

P&Z Commission Training Series

Topic 5: Site Plan and
Architectural Standards

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Commission Training Series

Topics and Progress

- ☒ Comprehensive Planning and Its Influence on Development
- ☒ The McKinney Zoning Ordinance Part 1 (The Basics)
- ☒ The McKinney Zoning Ordinance Part 2 (Special Districts)
- ☒ The McKinney Subdivision Ordinance and Platting Process
- ☐ **Site Planning and Architectural Standards in McKinney**
- ☐ The McKinney Development Process from A to Z

The McKinney Zoning Ordinance

Governing Legislation

Governed by and applied through Chapter 211 of the Texas Local Government Code.

Chapter 211 of the Texas Local Government Code states:

“The powers granted under this subchapter are for the purpose of promoting the public health, safety, morals, or general welfare...”

Chapter 146 of the McKinney Code of Ordinances (Zoning Ordinance) states:

“It is the purpose of this chapter [to act] ... in accordance with the comprehensive urban plan for the city.”

The McKinney Zoning Ordinance: Structure

- Article I: In General
 - Purpose, Authority, Jurisdiction
 - Zoning Districts established
 - Zoning District Map
 - Schedules, Illustrations, etc.
- Article II: Special Provisions
 - Zoning newly annexed properties
 - Zoning required before approving plats
 - Building sites
 - Nonconforming uses and structures
 - Specific Use Permits, Temporary Uses, New and Unlisted Uses
 - Site Plans
 - Special Districts (MUDs, water districts, etc.)

The McKinney Zoning Ordinance: Structure

- Article III: District Regulations
 - Regulations for each zoning district
- Article IV: Special Regulations
 - Exceptions
 - Parking
 - Loading zones
 - Accessory buildings and uses
 - Performance standards
 - Landscaping and tree preservation
 - Communications antennas
 - Open storage and display
 - Architectural and site standards

The McKinney Zoning Ordinance: Structure

- Article V: Administration
 - Administrative Official (Chief Building Official)
 - Planning & Zoning Commission
 - Changes to Zoning Ordinance
 - Board of Adjustment
 - Historic Preservation Advisory Board and Officer
 - Historic landmarks and districts
- Article VI: Enforcement
 - Building permits
 - Certificates of Occupancy
 - Filing fees, charges and penalties
- Appendices
 - Appropriate Landscaping
 - REC standards
 - Special district maps
 - Illustrations
 - Schedules (Schedule of Uses, Space Limits, etc.)

Site Plans

What?

- A site plan is detailed graphic of the proposed development showing the location of structures, driveways, parking, landscaping and other improvements to be constructed on a parcel of land.

Why?

- Ensure compatible land uses and cohesive development
- Ensure safe and functional development through adherence to the City of McKinney Zoning Ordinance
- Promote health and the general welfare
- Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements

Elements of a Site Plan

Site Plan Requirements

- **Land Use** *(Is the use permitted?)*
- **Zoning** *(Is the development meeting the zoning regulations governing the subject property?)*
- **Access and Circulation** *(Is the development meeting the design criteria for driveways and accessibility?)*
- **Parking**
- **Screening Requirements**
- **Landscaping Standards**

Zoning

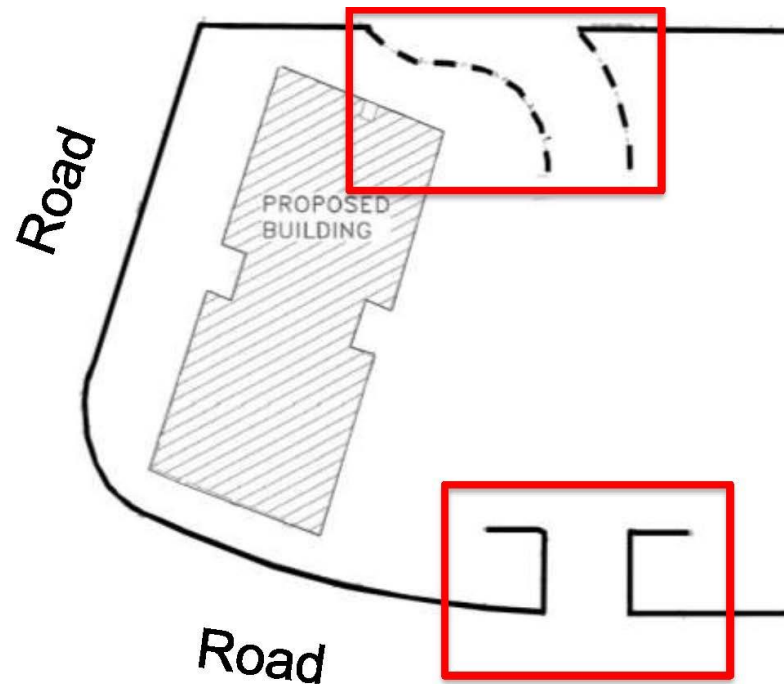
- Front Yard: 20'
- Side Yard: 0'
- Rear Yard: 0'

A diagram showing a proposed building layout. The building is a shaded, irregular polygon labeled "PROPOSED BUILDING". It is situated between two roads, labeled "Road" at the top-left and "Road" at the bottom. Blue double-headed arrows indicate the setbacks from the roads: a vertical arrow at the top, a horizontal arrow on the right, and two vertical arrows at the bottom. A small square symbol is located at the top-right corner of the building, indicating a right angle.

Elements of a Site Plan (cont'd)

Access and Circulation

- Site will typically be required to provide two points of access.
- Access points are designed to Engineering Standards
 - Distance to existing driveways
 - Width of access points
 - Fire requirements



Elements of a Site Plan (cont'd)

Parking Requirements

Parking is typically based on the use and building square footage.

Retail:

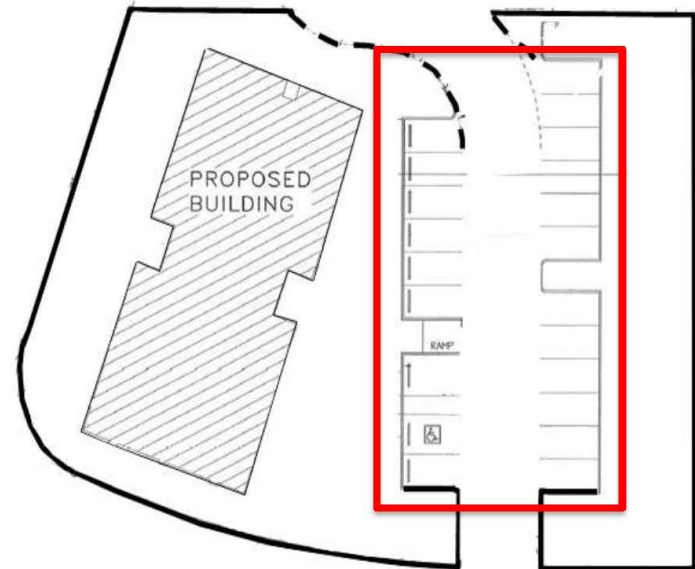
1 parking space for every 250 square feet of floor area

Professional Office:

1 parking space for every 400 square feet of floor area

Restaurant:

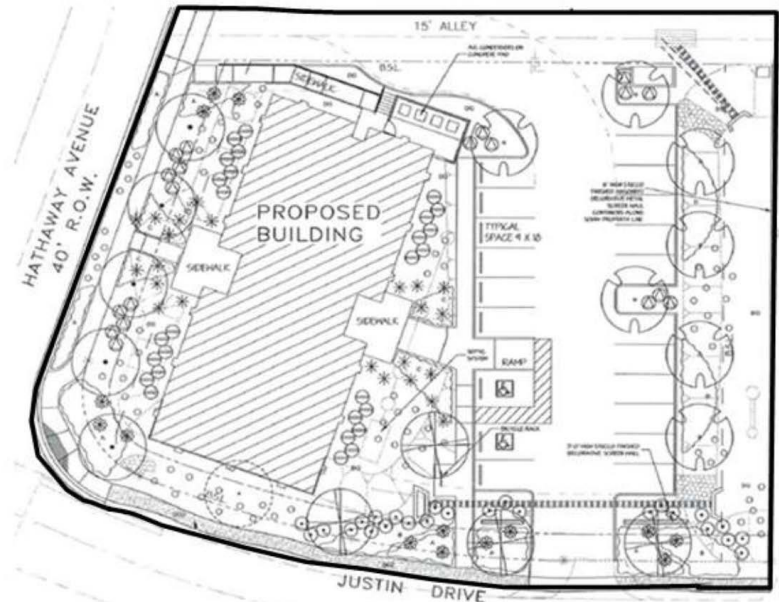
1 parking space for every 150 square feet of floor area



Landscaping Standards

1 canopy tree for every 40 linear feet of street frontage

A landscaped island with a canopy tree required at the end of every parking row.



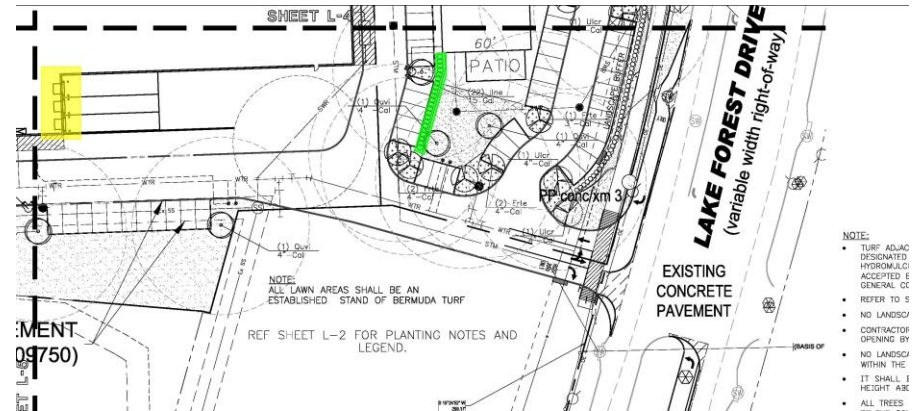
Elements of a Site Plan (cont'd)

Screening Requirements

- Screening devices shall be placed along any property line or district boundary between single family residential zoning/and or uses and nonresidential uses.
- Loading docks, structures, bays and bay doors shall be screened from view of public right-of-way, residential property, and from adjacent non-residential property other than industrial.
- HVAC equipment must be screened from residential use and/or zoning districts and from view of public right-of-way.

Approved Screening Devices (*typically required to be 6' in height*)

- 6' masonry wall
- 6' wrought iron with masonry columns spaced at a maximum of 20' on center in conjunction with a living screen
- Living screen – *Requires approval of the Planning and Zoning Commission and/or City Council depending on which body has the final approval authority*



City of McKinney Architectural Standards

Why?

- The Architectural and Site Standards Section 146-139 of the Zoning Ordinance were originally adopted in May of 2000, and were revised on March 14, 2015. Administered by Development Services Division of the City (Planning Department)
- The primary objectives in establishing these development guidelines are:
 - To achieve compatibility and harmony of each building with neighboring buildings and areas of development.
 - To protect property values and enhance the owner's investments by ensuring a well-planned and well maintained development.
 - To achieve the quality design through minimum design expectations that are flexible enough to remain competitive and consistent with the city's vision set forth in the City of McKinney Comprehensive Plan.

City of McKinney Architectural Standards

“Nonresidential uses in nonindustrial districts”

- Commercial Buildings

“Industrial uses in industrial districts”

- Industrial Buildings

“Multi-family residential (including senior multi-family)”

- Multifamily Development

“Attached single family residential (townhome)”

- Townhomes

Elements of Façade Plan Review

BUILDING MASSING & EXTERIOR FINISHING MATERIALS

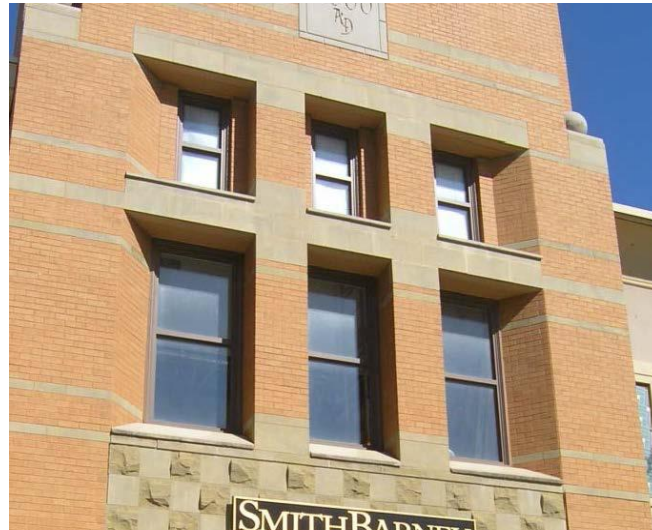


Elements of Façade Plan Review

ROOF TREATMENT



FENESTRATION



The McKinney Zoning Ordinance and Comprehensive Plan

How is the Comprehensive Plan Used?

- Used to coordinate and guide the establishment of development regulations.
- Used to provide a basis for future zoning decisions.
- Guides public investments in transportation and other infrastructure improvements.



Questions?



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