

Development Process Changes resulting from 86th Legislature

Planning and Zoning Commission Work Session

September 10, 2019

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Recent Legislation Necessitating Modifications to Existing Ordinances and Processes

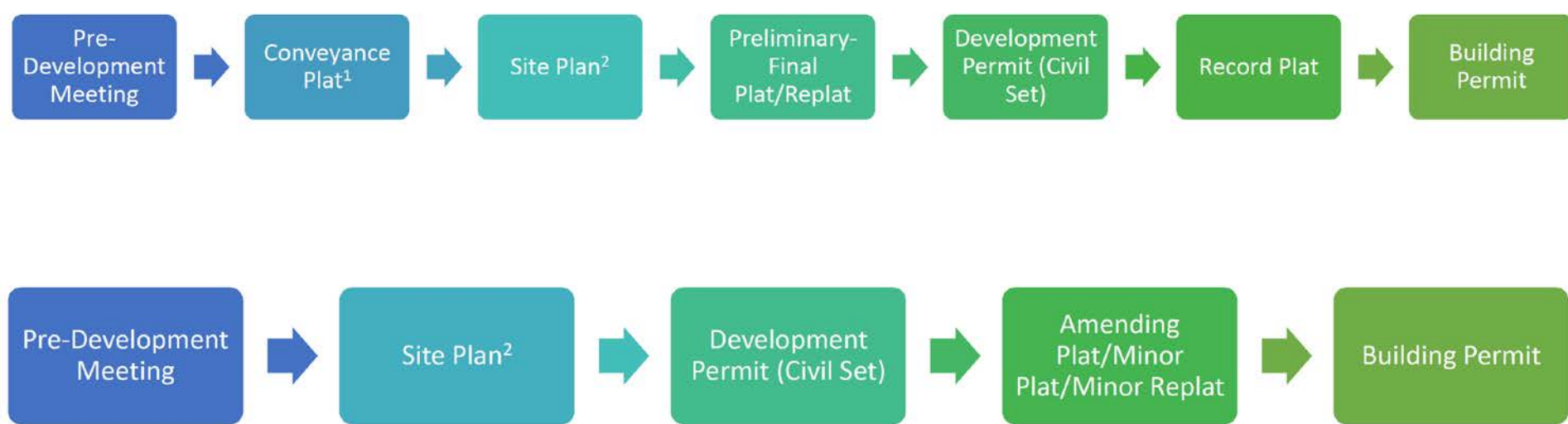
(goes into effect on September 1, 2019)

- **House Bill 2439:**
 - Limited the regulation of building materials and aesthetic methods
- **House Bill 3314:**
 - Modified the public noticing requirements for replats
- **House Bill 3167:**
 - Establishes a “shot clock” for plat applications (*& civil engineering plans*)

***These bills were previously discussed with the City Council at the July 22, 2019 work session.*

New Non-Residential Development Process:

This process assumes the appropriate land entitlements are already in place. If rezoning is needed, it will occur prior to the steps shown below.

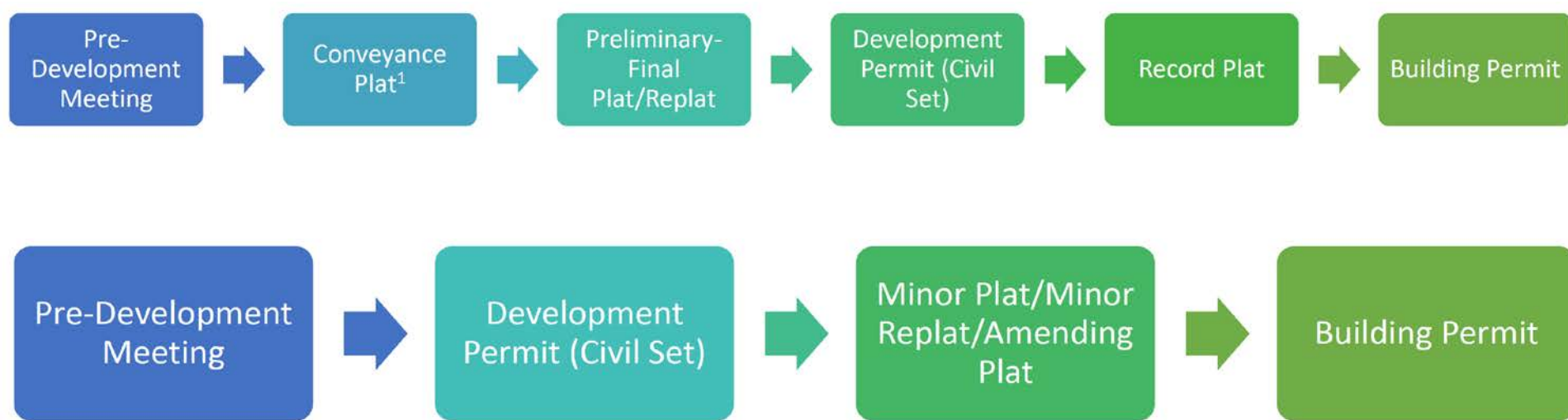


¹Conveyance Plat is an optional step, and can be used to sell or convey property prior to development or installation of infrastructure.

²Facade Plans are a required document with the Site Plan submittal; however, no facade plans are required if the property is outside the Historically Significant Area (HSA).

New Residential Development Process:

This process assumes the appropriate land entitlements are already in place. If rezoning is needed, it will occur prior to the steps shown below.

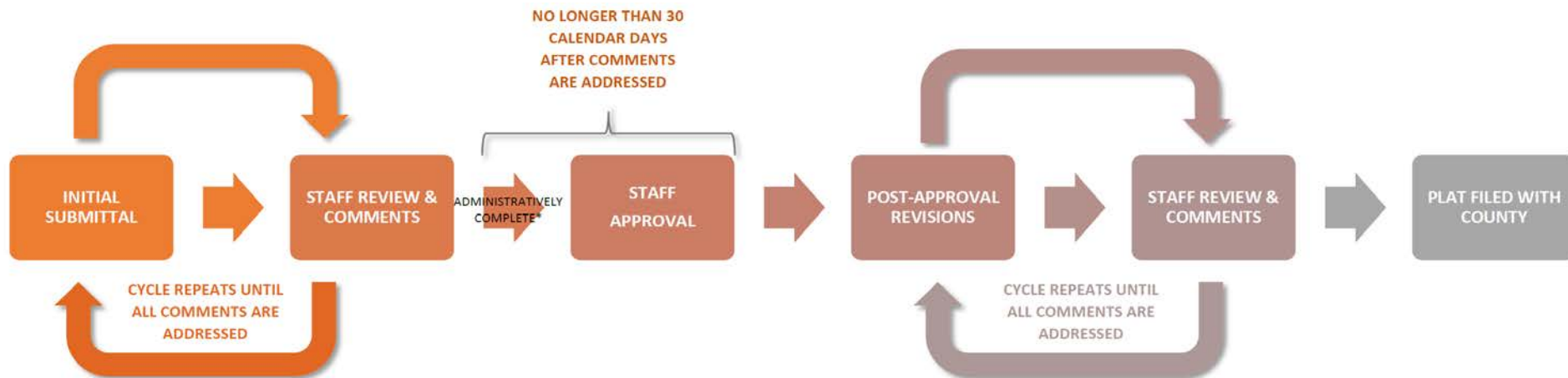


¹Conveyance Plat is an optional step, and can be used to sell or convey property prior to development or installation of infrastructure.

²Facade Plans are a required document with the Site Plan submittal; however, no facade plans are required if the property is outside the Historically Significant Area (HSA).

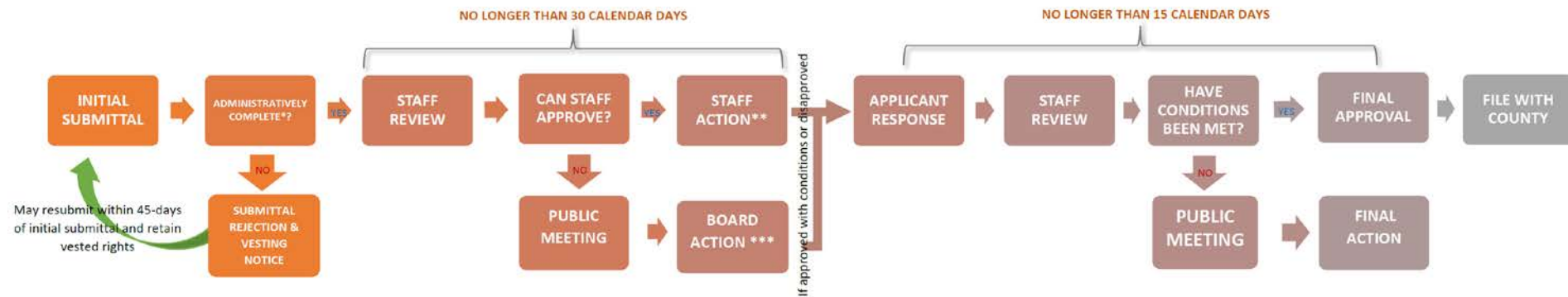
Existing Platting Process:

Record/Minor/Amending Plats (staff approval)



** Administratively Complete currently defined as once all comments have been addressed*

New Platting Process: Record/Minor/Amending Plats (staff approval)

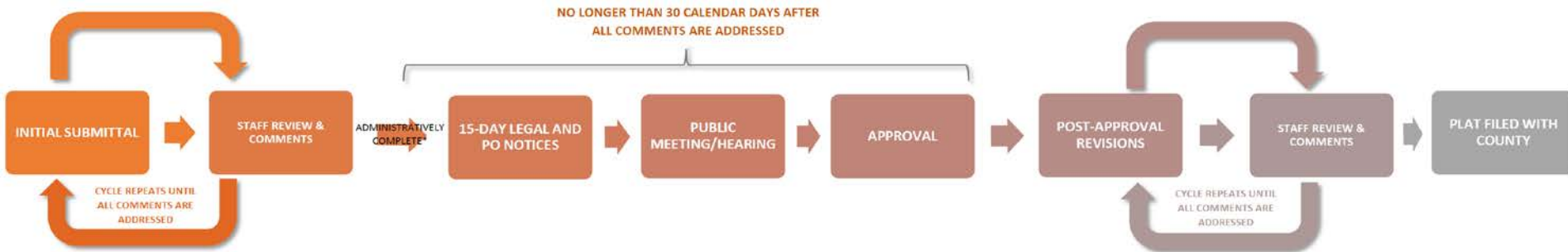


* Under new process, "administratively complete" is defined as meeting the minimum requirements to conduct a review

** Staff Action can include approval or conditional approval

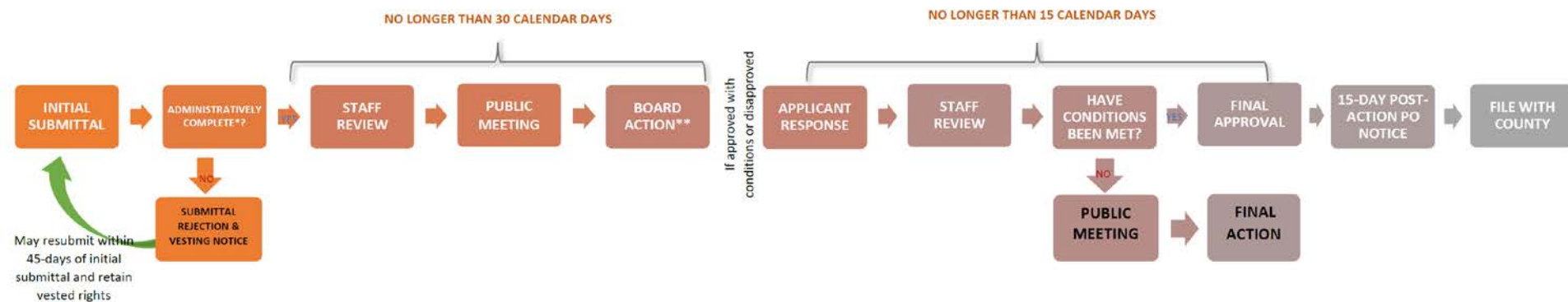
*** Board Action can include approval, conditional approval, or disapproval

Existing Platting Process: Minor Replat (residential) (P&Z approval)



* Administratively Complete currently defined as once all comments have been addressed

New Platting Process: Minor Replat (residential) (Dual PZ or CC approval)



* Under new process, "administratively complete" is defined as meeting the minimum requirements to conduct a review

** Board Action can include approval, conditional approval, or disapproval and will be subject to meeting availability pursuant to 30-day clock

New Submittal Days for Plat Applications

Submittal Date*	Planning & Zoning Commission Mtg.	City Council Mtg.
Monday	6:00 PM	6:00 PM
9/3/2019	9/24/2019	
9/9/2019	10/8/2019	
9/16/2019	10/8/2019	
9/23/2019	10/22/2019	
9/30/2019	10/22/2019	
10/7/2019		11/5/2019
10/14/2019	11/12/2019	
10/21/2019	11/12/2019	
10/28/2019	11/26/2019	
11/4/2019	11/26/2019	
11/11/2019	12/10/2019	
11/18/2019	12/10/2019	
11/25/2019		12/17/2019
12/2/2019		
12/9/2019		1/7/2020
12/16/2019	1/14/2020	
12/23/2019	1/14/2020	
12/30/2019	1/28/2020	
1/6/2020	1/28/2020	
1/13/2020	2/11/2020	
1/20/2020	2/11/2020	
1/27/2020	2/25/2020	
2/3/2020	2/25/2020	
2/10/2020	3/10/2020	

*Submittals will be accepted through the Citizen Self-Service (CSS) Portal between 8am and 5pm. In-person or emailed submittals cannot be accepted.
 Submission of plans by the deadlines below does not guarantee automatic scheduling for review. Only completed and paid submittals will be accepted and placed on a meeting. Submission or meeting dates that fall on a City of McKinney holiday are subject to change and should be verified.
Italicized dates represent that the submittal day falls on a different day of the week due to a holiday

Questions?

