



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission Work Session

Tuesday, February 28, 2017

5:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A
QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY
COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

WORK SESSION ITEMS:

DISCUSS REGULAR MEETING AGENDA ITEMS

17-245 [Information Sharing Regarding Loading Docks](#)

Attachments: [Loading Docks Presentation](#)

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 24th
day of February, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

Accommodations and modifications for people with disabilities are available upon
request. Requests should be made as far in advance as possible, but no less than
48 hours prior to the meeting. Call 972-547-2694 or email
contact-adacompliance@mckinneytexas.org with questions or for accommodations.

17-245



TITLE: Information Sharing Regarding Loading Docks

SUPPORTING MATERIALS:

[Loading Docks Presentation](#)

Sec. 146-131
Off-Street Loading



- MONEY MAGAZINE 2014 -

Establishment of Loading Requirements

- Originated with Ordinance 1270 in 1981
 - Loading docks could not face right-of-way within 200' unless properly screened, and
 - 60' away from the front property line if not oriented towards the street
 - No reference is made at this time to distance from residential property

Modifications 1999-2004

- Ordinance 99-03-35
 - Established a 75' setback for loading docks from any front or side property line, and when adjacent to *any residential uses*
- Ordinance 00-01-03
 - Modified the above standard to include an additional option:
 - The setback could be *reduced to 45'* provided the loading docks were screened with an 8' tall masonry wall atop a 3' berm, provide 1:20' evergreen trees along the property line, and both of the be located within a 20' buffer.
- Ordinance 2002-08-084
 - Clarified that this setback requirement did not apply adjacent to other commercial use or properties.
- Ordinance 2004-09-103
 - Established a 75' setback for loading docks from any front or side property line, and when adjacent to *any residential uses*

Major Modification 2008

- Ordinance 2008-11-104
 - Established a **200' setback** for loading docks from any adjacent residential use or zoning district.
 - *The staff report does not indicate why it was increased, or if there was any driving factor*
- 2016
 - Case #16-037SP* (Westridge Retail) requested a 68' setback
 - Ultimately approved at 102' away from residential
- 2017
 - Case #16-379SP (Grocery Store) requested a 117' setback
 - Approved as requested

