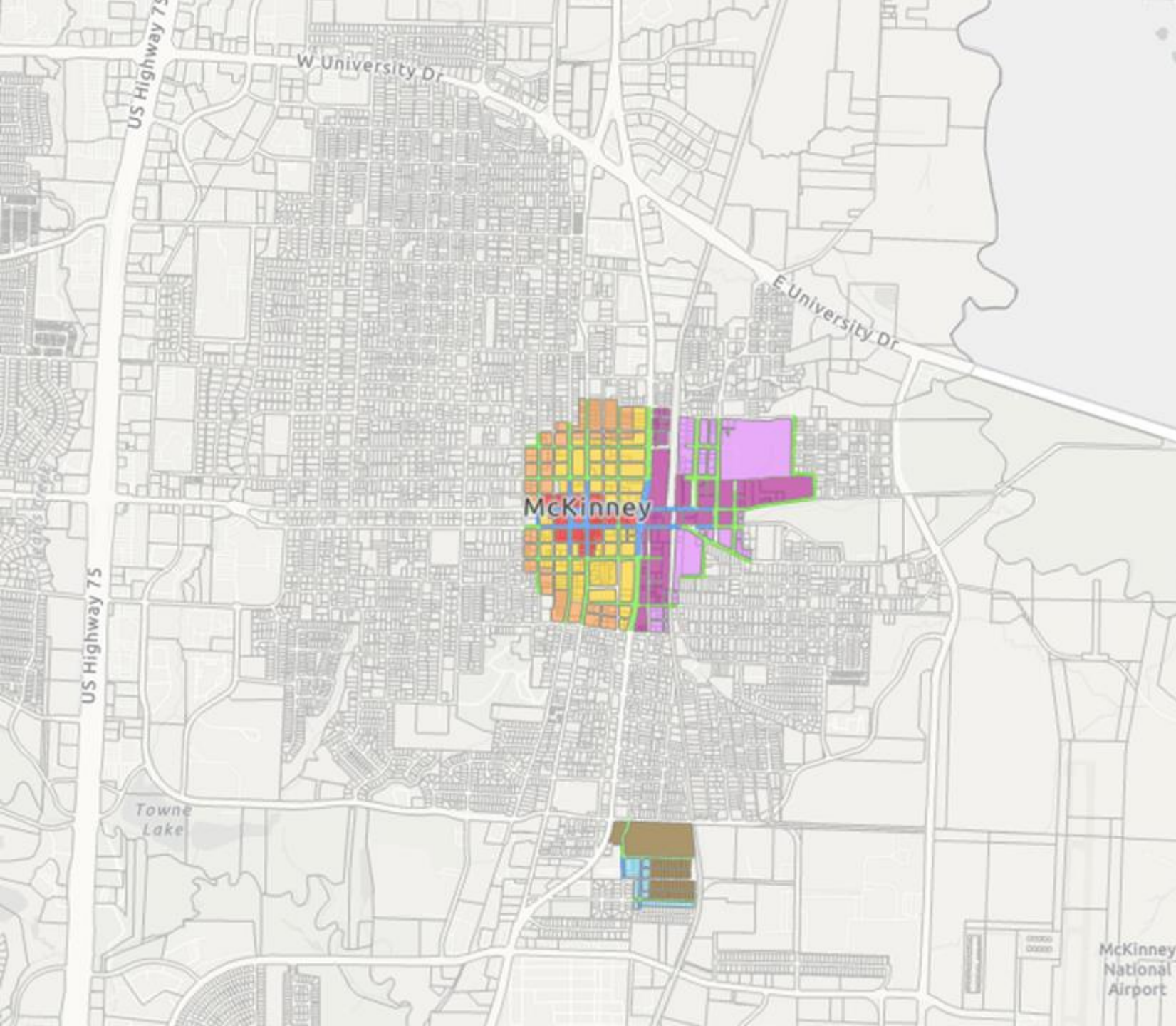


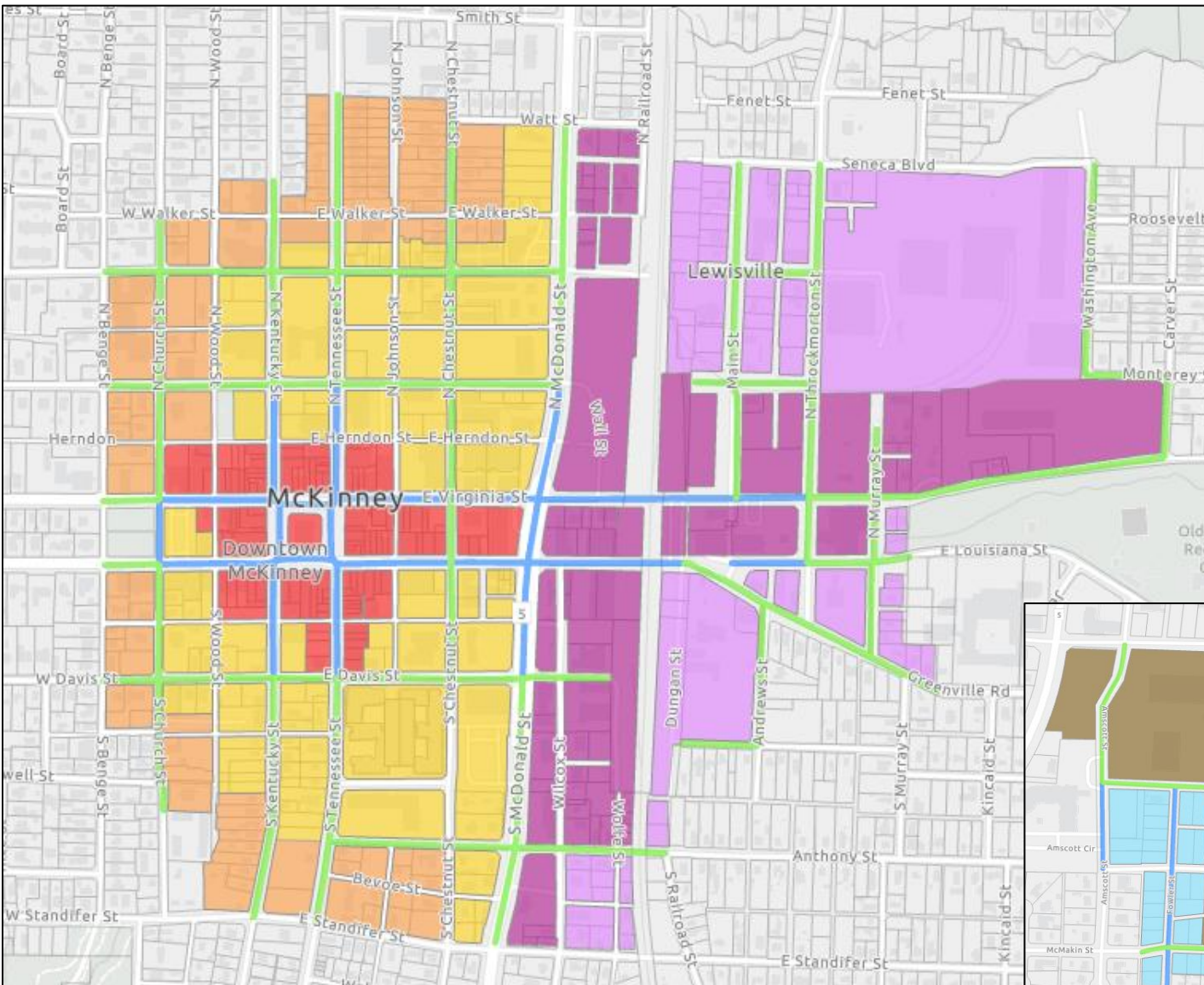
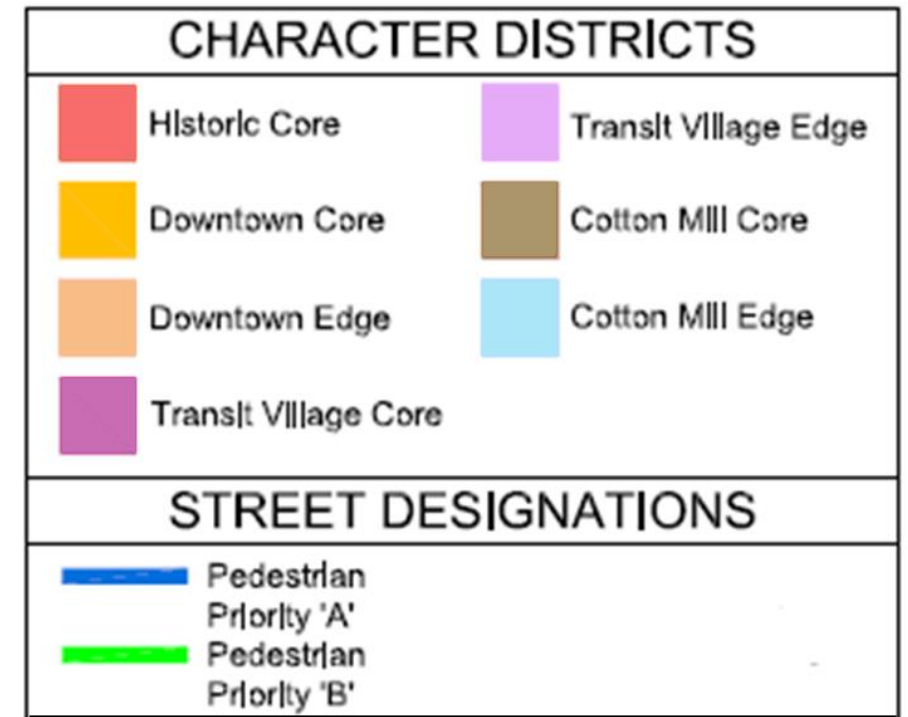
MTC Zoning District Amendment

24-0008M4



The MTC – McKinney Town Center District

The MTC



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

Amendment Timeline

- ✓ December 10, 2024: PZ Work Session
- ✓ December 17, 2024: Council Work Session
- ✓ March 11, 2025: PZ Public Hearing
- ➔ **March 31, 2025: Council Public Hearing**

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

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

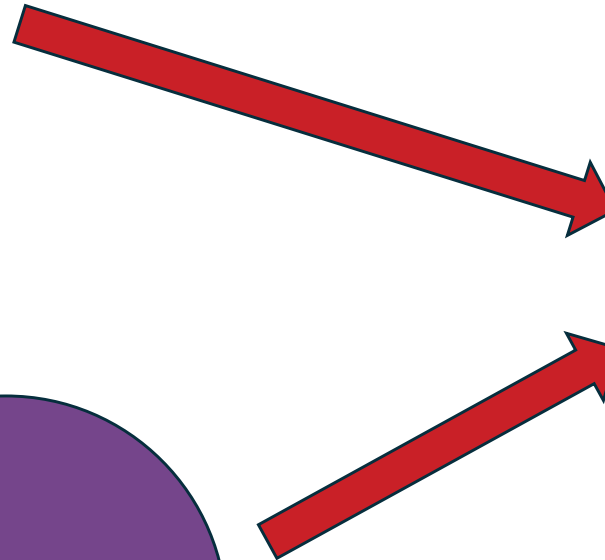
Currently in UDC



Proposed in UDC & MTC



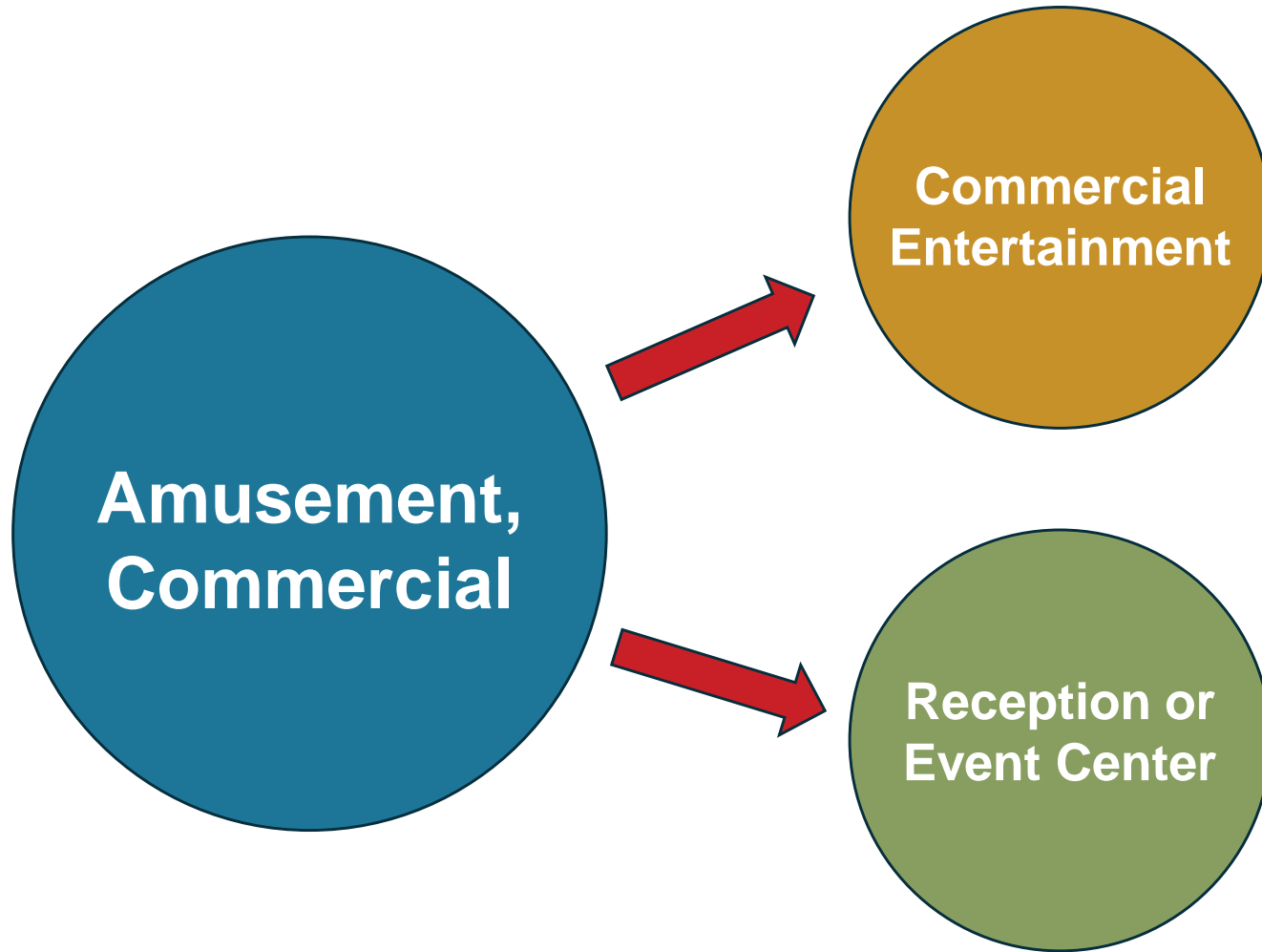
Currently in MTC



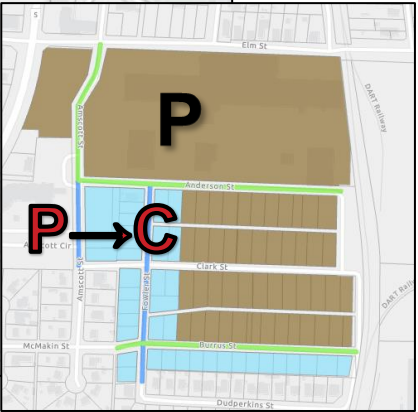
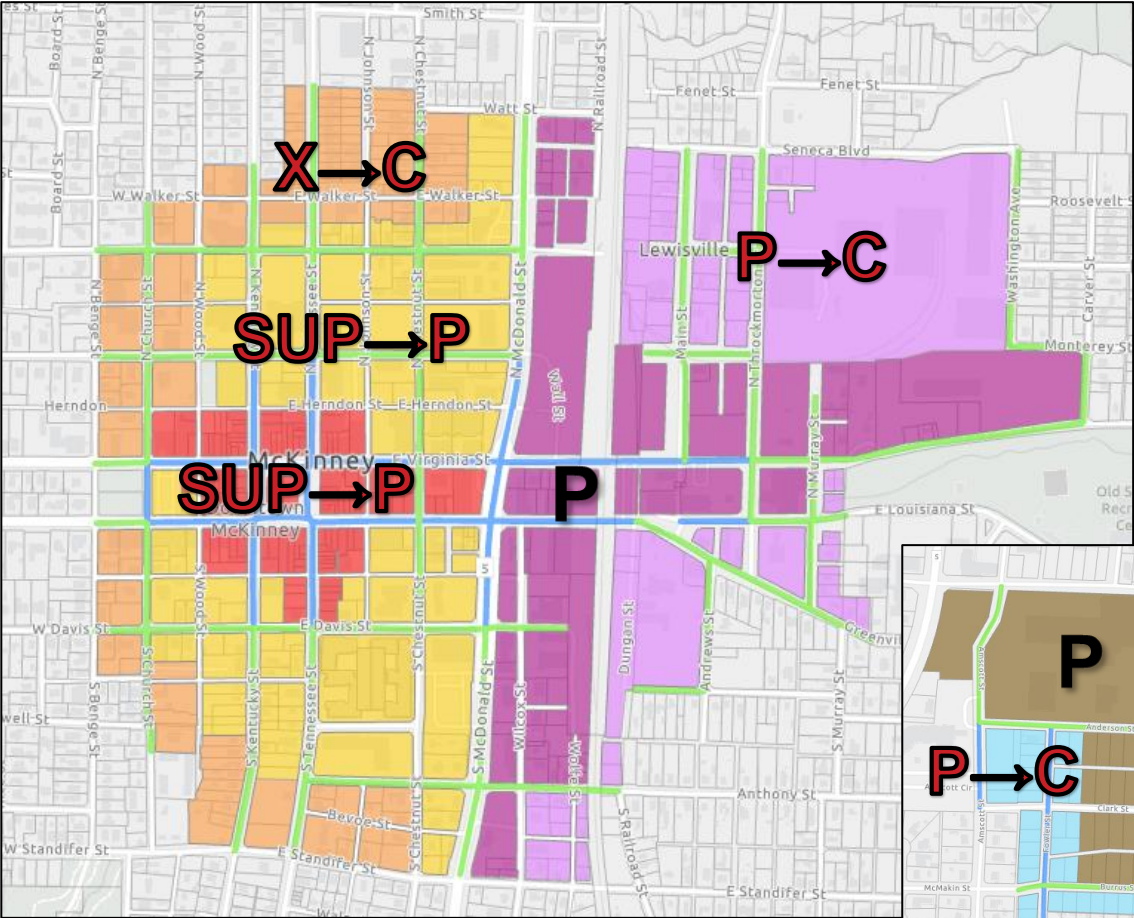
Craft Consumables Proposed Criteria

- 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, Cider
- Applies to MTC and C2 zoning districts

Commercial Amusement



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



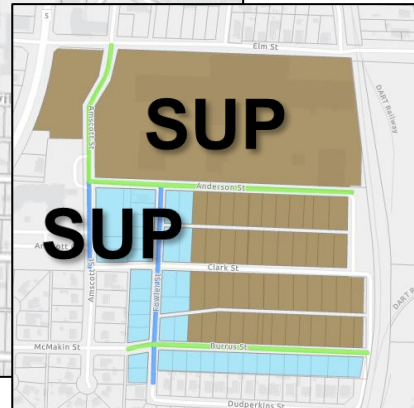
CHARACTER DISTRICTS	
P Historic Core	C TransIt Village Edge
P Downtown Core	P Cotton Mill Core
C Downtown Edge	C Cotton Mill Edge
P TransIt Village Core	

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.

[illegible]

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

Questions?

