



# CITY OF MCKINNEY, TEXAS

## Agenda Joint Meeting

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Monday, April 22, 2013

5:30 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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### MCKINNEY CITY COUNCIL AND PLANNING AND ZONING COMMISSION

#### CALL TO ORDER

- 12-222M5** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend the Code of Ordinances by Creating Appendix G-1 \(McKinney Town Center Regulating Plan\) and Appendix G-2 \(McKinney Town Center Zoning District Regulations\) in the Zoning Regulations \(Chapter 146\); by Amending 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 \(Architectural and Site Standards\), 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 \(Schedule of Yards and Setbacks\), Appendix F-2 \(Schedule of Heights, Areas, and Densities\), and Appendix F-4 \(Schedule of Uses\); and by Amending Section 155 \(Exemptions\) of the Subdivision Regulations \(Chapter 142\); and to Amend Sections 5 \(Prohibited Signage\), 6 \(All Zoning Districts\), 9 \(Downtown Commercial Historic District\), and 10 \(Multiple-Building Lot Coordinated Signage\) of the Sign Regulations \(Chapter 134\), and Accompanying Ordinance](#)

**Attachments:** [Agenda Item Summary](#)  
[Prop Appendix G-1 \(MTC Regulating Plan\)](#)  
[Prop Appendix G-2 \(MTC District Regs\)](#)  
[List of Changes Prop Appendix G-2](#)  
[Prop Changes 146-6 Zoning Districts Establish](#)  
[Prop Changes 146-40 Nonconformities](#)  
[Prop Changes 146-45 Site Plan Approval](#)  
[Prop Changes 146-95 MTC District](#)  
[Prop Changes 146-96 CHD District](#)  
[Prop Changes 146-129 Height Area Exceptions](#)  
[Prop Changes 146-130 Parking](#)  
[Prop Changes 146-131 Off Street Loading](#)  
[Prop Changes 146-132 Fences Walls Screening](#)  
[Prop Changes 146-135 Landscaping](#)  
[Prop Changes 146-137 Comm Antenna](#)  
[Prop Changes 146-138 Outdoor Display](#)  
[Prop Changes 146-139 Arch Standards](#)  
[Prop Changes 146-163 P&Z Commission](#)  
[Prop Changes 146-167 Historic Pres Officer](#)  
[Prop Changes 146-168 Designation Hist Landmarks & Districts](#)  
[Prop Changes Appendix C](#)  
[Prop Changes F-1 Yards and Setbacks](#)  
[Prop Changes F-2 Heights Areas Densities](#)  
[Prop Changes F-4 Uses](#)  
[Prop Changes 142-155 Exemptions](#)  
[Prop Changes 134 Signs](#)  
[Joint Meeting Minutes--Feb 25](#)  
[P&Z Meeting Minutes--Jan 22](#)  
[Public Hearing Notice for Jan 22/Feb 25](#)  
[Public Hearing Notice for April 22](#)  
[Legal Notice for Feb 25](#)  
[Legal Notice for April 22](#)  
[Stakeholder Meeting Invitation](#)  
[Stakeholder Meeting Photo](#)

[Letter of Support from MHNA](#)

[Letter of Support](#)

[Town Center Study Initiative Overview](#)

[Proposed Ordinance for Adoption](#)

[Proposed Ordinance for Adoption Exhibit E](#)

- 13-001M5** [Conduct a Public Hearing to Consider/Discuss/Act on 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, and Accompanying Ordinance](#)

**Attachments:** [Agenda Item Summary](#)  
[Current Zoning Map](#)  
[Proposed Zoning Map](#)  
[Joint Meeting Minutes--Feb 25](#)  
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[Proposed Ordinance for Adoption](#)  
[Proposed Ordinance Exhibit A](#)  
[Proposed Ordinance Exhibit B](#)

## EXECUTIVE SESSION

In Accordance with the Texas Government Code:

- A. Section 551.071 (2). Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed)
- B. Section 551.072. Deliberations about Real Property
- John Crutchfield Survey, Abstract 206, Tracts 6, 27 and 28
    - o 3550 N. Custer Road
    - o 3598 N. Custer Road
- C. Section 551.087 – Discuss Economic Development Matters
- Project A71
  - Project A72
  - Project A78
  - Project A90
  - Project A95
  - Project A96
  - Project A97

## ACTION ON EXECUTIVE SESSION ITEMS

**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 18th day of April, 2013 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505 or Blanca Garcia, Assistant City Secretary at 972-547-7504, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.