



# **McKinney Town Center Study Initiative Phase 2 Update Form-Based Zoning Code**

City Council/Planning & Zoning Commission Joint Work Session  
November 26, 2012

# **Tonight's Discussion**

- Highlights of the Proposed Form-Based Code
  - MTC Zoning District (text)
  - MTC Regulating Plan (map)
- Anticipated Steps for Formal Approval
- Questions/Discussion/Direction

# **Why is the proposed form-based zoning code so important for McKinney's Town Center?**

**Realize long-term  
performance of TIRZ #1**

**Facilitate sustained  
economic revitalization**

**Simplify/streamline  
development  
regulations and process**

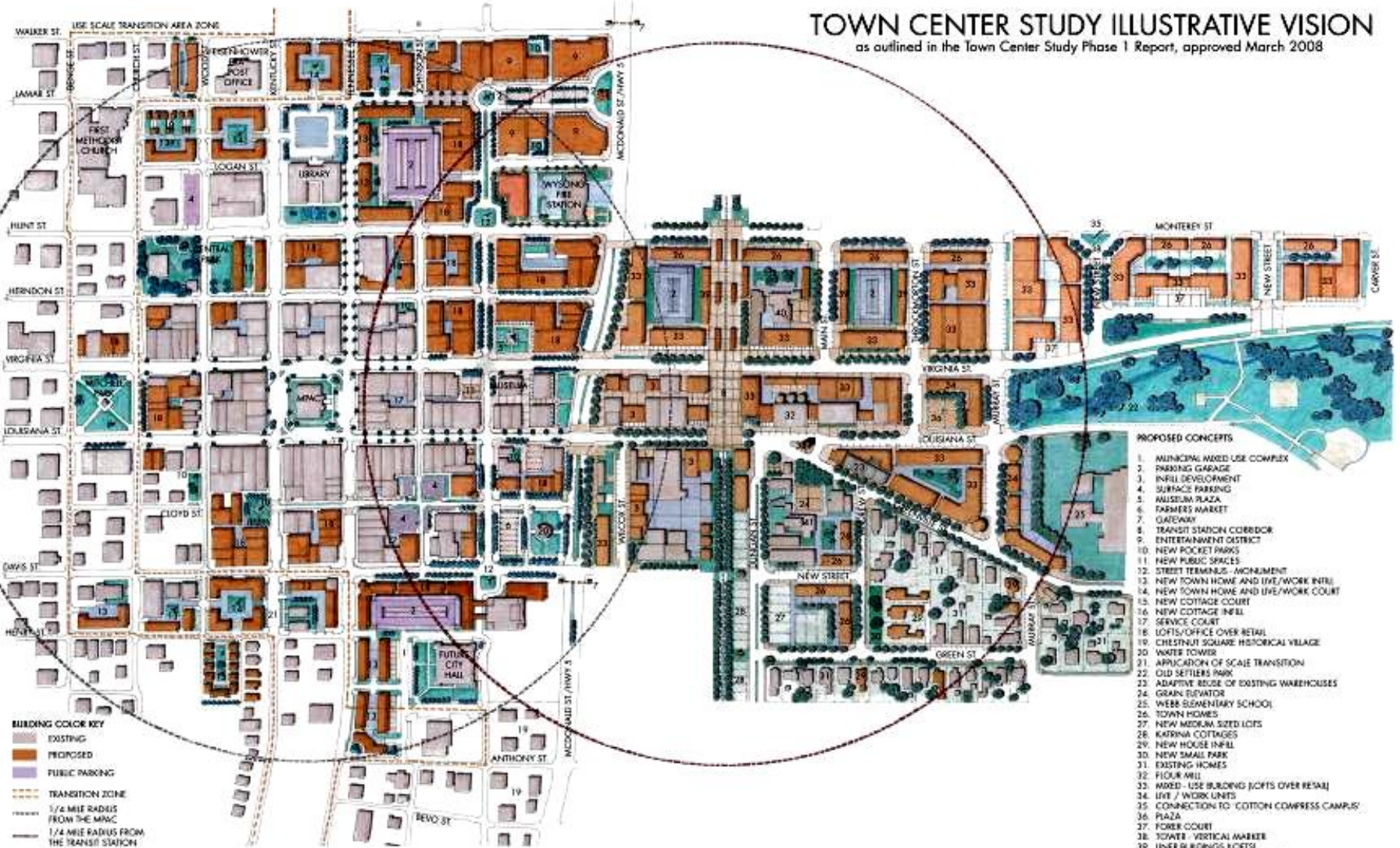
**Implement the  
community's adopted  
Phase 1 vision and  
Master Plan**

**Address the unique  
challenges of  
redevelopment**

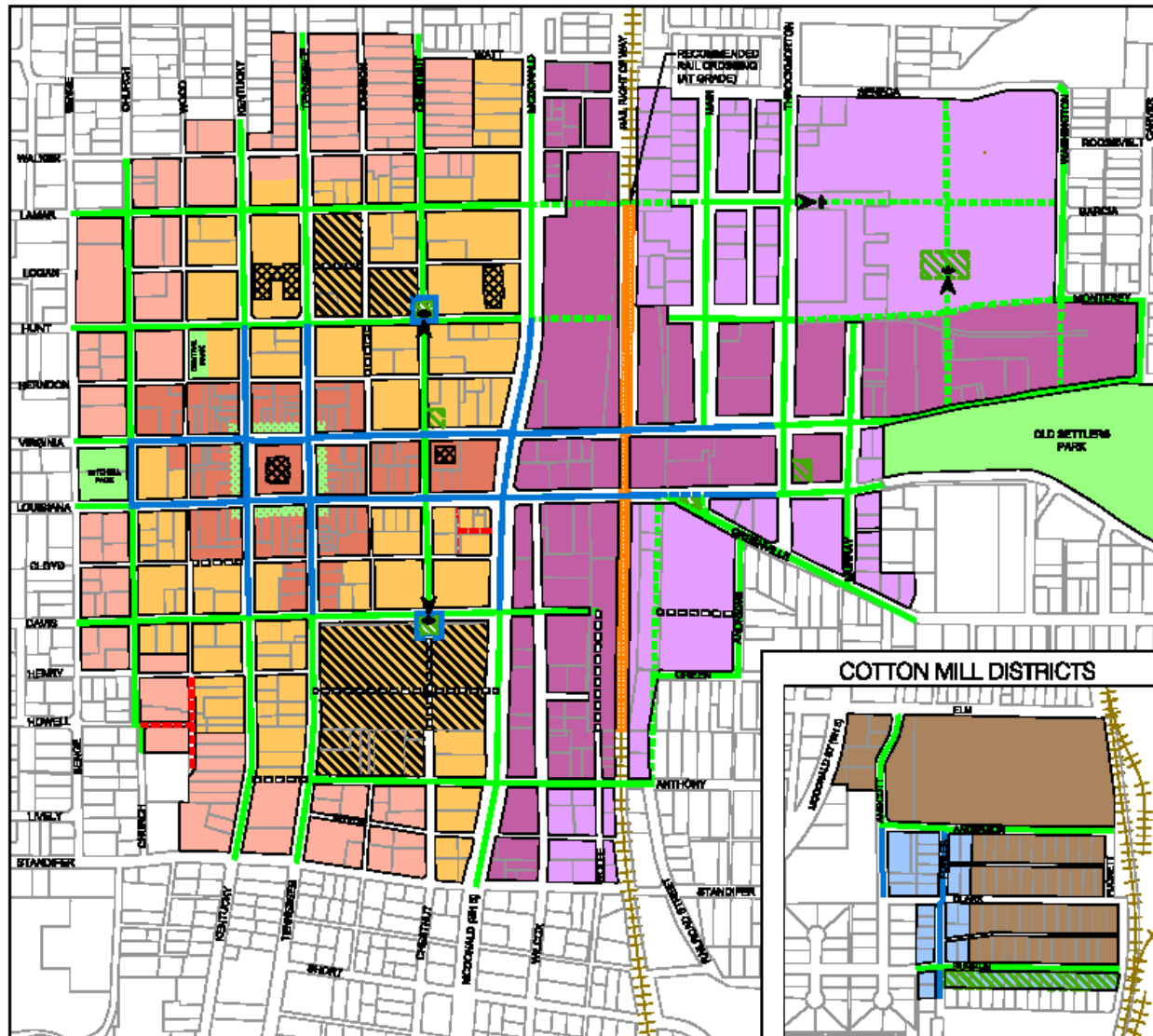
**Create adjacency  
predictability for  
property owners**

# TOWN CENTER STUDY ILLUSTRATIVE VISION

as outlined in the Town Center Study Phase I Report, approved March 2008



# Proposed MTC Regulating Plan



## CHARACTER DISTRICTS

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

## STREET DESIGNATIONS

- Pedestrian Priority 'A'
- Pedestrian Priority 'B'
- Recommended Priority 'A'
- Recommended Priority 'B'
- Recommended Service Street
- Recommended Street Vacation

Note: Streets with no designation are a service street

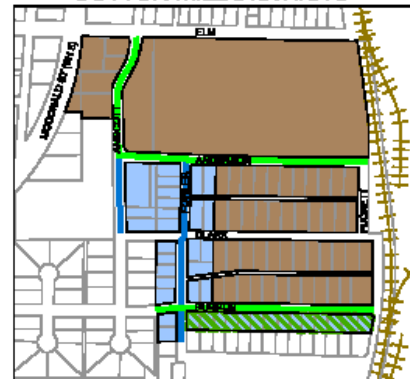
## SPECIAL REQUIREMENT

- Required Commercial Frontage

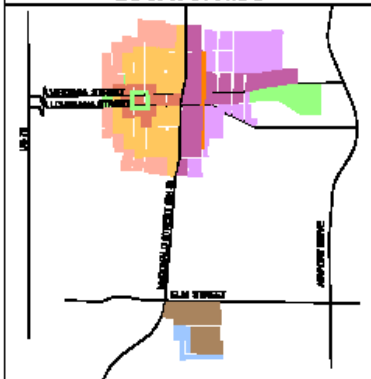
## OTHER

- Existing Civic Building
- Existing Civic/Open Space
- Recommended Civic Building Site
- Recommended Civic/Open Space
- Recommended Passenger Rail Station & Platform
- Recommended Visa Terminal

## COTTON MILL DISTRICTS



## LOCATOR MAP



0 100 200

DRAFT JULY 25, 2012

GATEWAY PLANNING  
Design • Implementation • Value Capture

McKINNEY  
Urban by nature.

McKinney Town Center  
Regulating Plan



# **MTC Regulating Plan (map)**

- Character Districts
- Street Designations
- Special Requirement for Commercial Frontage
- Other (civic/open spaces and buildings; vista termini, etc.)

# **MTC Zoning District (text document)**

- Purpose and Intent
- Components
- Regulating Plan
- Definitions
- Administration
- Schedule of Permitted Uses
- Building Form and Site Development Standards
- Building Design Standards
- Open Space Standards

## **Remaining Steps to Reach Formal Approval**

- November 27, 2012: final Informational Stakeholders Meeting
- December 2012: final tweaks/refinement/internal review (including Legal review for proper integration of new code into existing code structure)
- January 22, 2013: P&Z Meeting (Commission hosts a Public Hearing and reviews an ordinance-ready version of the proposed code)
- February 2013: Joint Meeting (City Council and P&Z Commission host a Public Hearing and take possible action on an ordinance-ready version of the proposed code)



## **Mechanics of Approval (2 components)**

- Approve ordinance to amend the Zoning Regulations Section 146 to incorporate the proposed MTC zoning district textual regulations
- Approve ordinance to amend the Official Zoning Map governing the parcels located within the boundary of the proposed MTC regulating plan

**Questions/Discussion/Direction**