



**22-0002M3**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Appendix G (MTC - McKinney Town Center Zoning District) of the Code of Ordinances, and Accompanying Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong economy by facilitating a balance between industrial, commercial, residential and open space)

**MEETING DATE:** May 3, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed amendment.

**ITEM SUMMARY:**

- The purpose of this amendment is to modify the designated approval body for certain Design Exceptions within the McKinney Town Center (MTC) Zoning District.
- The MTC Zoning District currently allows requested deviations from the following requirements: Design Criteria of the Schedule of Permitted Uses, Building Form and Development Standards, Building Design Standards, and Open Space Standards. These deviation requests are known as Design Exceptions and are forwarded to the Planning and Zoning Commission for consideration.
- Staff feels that the current process for Design Exceptions works extremely well for allowing flexibility in many of the development standards within the MTC. Included in this is the ability to pursue a Design Exception to increase the allowable building height for a proposed building within any character district of the MTC.

- Given the significance and potential sensitivity that can come with considering increases to allowed building heights, Staff recommends that Design Exceptions involving building height(s) be forwarded directly to the City Council for consideration and action.

## **PROPOSED AMENDMENT**

- Current: Design Exceptions. 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.
- Proposed: Design Exceptions. A Design Exception means a requested deviation from any Building Form and Site Development Standard, Building Design Standard, or Open Space Standard 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. Requests for Design Exceptions shall be forwarded by the McKinney Town Center Development Coordinator to the Planning and Zoning Commission for action; however, requests for Design Exceptions involving building height(s) shall be forwarded directly to the City Council for action.

## **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 Ordinance from time to time to ensure that it is still performing optimally. This analysis has allowed Staff to pinpoint the most common deviation requests and propose amendments to the Ordinance that will decrease deviation requests

while maintaining the development standards expected for the MTC Zoning District.

- Previous amendments to the MTC Zoning District, which were adopted in April 2019 and 2020 focused on allowing additional driveway access points, modifying the façade transparency requirements along Pedestrian Priority ‘A’ and “B” Streets, expanding the allowances of design exception requests, and improving the readability of the Character District standards and regulations overall.

**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 April 12, 2022, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed amendment.

**SUPPORTING MATERIALS:**

[PZ Minutes](#)

[MTC Zoning District - Redlines](#)

[MTC Zoning District - Clean](#)

[Proposed Ordinance](#)

[Proposed Exhibit A](#)