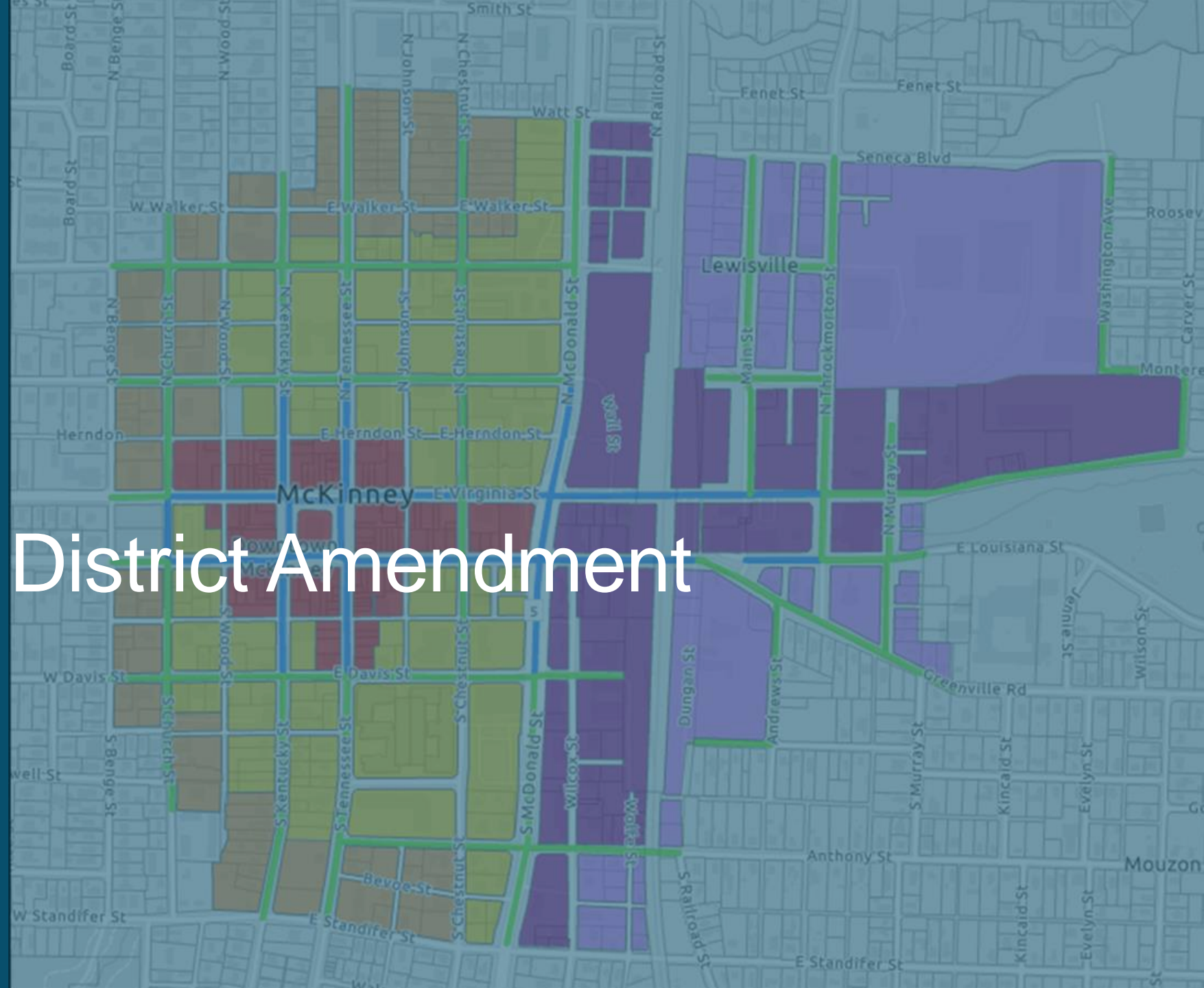
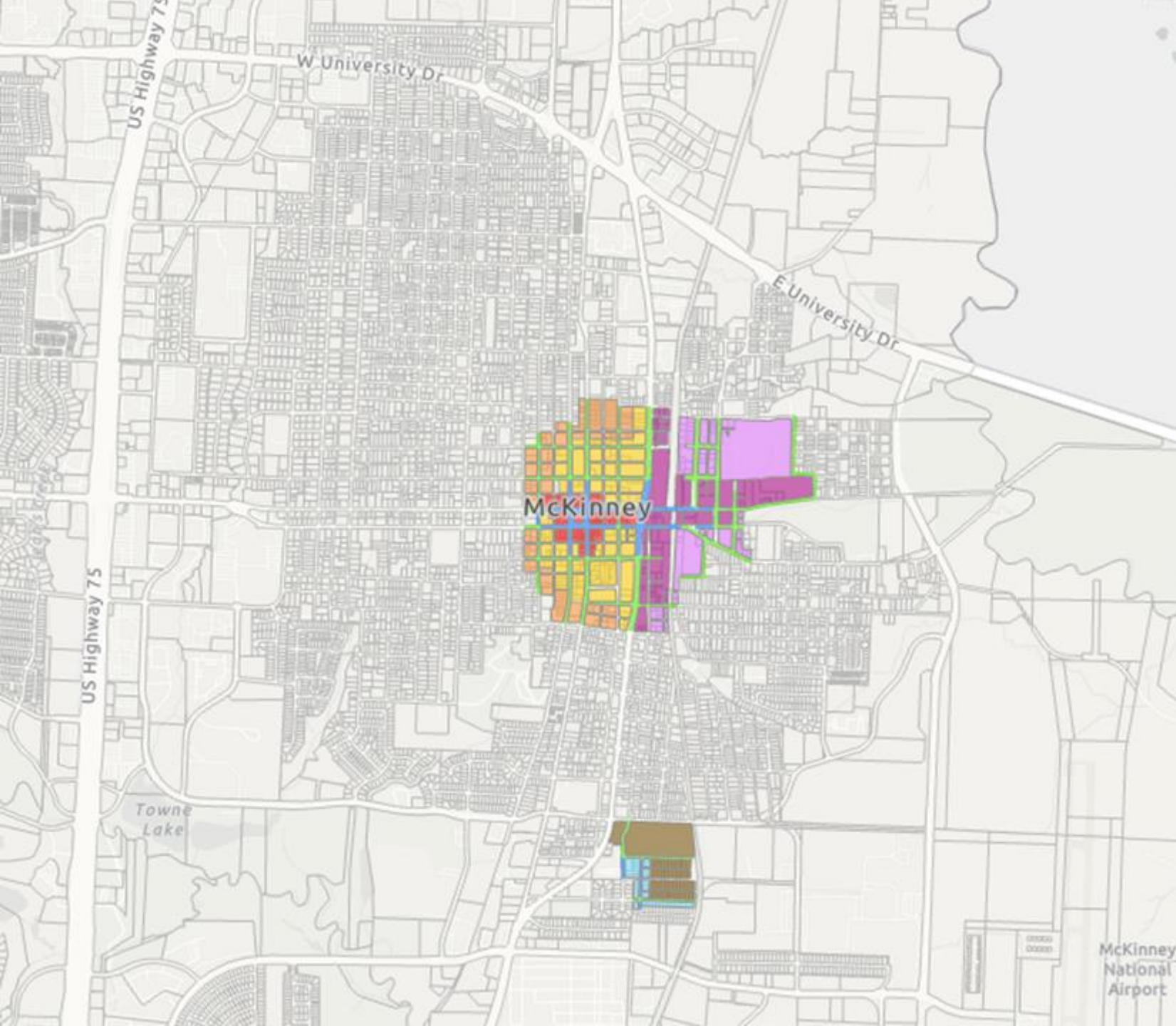


# MTC Zoning District Amendment

24-0008M3














# The MTC – McKinney Town Center District

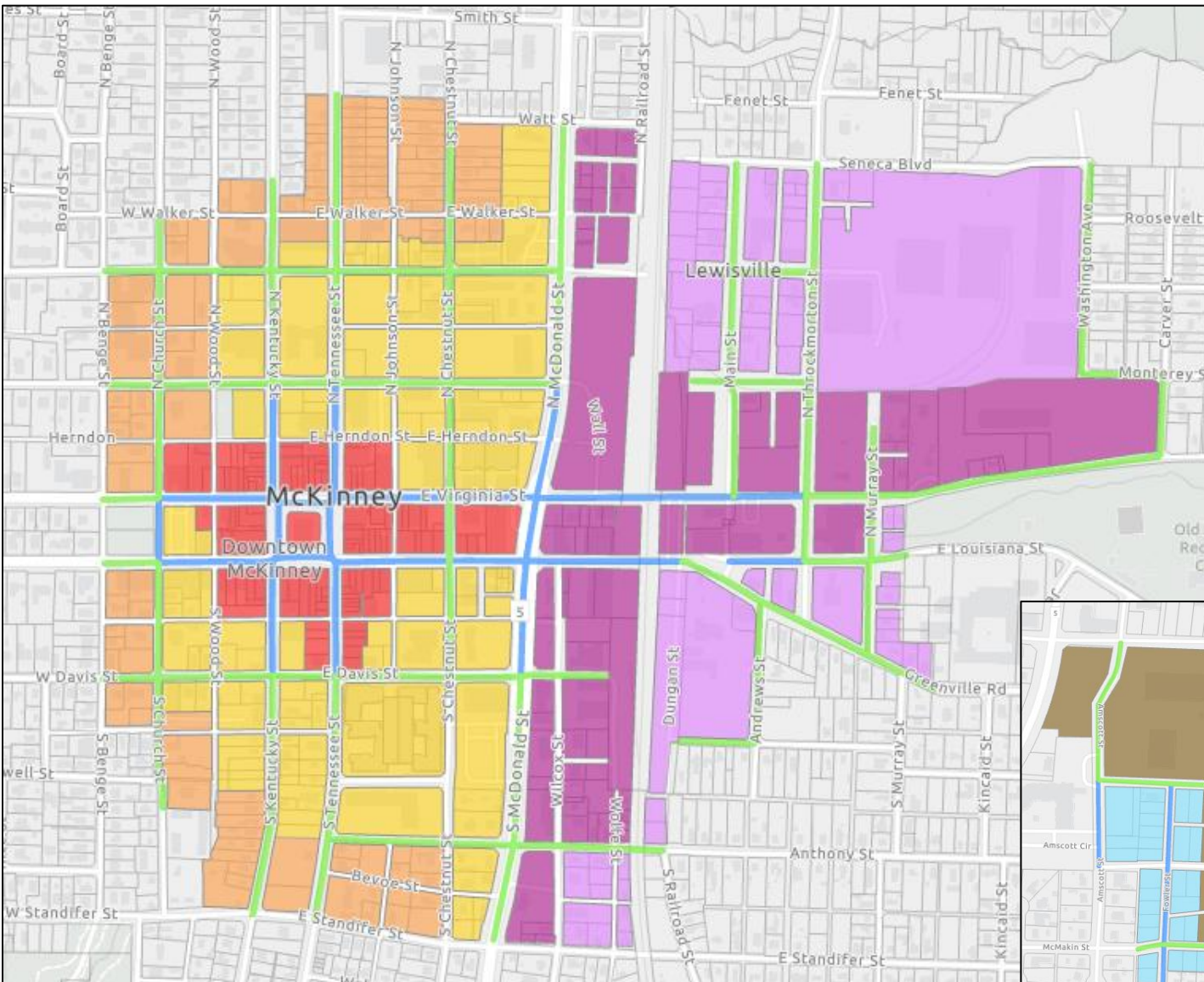


# The MTC

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

STREET DESIGNATIONS	
	Pedestrian Priority 'A'
	Pedestrian Priority 'B'



# Amendment Goals

- Reconcile MTC and Section 205 Land Uses
  - Table of Uses
  - Definitions
- Improve ease of use
- Clean up unclear language within the MTC
- Adjusting allowed land uses
  - No nonconformities created

# Amendments

## Fine-Tuning

- “Non-substantive”
- Fixing typos and references
- Adding clarification
- Improving usability and organization
- Increasing readability
- Making language consistent across UDC

## Modifications

- “Substantive”
- Modified land use permissions
- Change in standards/criteria for uses

# Fine-Tuning Changes

- MTC §4 – Definitions
- MTC §5 – Administration
- MTC §6 – Table of Uses
- MTC §8 – Building Design Standards
- MTC §9 – Open Space Standards

# Types of Changes for MTC Table of Uses

<b>Conversion</b>	Use removed; replaced by different existing equivalent use with different definition
<b>Consolidation</b>	Use removed; now covered under different, more broadly-defined use
<b>Break-Out</b>	Use removed; now covered by multiple, more narrowly-defined uses
<b>Addition</b>	Use was not present in the MTC; has been added
<b>Name Update</b>	Name updated; no substantive changes to definition/permissions
<b>Retired</b>	Use retired; not replaced by comparable use

# Modifications

## MTC §6 – Table of Uses

### Added to MTC

- Community Garden
- Warming Station
- Electric Vehicle Charging Station





# Modifications

## Craft Consumables

- Section 205.B.5 Table of Uses
- Section 205.F Non-Residential Uses
- MTC §6 – Table of Uses

## Commercial Amusement

- Indoor & Outdoor
- MTC §6 – Table of Uses



# Craft-Consumables

Covers small scale production of alcoholic beverages, non-alcoholic beverages, and food with on-site sales and/or limited distribution



# Craft Consumables

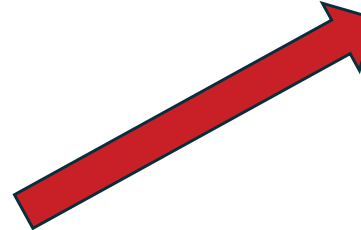
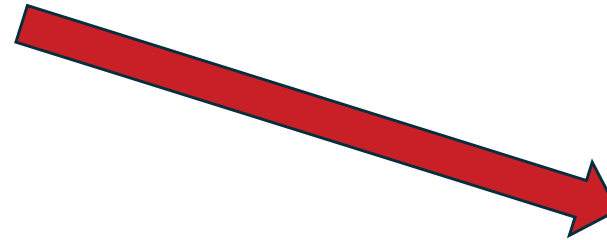
Currently in UDC



Proposed in UDC & MTC



Currently in MTC





# Craft Consumables Proposed Criteria

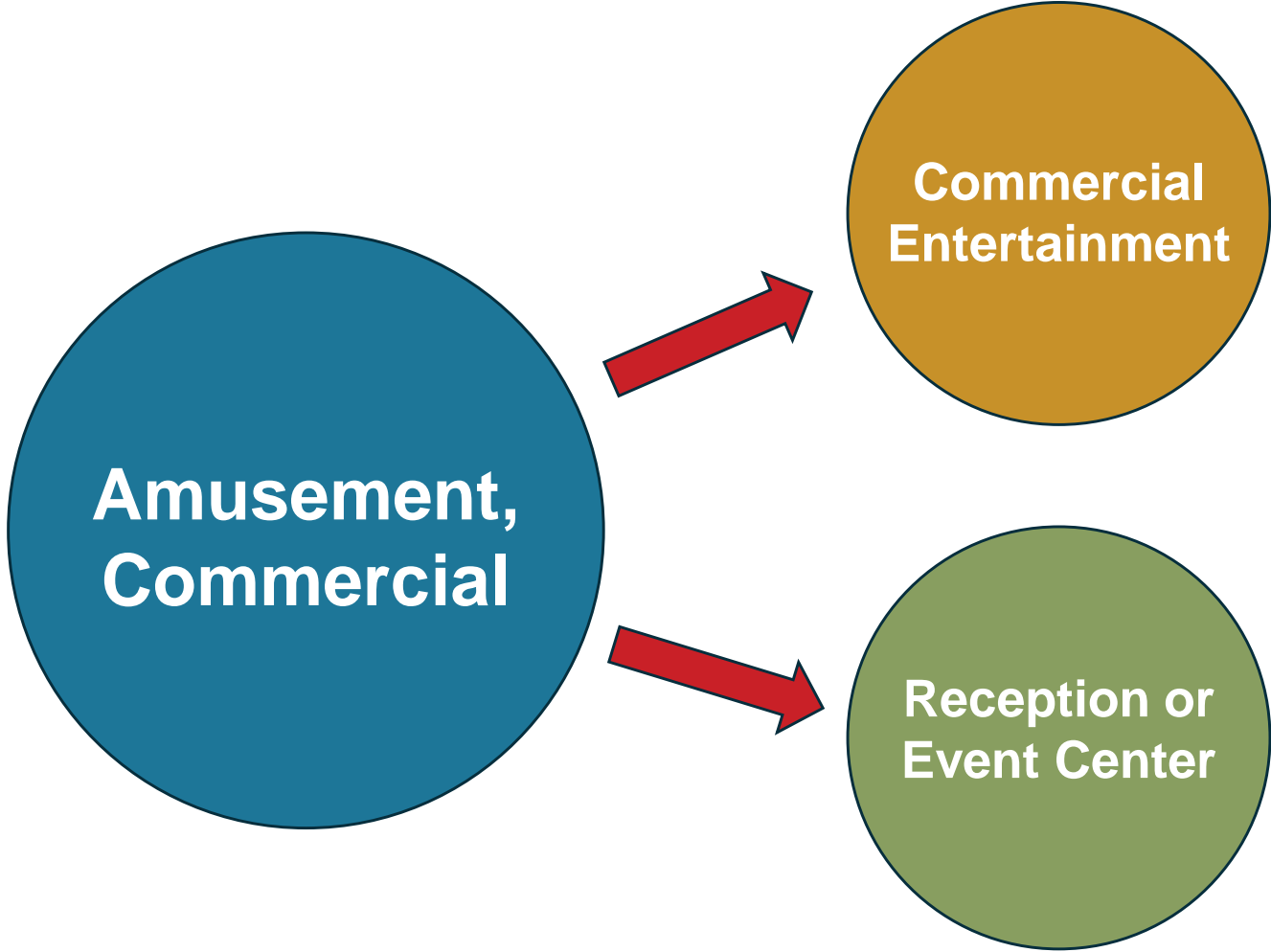
- Located only in buildings <20,000 square feet.
- Can be up to 50,000 square feet if it contains a restaurant component that accounts for at least 30 percent of the building's gross floor area

Mirrors existing criteria of Microbrewery, Distillery, Winery, Cidery

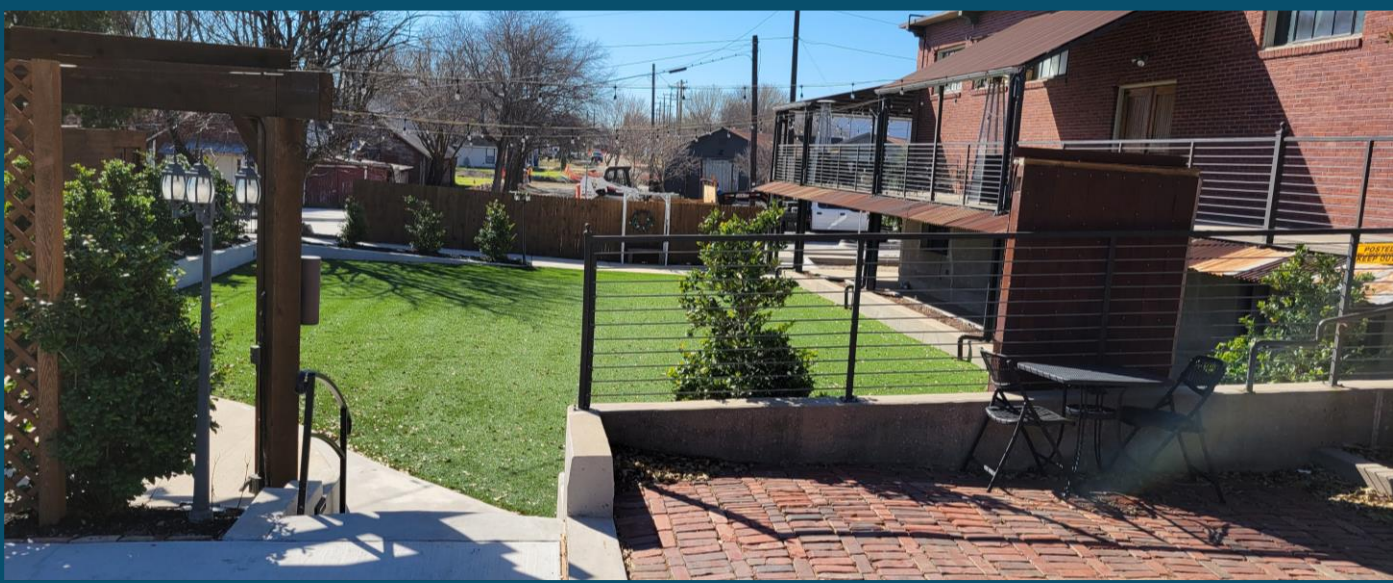
Applies to MTC and C2 zoning districts



# Commercial Amusement

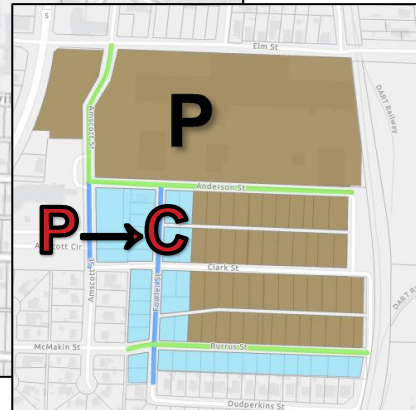
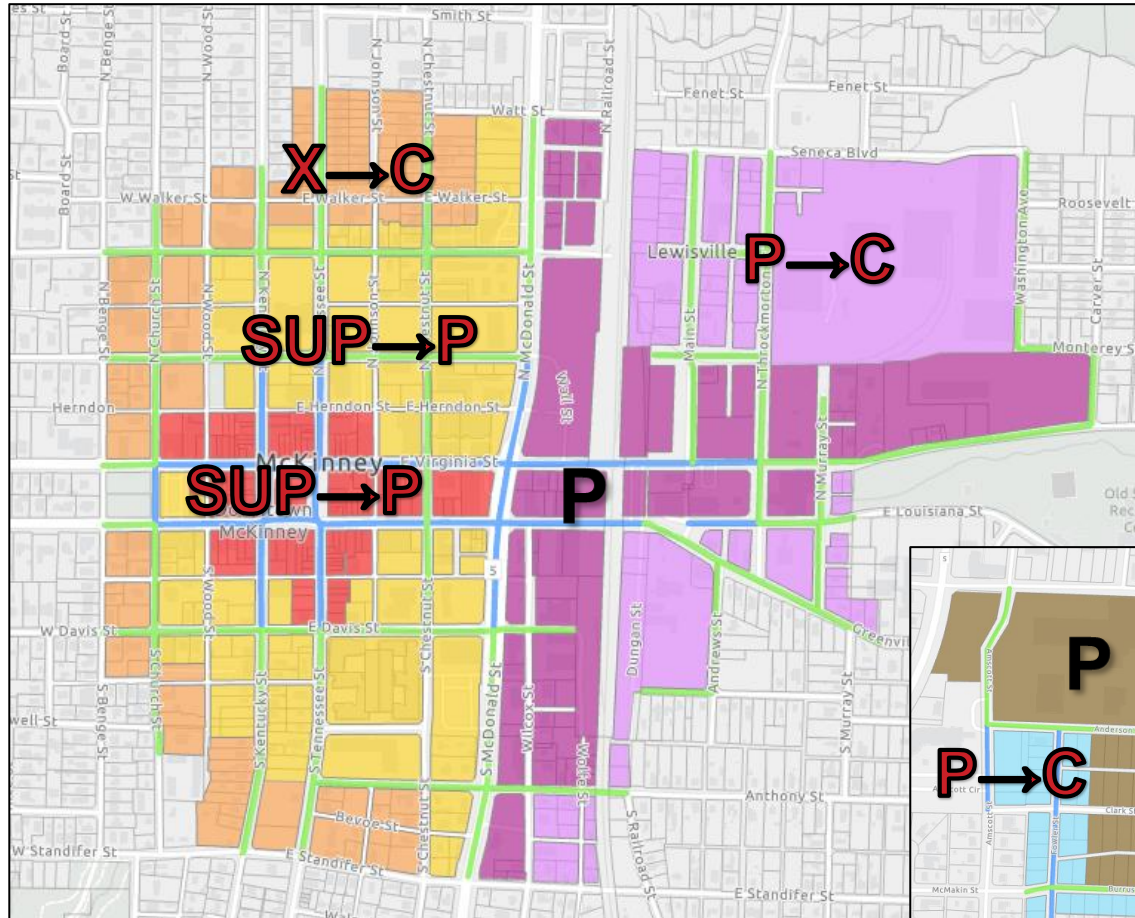








# Commercial Entertainment, Indoor; Reception or Event Center, Indoor (Proposed)



CHARACTER DISTRICTS	
<b>P</b> Historic Core	<b>C</b> Transit Village Edge
<b>P</b> Downtown Core	<b>P</b> Cotton Mill Core
<b>C</b> Downtown Edge	<b>C</b> Cotton Mill Edge
<b>P</b> Transit Village Core	

STREET DESIGNATIONS	
	Pedestrian Priority 'A'
	Pedestrian Priority 'B'

**P: Permitted**  
**C: Permitted with Criteria**  
**SUP: Permitted with SUP**  
**X: Not Permitted**

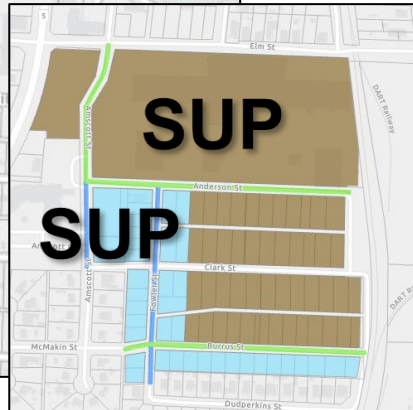
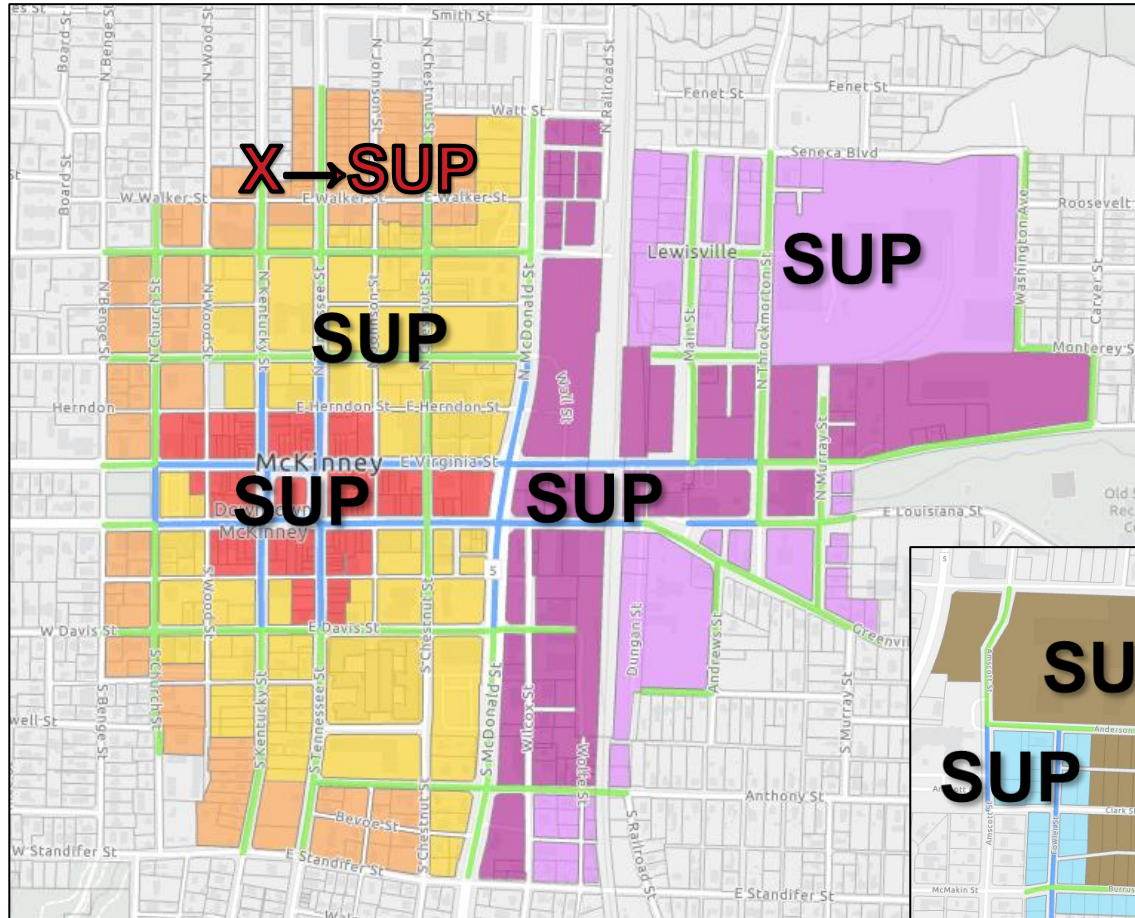
# Commercial Amusement (Indoor) Proposed Criteria

Shall be located a minimum of 300 ft. from residential uses or zones.

This provision may be modified or eliminated with approval of a Specific Use Permit.



# Commercial Entertainment, Outdoor Reception or Event Center, Outdoor (Proposed)



CHARACTER DISTRICTS	
<b>SUP</b> Historic Core	<b>SUP</b> Translt Village Edge
<b>SUP</b> Downtown Core	<b>SUP</b> Cotton Mill Core
<b>SUP</b> Downtown Edge	<b>SUP</b> Cotton Mill Edge
<b>SUP</b> Translt Village Core	
STREET DESIGNATIONS	
Pedestrian Priority 'A'	
Pedestrian Priority 'B'	

**P: Permitted**  
**C: Permitted with Criteria**  
**SUP: Permitted with SUP**  
**X: Not Permitted**

# Next Steps



December 10, 2024: PZ Work Session



December 17, 2024: Council Work Session



March 11, 2025: PZ Public Hearing

**March 31, 2025: Council Public Hearing**