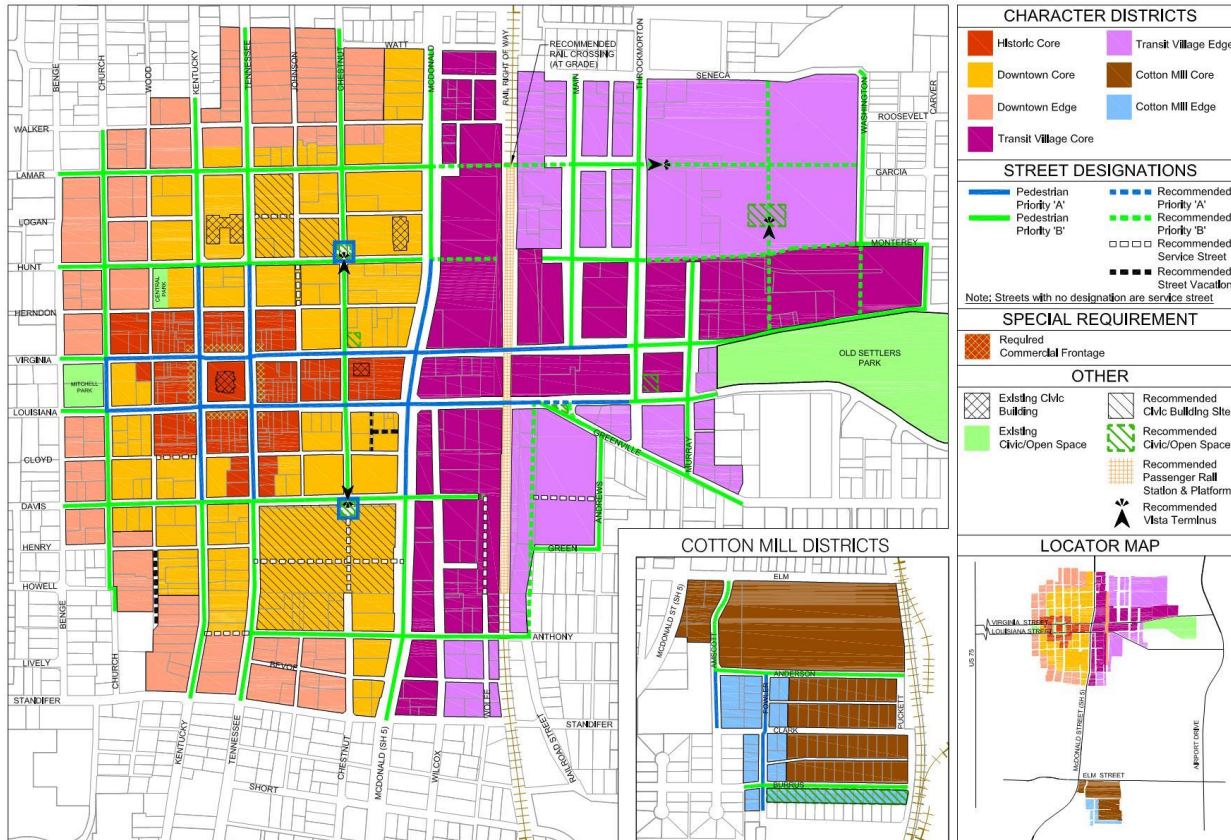


# MTC – McKinney Town Center District Amendment

20-0001M2

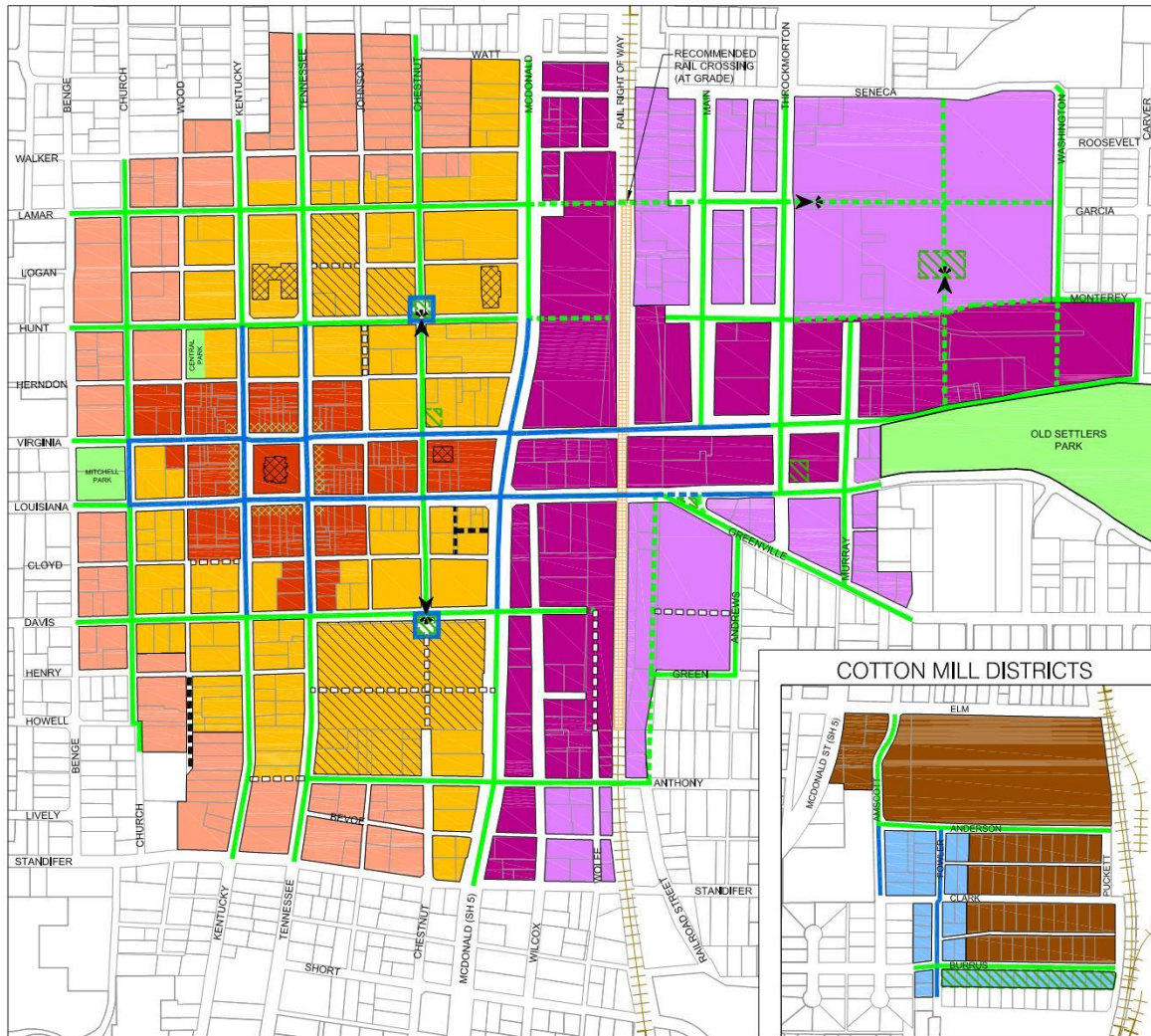
February 18, 2020

# 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.

# What is the MTC – McKinney Town Center Zoning District?



CHARACTER DISTRICTS	
Historic Core	Transit Village Edge
Downtown Core	Cotton Mill Core
Downtown Edge	Cotton Mill Edge
Transit Village Core	

STREET DESIGNATIONS	
Pedestrian	Recommended Priority 'A'
Pedestrian Priority 'A'	Recommended Priority 'B'
Pedestrian Priority 'B'	Recommended Service Street
	Recommended Street Vacation

Note: Streets with no designation are service street

SPECIAL REQUIREMENT	
Required Commercial Frontage	

OTHER	
Existing Civic Building	Recommended Civic Building Site
Existing Civic/Open Space	Recommended Civic/Open Space
	Recommended Passenger Rail Station & Platform
	Recommended Vista Terminus

COTTON MILL DISTRICTS	
Cotton Mill Core	Cotton Mill Edge

LOCATOR MAP	

## Changes to the McKinney Town Center Zoning District

- In order to ensure that the MTC continues to function as intended, it is necessary from time to time to review it for potential issues, concerns and inconsistencies.
- The purpose of this amendment is to modify the list of available Design Exceptions that may be considered by the Planning and Zoning Commission for projects within the McKinney Town Center (MTC) Zoning District.

# Existing regulations

- The MTC Zoning District currently allows certain requested deviations from the following requirements: Building Form and Development Standards, Building Design Standards, or Open Space Standards. These deviation requests are known as Design Exceptions and are forwarded to the Planning and Zoning Commission for consideration.

# Current Language

- Section 5.6

A Design Exception means a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards beyond the minor deviations specified in the Minor Modifications provision. All requests for Design Exceptions shall be forwarded by the McKinney Town Center Development Coordinator to the Planning and Zoning Commission for action. Appeals of decisions by the Planning and Zoning Commission shall be made to the City Council.



# Proposed Language

- A Design Exception means a requested deviation from any Building Form and Site Development Standards, Building Design Standards, or Open Space Standards beyond the minor deviations specified in the Minor Modifications provision. A Design Exception shall also mean a requested deviation from the Design Criteria of the Schedule of Permitted Uses. All requests for Design Exceptions shall be forwarded by the McKinney Town Center Development Coordinator to the Planning and Zoning Commission for action. Appeals of decisions by the Planning and Zoning Commission shall be made to the City Council.

# Design Criteria Table (Schedule of Permitted Uses)

**Design Criteria Table**

Use	Character Districts	Design Criteria
Any use with a drive-through or drive-up facility (including banks and financial institutions; cleaning and pressing shop; funeral homes and mortuaries; retail store; restaurant)	<ul style="list-style-type: none"> <li>All</li> </ul>	<ul style="list-style-type: none"> <li>Drive-through access (driveways) shall only be from Pedestrian Priority “B” Streets or from Service Streets.</li> <li>Drive-through lanes and/or canopies shall not have frontage along Pedestrian Priority “A” Streets.</li> </ul>
Retail store, restaurant or cafeteria (indoor service) (no drive-through window or drive-in service)	<ul style="list-style-type: none"> <li>Downtown Edge</li> <li>Transit Village Edge</li> <li>Cotton Mill Edge</li> </ul>	<ul style="list-style-type: none"> <li>Shall be located in buildings less than 20,000 sq.ft.</li> </ul>
Automobile, all-terrain vehicle, motorcycle (sales, service, repair, paint, or storage); fueling station or gasoline station	<ul style="list-style-type: none"> <li>Transit Village Edge</li> <li>Cotton Mill Core</li> </ul>	<ul style="list-style-type: none"> <li>Service bays shall not be oriented towards Pedestrian Priority “A” Streets.</li> <li>Fuel pumps and canopies shall not be located with any frontage along Pedestrian Priority “A” Streets.</li> <li>Along Pedestrian Priority “B” Streets, service bays, fuel pumps and/or canopies shall not exceed 50% of the lot’s street frontage.</li> <li>No outdoor storage along any Pedestrian Priority “A” Streets.</li> <li>Outdoor storage along any Pedestrian Priority “B” or Service Streets shall be screened with a street screen as high as the items being stored.</li> </ul>
Fueling station or gasoline station	<ul style="list-style-type: none"> <li>Transit Village Core</li> </ul>	<ul style="list-style-type: none"> <li>Along Pedestrian Priority “A” Streets, ground floors shall be built to Commercial Ready standards, including floor-to-floor height and at-grade to the sidewalk.</li> </ul>
Multiple family dwelling	<ul style="list-style-type: none"> <li>Historic Core</li> <li>Downtown Core</li> <li>Transit Village Core</li> </ul>	<ul style="list-style-type: none"> <li>Shall be located only in buildings less than 20,000 square feet.</li> <li>Shall be permitted only in conjunction with a retail or restaurant (indoor) use.</li> </ul>
Brewery; winery	<ul style="list-style-type: none"> <li>Historic Core</li> <li>Downtown Core</li> <li>Transit Village Core</li> </ul>	<ul style="list-style-type: none"> <li>Shall be located only in buildings less than 20,000 square feet.</li> </ul>
Cottage Industrial	<ul style="list-style-type: none"> <li>Historic Core</li> <li>Downtown Core</li> <li>Transit Village Core</li> <li>Transit Village Edge</li> <li>Cotton Mill Core</li> </ul>	<ul style="list-style-type: none"> <li>Shall be located only in buildings less than 20,000 square feet.</li> </ul>
Machine shop or welding;; warehousing	<ul style="list-style-type: none"> <li>Transit Village Core</li> <li>Transit Village Edge</li> <li>Cotton Mill Core</li> </ul>	<ul style="list-style-type: none"> <li>Shall be located only in buildings less than 20,000 square feet.</li> </ul>



# Staff Recommendation

- Staff feels that the current process for Design Exceptions works extremely well for allowing flexibility in many of the development standards within the MTC, under the purview of the Planning and Zoning Commission and would like to expand this process to also include Design Exceptions for the Design Criteria within the Schedule of Uses.
- Therefore, Staff is recommending approval of the amendment.
- Questions?