



**TITLE:** Consider and Discuss the Proposed McKinney Town Center Form-Based Zoning Code (Kevin Spath and Scott Polikov) (45 minutes)

**MEETING DATE:** November 26, 2012

**DEPARTMENT:** Planning

**CONTACT:** Kevin Spath, AICP, Assistant Director of Planning  
Scott Polikov, President, Gateway Planning Group, Inc.

**RECOMMENDED ACTION:**

- Staff and the consultant team recommend the Planning and Zoning Commission and the City Council consider, discuss, and provide direction regarding the proposed final draft of the McKinney Town Center (MTC) form-based zoning code and the next steps for moving forward into the formal approval process in early 2013.

**ITEM SUMMARY:**

- One of the most critical elements of Phase 2 of the Town Center Study Initiative has been the analysis of existing zoning regulations in the Town Center in order to better understand how the City's development codes can be improved to:
  - Address the unique redevelopment challenges in the Town Center,
  - Create adjacency predictability in the Town Center,
  - Facilitate sustained economic revitalization in the Town Center, and
  - Achieve the community's adopted long-term vision for the Town Center.
- Staff and the consultant team are now presenting a final draft of the McKinney Town Center form-based zoning code. The code is comprised of two parts (see attached):
  - Proposed MTC Zoning District (text document)
  - Proposed MTC Regulating Plan (map)
- Staff and the consultant team anticipate these remaining steps to reach formal approval:
  - November 27, 2012: Staff and the consultant team to host a final informational Public Stakeholders Meeting at 6:00 pm in City Hall.
  - December 2012: Staff and the consultant team to accept final comments, have one-on-one meetings (as requested), make final tweaks, and

perform final internal review (including Legal review for proper integration of new code into existing code structure).

- January 22, 2013: Planning and Zoning Commission Meeting (Commission to host a Public Hearing and review an ordinance-ready version of the proposed form-based zoning code).
- February 2013: Joint Meeting of City Council and Planning and Zoning Commission (Council and P&Z to host a Public Hearing and take possible action on an ordinance-ready version of the proposed form-based zoning code).

#### **SUMMARY OF THE CODE DEVELOPMENT PROCESS:**

- In January 2010, as the City's 2010 Bond Package was being prepared, Staff and the consultant team presented to City Council a brief summary of the critical importance of synchronizing the City's public capital investments ("carrots") with the City's development regulations ("sticks") in order to maximize leveraging and attract additional private investment in the Town Center over time (Agenda Item #10-040).
- In March 2010, Staff and the consultant team hosted an informational public Stakeholders Meeting to discuss and seek feedback on the early progress of Phase 2 of the Town Center Study Initiative.
- In May 2010, Staff and the consultant team presented to City Council a brief summary of the analysis of development regulations that are obstacles to realizing the preferred concepts of the vision and also outlined an approach and process by which a set of proposed form-based zoning regulations would be created to specifically implement the vision in the Town Center (Agenda Item #10-254).
- In August 2010, Staff and the consultant team hosted an informational public Stakeholders Meeting in conjunction with the proposed creation of the Tax Increment Reinvestment Zone (TIRZ #1) for the Town Center. During this meeting, Staff and the consultant team also presented a brief overview of the proposed form-based zoning regulations because implementation of the proposed regulations was one of the key assumptions behind the projected long-term growth of the tax increment in the Town Center.
- In January 2011, Staff and the consultant team presented to City Council a brief update on the progress of the drafting of the proposed form-based zoning regulations for the Town Center (Agenda Item #11-044).
- In September 2011, Staff and the consultant team presented to City Council an overview of the substantially complete draft of the proposed form-based zoning regulations for the Town Center (Agenda Item #11-455).

- Since September 2011, the substantially complete draft has been posted for public review and comment on the Town Center Study webpage. Over the past year, Staff and the consultant team have been: (1) receiving public comments, (2) testing and fine-tuning the draft, and (3) preparing the final draft for the formal approval process anticipated in early 2013.

**FINANCIAL SUMMARY:**

- Long-term realization of the TIRZ #1 project plan and fiscal performance projections is based on the assumption that the proposed MTC form-based zoning code would be implemented.

**BACKGROUND INFORMATION:**

- For background information about the Town Center Study Initiative, please see the attached supporting material entitled “Town Center Study Initiative Overview.”