



20-0004M2

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-130 (Vehicle Parking) of the Code of Ordinances, and Accompanying Ordinance

COUNCIL GOAL: Operational Excellence
(2E: Continuously provide a high level of customer service to our citizens)

MEETING DATE: September 1, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Mark Doty, Assistant Director of Planning
Jennifer Arnold, AICP, Director of Planning

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed amendment.

ITEM SUMMARY:

- Staff proposes an amendment to Section 146-130 (Vehicle Parking) of the Zoning Ordinance to modify Subsection 3, related to shared parking spaces.
- Specifically, Staff proposes to expand the allowance for shared parking to include the use of public off-street parking spaces and striped public on-street parking spaces under certain conditions. As proposed, new and redevelopment projects that occur within the McKinney Town Center (MTC) Zoning District that are within 200 feet of a public parking lot may utilize these public spaces to satisfy up to 100 percent of their parking requirement without a shared parking agreement.
- As growth and reinvestment continues to occur in the downtown area of McKinney, Staff feels as though the proposed amendment may provide an additional incentive for properties currently unable to meet the strict requirements of the existing ordinance.

PROPOSED AMENDMENT

- Staff proposes the following modification to Section 146-130 (Vehicle Parking):

“(3) Shared Parking Spaces.

a. Under specific circumstances listed below, a limited number of parking spaces may be applied toward parking space requirements for two different uses. Proposed shared parking arrangements shall be considered during the site planning process. Not more than 50 percent of the parking spaces shall be required for:

- 1. Theaters, bowling alleys, nightclubs, church or school auditoriums, or similar uses may be provided and used jointly by;*
- 2. Uses not normally open, used or operated during the same hours as those listed in subsection (3)a of this section.*

b. Within the MTC - McKinney Town Center zoning district, public off-street parking spaces and striped public on-street parking spaces may be used to satisfy up to 100 percent of the use’s parking requirements so long as these public parking spaces are located within 200 feet of the use’s property. In these cases, no shared parking agreement shall be required.

BACKGROUND INFORMATION:

- In 2006, Staff began a study of downtown that would ultimately help encourage redevelopment and growth, known as Phase I of the Town Center Study. After numerous meetings and workshops with the public, City Council approved the report in 2008, simultaneously launching Phase II of the Study. This phase involved implementing many of the ideas from Phase I, including the creation of a form-based code for downtown. This code was adopted as the MTC - McKinney Town Center Zoning District in 2013 and consists of seven character districts, each with unique features based on their location, which help preserve the character and encourage redevelopment of historic downtown McKinney.
- In order to maintain high quality development that is in line with the market and development community, Staff recognizes the importance of reviewing the city’s Zoning Ordinance from time to time to ensure that it is still performing optimally. With increased attention to areas of downtown east of Highway 5, additional flexibility is needed to help support the overall market and provide options for growth.
- Previous amendments to the MTC Zoning District, which were adopted in April 2019 focused on allowing additional driveway access points, modifying the façade transparency requirements along Pedestrian Priority ‘A’ and ‘B’ Streets, and improving the readability of the Character District standards and regulations overall.
- The latest amendment to the MTC Zoning District, adopted in January 2020,

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 to include Design Criteria within the Schedule of Uses.

OPPOSITION TO OR SUPPORT OF REQUEST:

- Staff has received no emails or phone calls in support of or opposition to the proposed amendments.

BOARD OR COMMISSION RECOMMENDATION:

- On August 11, 2020, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed amendment.

SUPPORTING MATERIALS:

[081120 PZ Minutes](#)

[MTC Regulating Plan](#)

[146-130. Vehicle Parking - Redline](#)

[146-130. Vehicle Parking - Clean](#)

[Proposed Ordinance](#)

[Presentation](#)