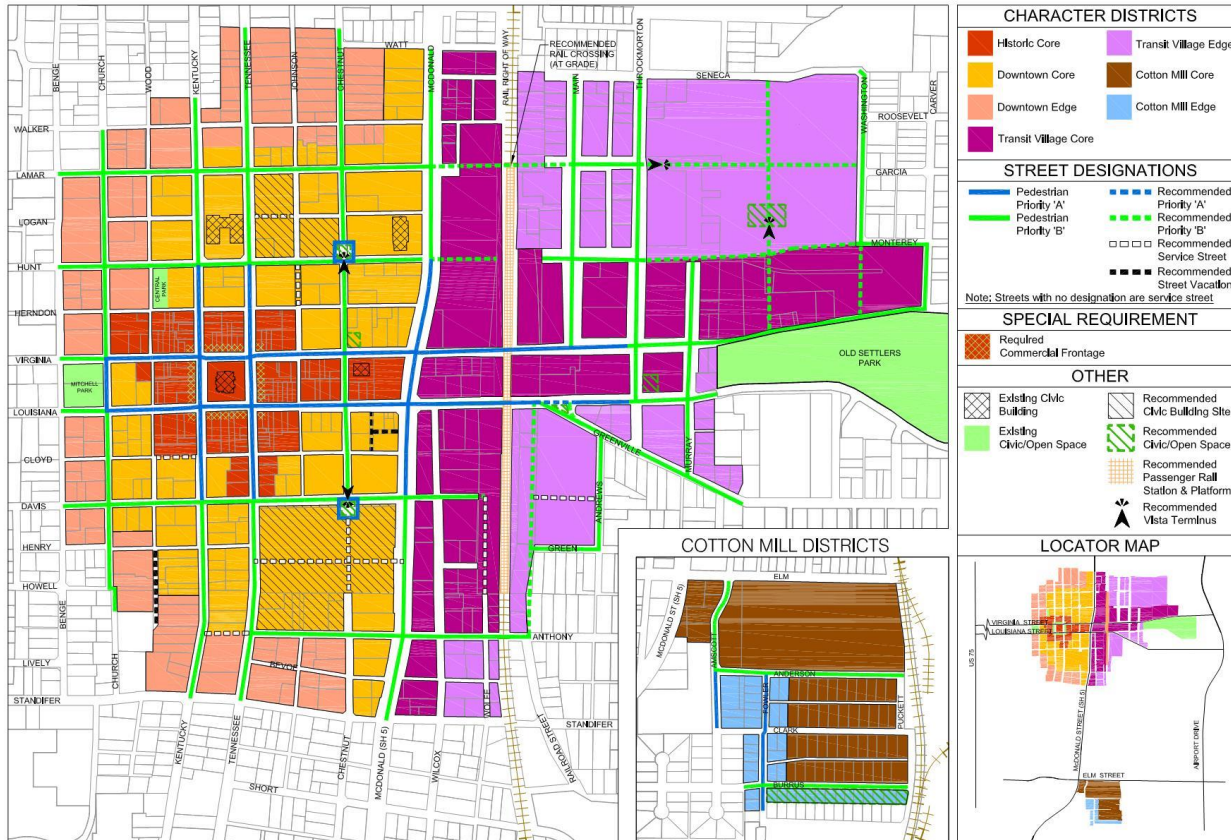
20-0009M

Changes to Section 146-45 (Site Plan Approval)

The purpose of this amendment is to clarify the procedure and process for site plans that require a public hearing.

- Property owner notifications, or written notices, are required for site plans that require a public hearing.
- Zoning change signs are not required to be posted on the property.

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

The purpose of this amendment is to introduce a new use and definitions to the McKinney Town Center (MTC) Zoning District.

- *Brewpub* is a restaurant which includes a microbrewery as an accessory use. The microbrewery in conjunction with the restaurant allows limited manufacturing and production for the primary sale on-site. Off-site distribution associated with the microbrewery shall not be permitted.
- *Brewery/Microbrewery* is a facility where malt and brewed beverages are manufactured and produced on-site for sale or distribution

Changes to the McKinney Town Center Zoning District

Brewpub - Permitted Character Districts:

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

Brewpub - Permitted Character Districts with Design Criteria:

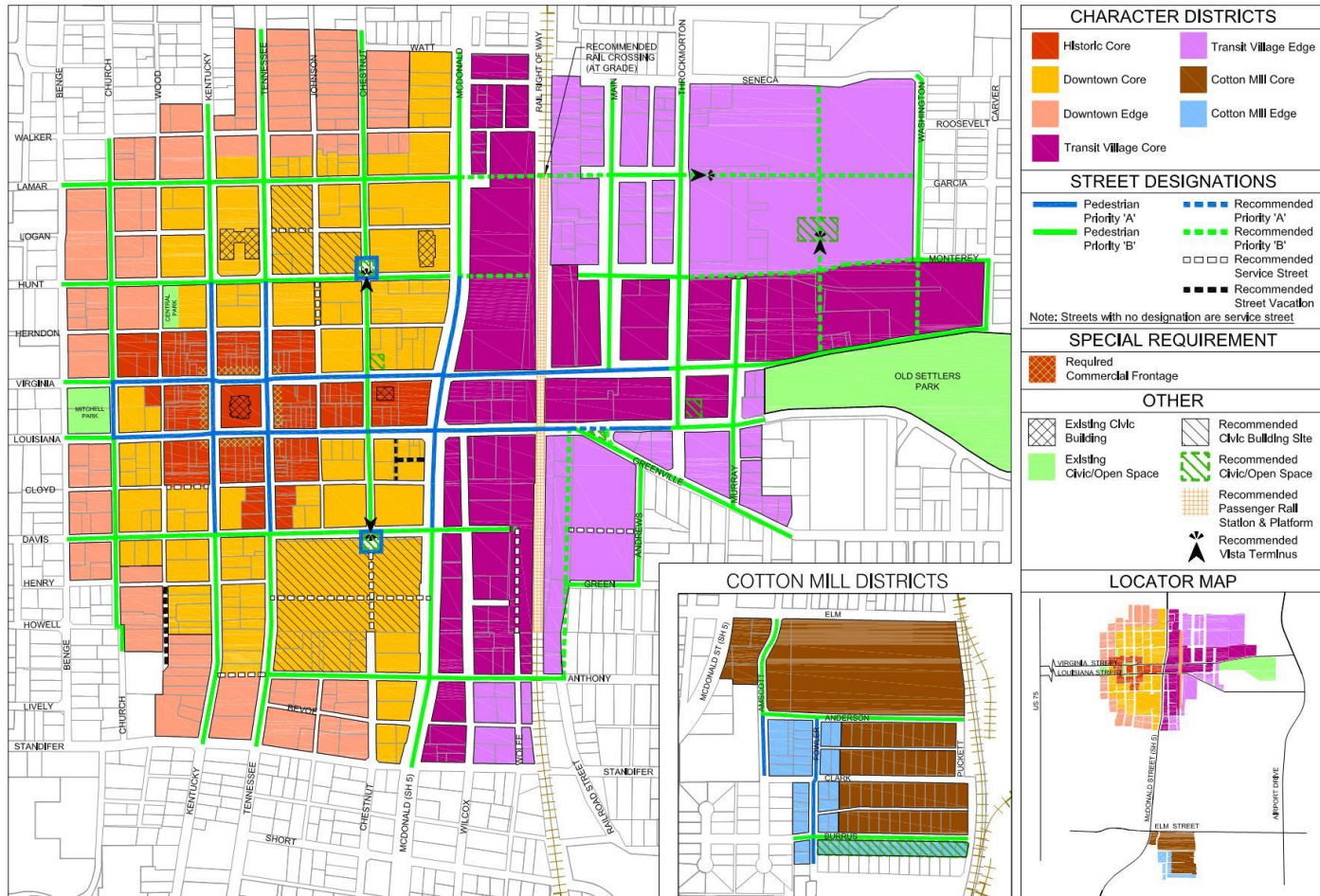
A Brewpub shall be located in buildings less than 20,000 square feet

- Downtown Edge
- Transit Village Edge
- Cotton Mill Edge

Brewery/Microbrewery - Permitted Character Districts with Specific Use Permit:

- Downtown Edge
- Cotton Mill Edge

Changes to the McKinney Town Center Zoning District



Changes to the McKinney Town Center Zoning District

The purpose of this amendment is to improve the readability for the criteria of Minor Modifications and Design Exceptions and the appeal process for both sections.

- The McKinney Town Center Development Coordinator shall have the authority to approve Minor Modifications outlined in the ordinance.
 - Any appeals shall be made to the Planning and Zoning Commission.
- The Planning and Zoning Commission shall have the authority to approve Design Exceptions outlined in the ordinance.
 - Any appeals shall be made to the City Council.

