

Minor Development Code Amendments

19-0012M

Background

- ONE McKinney 2040 Comprehensive Plan
- New Code McKinney (Development Regulations Update)
 - Bringing City's ordinances in line with the ONE McKinney 2040 Comprehensive Plan
 - Proposed amendments intended to improve function while major improvements are being crafted

Three levels of amendments:

**Staff
Amendments**

**Short-Term
Priority
Amendments**

**New Code
Adoption**

Amendment Types

Clean-up:

- Fixes typos
- Eliminates conflicts
- Provides clarity
- Improves usability

Process Improvements:

- New processes for common variances
- Establishing new needed processes
- Update outdated processes
- Provide clarity

Clean-Up Amendments

Revised Sections:

- 70-58 (Duty of owner, occupant to cut and remove weeds, brush, and unsightly matter)
- 142-5 (Approval required)
- 146-84 (Neighborhood Business District)
- 146-99 (REC regional employment center overlay district)
- 146-139 (Architectural and site standards)
- 146-162 (Administrative official)
- 146-164 (Changes and amendments)

Typical Changes:

- Correct conflicting information (i.e., building height limits changed in one section, but not another)
- Correct typos (i.e., insert missing letters or numbers)
- Remove outdated references

Process Improvement Amendments

Section 146-132: Screening and Buffering

- Allow Director of Planning to approve a living plant screen or refer the request to Planning & Zoning Commission or Council. Living plant screen may be approved without a variance if:
 - Meets certain location criteria;
 - Meets conditions based on use being screened and plants proposed;
 - Certain plant types or height requirements are met (i.e., evergreen trees planted 6 feet in height for overhead doors adjacent to residential)

Process Improvement Amendments

Section 146-132: Screening and Buffering

- Allow Director of Planning to waive screening requirement or refer the request to Planning & Zoning Commission or Council. Screening waiver may be waived if one of the following conditions is met for the life of the project:
 - Sufficient screening exists on the adjacent property;
 - The portion of the subject property to be screened contains a wooded area (and a tree survey indicates that a majority of the trees in the wooded area adjacent to the subject property are found to be “quality trees”)
 - Portion of the subject property to be screened is adjacent to a floodplain
 - Clarifies that public parks are exempt from the screening requirement

Process Improvement Amendments

Section 146-131: Off-street loading

- Amend “off-street loading” section to specify that where a property has multiple street frontages, bay doors must be oriented away from widest street.
 - Where two streets are the same width, bay doors must be oriented away from the defined front.

Process Improvement Amendments

Section 146-165: Board of adjustment and Section 146-40: Nonconforming uses and nonconforming structures

- Amend “Board of Adjustment” and nonconforming uses sections to establish a new process for the Board to set a date for a nonconforming use to come into compliance
 - Amendments include factors to be considered when setting a compliance date, such as amortization of investment and a reasonable time period for nonconforming uses.

Process Improvement Amendments

Section 146-164: Changes and amendments

- Amend “Public Notice” section to:
 - Require applicant to provide time-stamped photos of signs posted on property;
 - Up-close photos, in-context photos, and photos as shown from right-of-way;
 - Aligns timing of submittal of photos with required affidavit.

Process Improvement Amendments

Section 146-7: Zoning district map

- Amend “zoning district map” section to:
 - Clarify that official zoning map is maintained online, rather than in paper copies.

Next Steps

- **November 5, 2019** – City Council Meeting
- **March 2020** – Short-Term Priority Amendments
- **Spring 2021** – Anticipated adoption of New Development

Code