

P&Z Commission Training Series

Topic 6: Development Process

A to Z

December 13, 2016



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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 Development Process

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 Development Process

What?

- A comprehensive term for the many stages of planning and construction leading to the development of a site
- Typically involves (re)zoning, platting, site planning, civil and building plan review, permitting, and inspections

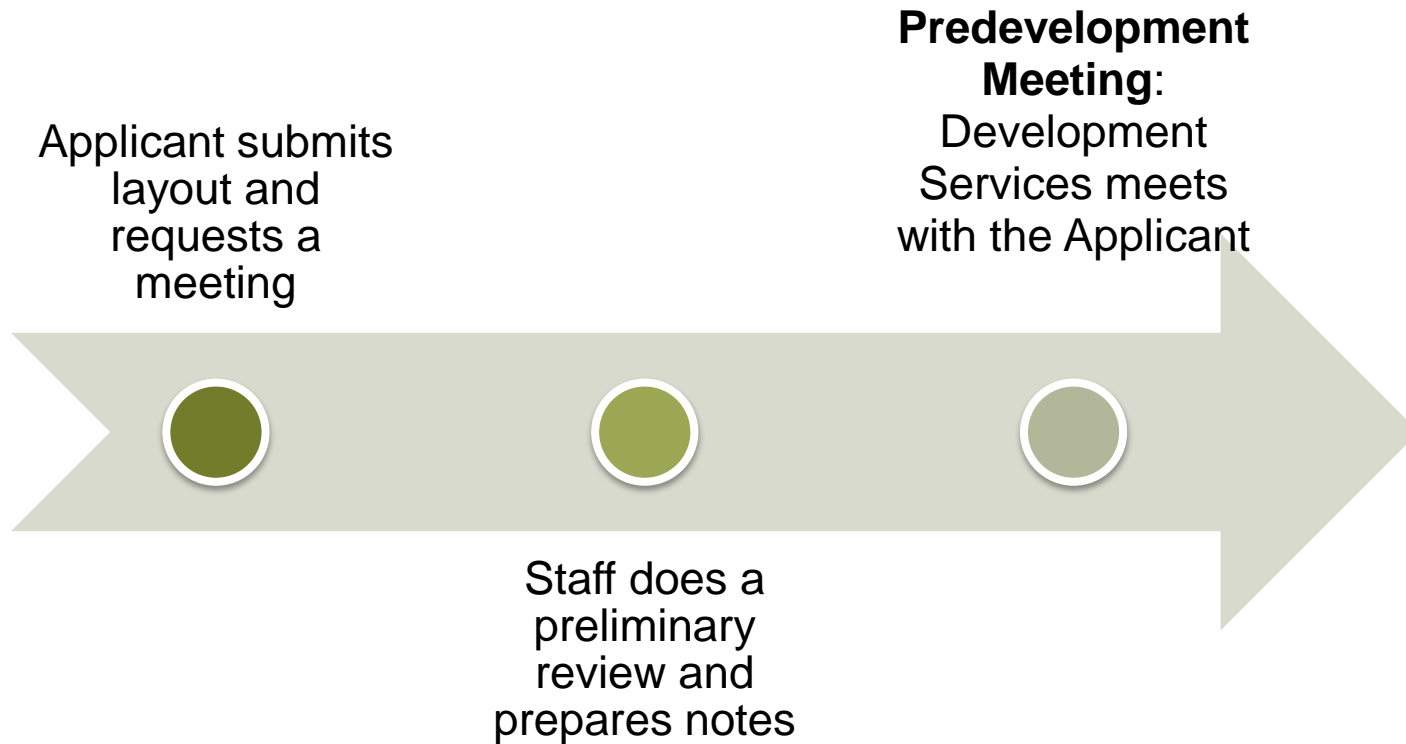
Who?

- The Development Services Division, comprised of Building Inspections, Code Compliance, Engineering, and Planning
- Also involves the Fire Marshal's Office and the Parks and Recreation Department

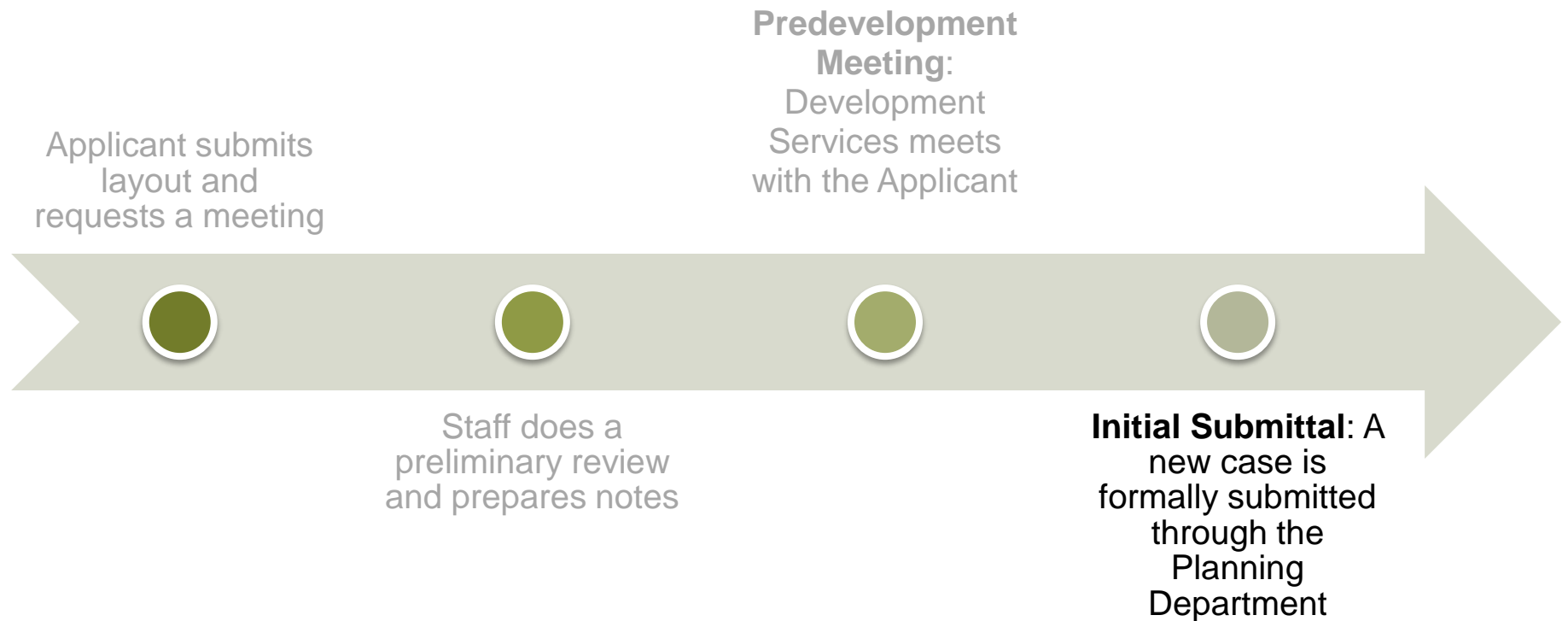
Why?

- Provides a clear, formalized road map for developing property within the City

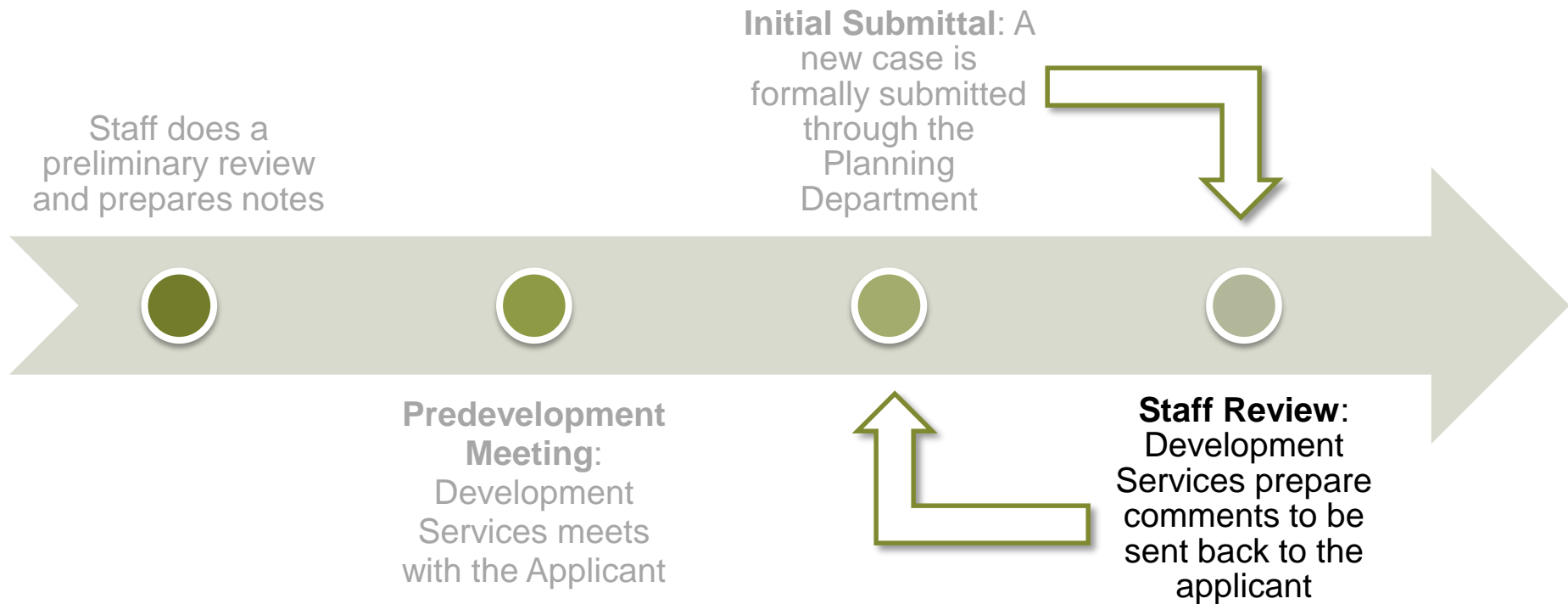
The Development Process: Planning Timeline



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The Development Process: Planning Timeline

Predevelopment Meeting:

Development Services meets with the Applicant

Staff Review:

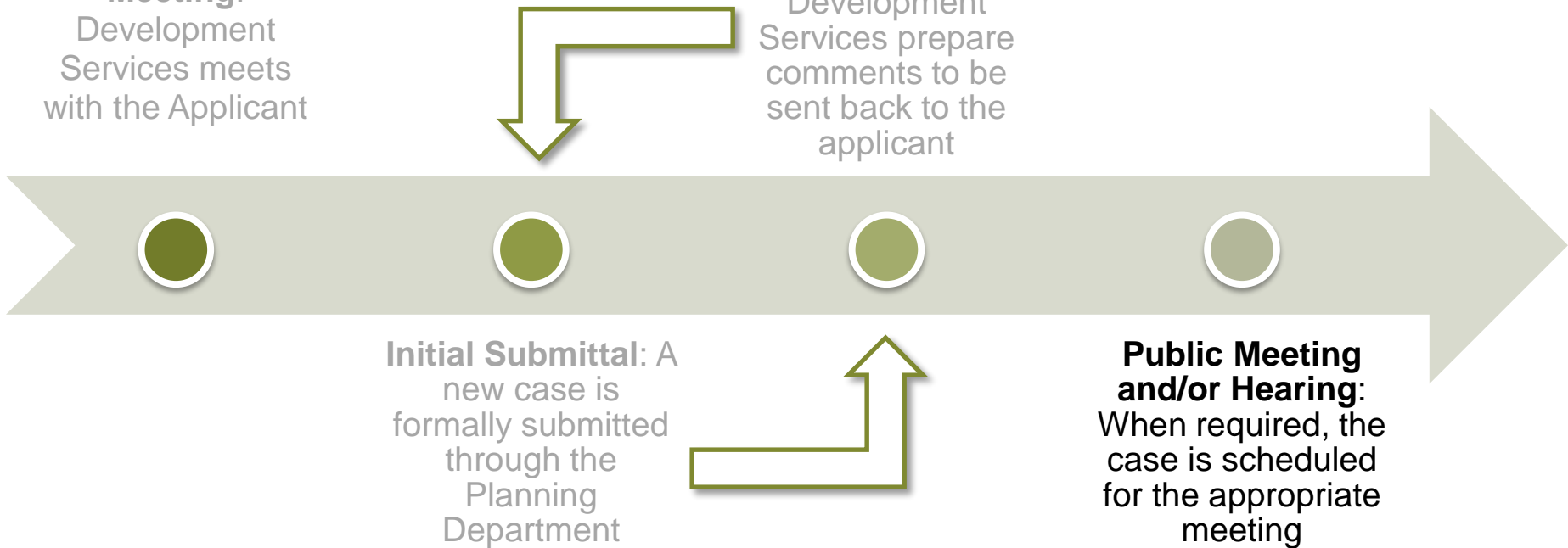
Development Services prepare comments to be sent back to the applicant

Initial Submittal:

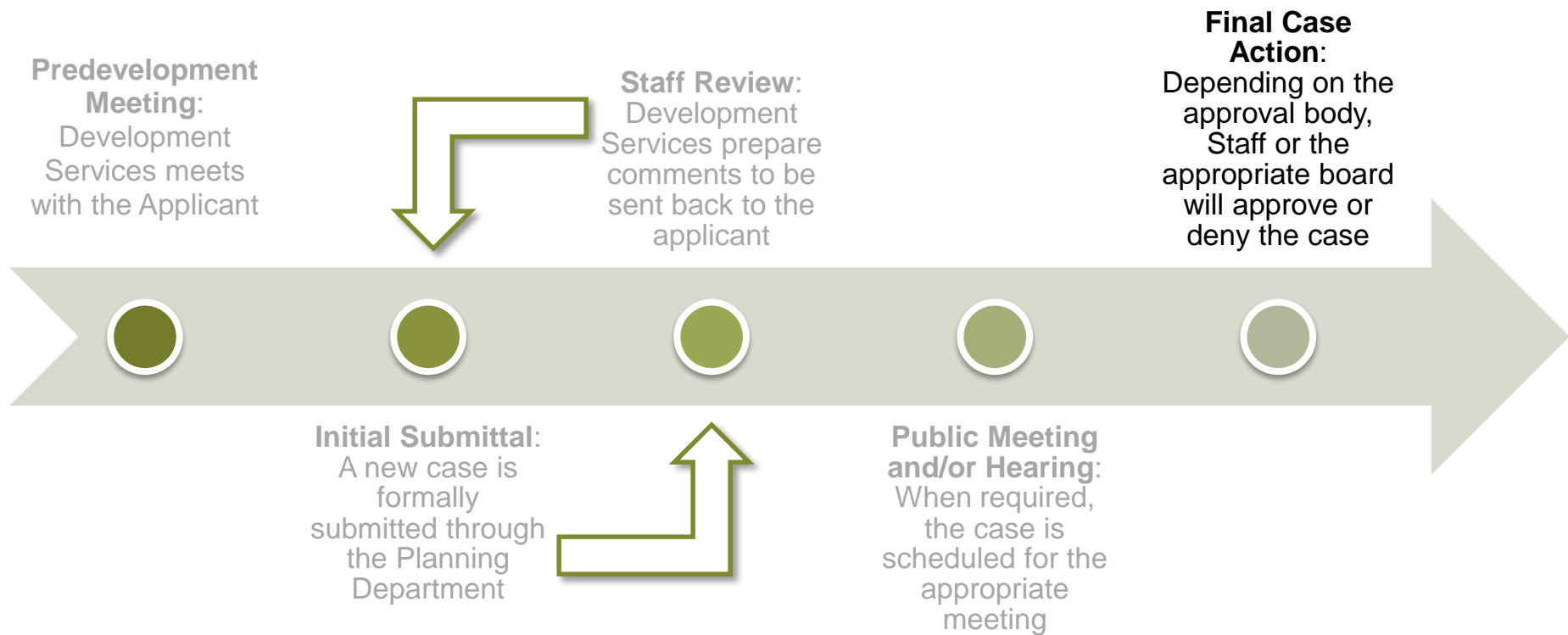
A new case is formally submitted through the Planning Department

Public Meeting and/or Hearing:

When required, the case is scheduled for the appropriate meeting



The Development Process: Planning Timeline



The Development Process: Final Stretch

Plans Review: Civil and Building Plans are reviewed by Engineering and Building Inspections

Inspections: Throughout construction, the site is inspected to ensure conformance with development plans

Permit Issuance: With approved site plan, plat, façade plans, civil and building plans, the applicant can pull permits

Certificate of Occupancy: Once construction is complete and all requirements met, a CO is issued for the building/business

The Development Process: The Commission's Role

Where does the Commission come in?

- Recommending body
 - (Re)zonings
 - Annexations
 - Specific Use Permits
- Approval body
 - Plats
 - Site plans with variances
 - Façade plan appeals

The Planning and Zoning Commission plays a vital role in the development process, helping to shape development in the City of McKinney.

The Development Process

The ultimate goal of the development process is to provide clear direction for citizens and the development community, as well as City Staff, to follow in order to develop in the City of McKinney.

Questions?



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