



**20-0009M3**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-45 (Site Plan Approval) and Appendix G (MTC - McKinney Town Center Zoning District) 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:** December 15, 2020

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Kaitlin Gibbon, Planner II

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed amendments.

**ITEM SUMMARY:** The purpose of these amendments is to clarify the site plan approval process, provide clarity in the appeal process of the McKinney Town Center (MTC) Zoning District, and to add a new use within the use chart and definitions of the McKinney Town Center (MTC) Zoning District.

In order to support high quality development that is in line with the market, Staff recognizes the importance of reviewing and updating the Ordinance from time to time to ensure that it is still performing optimally. This allows us opportunities to introduce new or nuanced uses that are new/current to the market, and/or to improve areas of the ordinance where clarity is needed. It is Staff's professional opinion that the proposed amendments maintain the development standards expected for the zoning ordinance and the McKinney Town Center (MTC) Zoning District.

**PROPOSED AMENDMENTS:**

Section 146-45 (Site Plan Approval):

Currently, Subsection 146-45(2)c states that a written notice for a public hearing shall follow the same procedure for a rezoning request. Staff is proposing to amend this section of the ordinance to clarify that only a property owner notification, or written notice, is required for site plans that require a public hearing for consideration. The proposed change aims to clarify that zoning change signs are not required as part of the site plan consideration/approval process.

Appendix G (MTC - McKinney Town Center Zoning District):

Staff is proposing to establish a new use of “Brewpub” in the McKinney Town Center (MTC) Zoning District. As proposed, this use would be defined as “*a restaurant which includes a microbrewery as an accessory use. The microbrewery in conjunction with the restaurant allows limited manufacturing and production for the primary sale on-site. Off-site distribution associated with the microbrewery shall not be permitted.*” As proposed, a “Brewpub” would be permitted or permitted with design criteria in the same character districts as a restaurant or cafeteria with indoor service.

Following the December 1 Council meeting, please note that Staff is also proposing to include brewery/microbrewery in the Downtown Edge and Cotton Mill Edge character districts of the MTC with an approved specific use permit (SUP).

Staff is also proposing administrative changes to the appeal process language for Minor Modifications and Design Exceptions. Currently, the appeal process in these sections of the Ordinance blend together with the language that establishes the criteria for Minor Modifications and Design Exceptions. In order to improve the readability of the Ordinance for both Staff and applicants, these sections have been organized in order of the criteria for consideration by the McKinney Town Center Development Coordinator or the Planning and Zoning Commission and the appeal process.

**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 November 10, 2020, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed Zoning Ordinance amendments.

On December 1, 2020, the City Council voted 7-0-0 to continue the public hearing and table the item to the December 15, 2020 City Council meeting.

**SUPPORTING MATERIALS:**

[PZ Minutes](#)

[CC Draft Minutes](#)

[MTC Zoning District - Redline](#)

[MTC Zoning District - Clean](#)

[Section 146-45 - Redline](#)

[Section 146-45 - Clean](#)

[Proposed Ordinance](#)

[Proposed Exhibit A](#)

[Presentation](#)