



17-574

TITLE: Consider/Discuss/Act on an Ordinance Amending Sections 122-176(b)(3) and 122-176(b)(4) of the Code of Ordinances Pertaining to the Maximum Fence Heights in the Historic Overlay District

COUNCIL GOAL: Direction for Strategic and Economic Growth
Enhance the Quality of Life in McKinney
Safe and Secure Community

MEETING DATE: June 6, 2017

DEPARTMENT: Development Services

CONTACT: Jeff Harris, Chief Plans Examiner
Michael Quint, Executive Director of Development Services

RECOMMENDED CITY COUNCIL ACTION:

- Approve the proposed ordinance.

ITEM SUMMARY:

- At the direction of the City Council, Staff is proposing to amend the Code of Ordinances to allow a maximum fence height of 8'6" in the Historic Overlay District rather than the current maximum height of 6'8".
- At the request of Council Members Day and Ussery, Staff presented this topic to the City Council at the May 15, 2017 work session. At that time, the City Council provided consensus that the Code of Ordinances should be modified so that the maximum fence heights in Historic Downtown McKinney are the same as the rest of the non-industrial properties in the City (8'6").
- Concerns have been vocalized recently regarding the Historic District Overlay's limitation on fence heights of 6'8". Properties outside this overlay district are permitted to construct fences of at least 8'6".
- Two main concerns regarding the existing fence height limitations in the historic district have been expressed:
 - The regulations negatively impact residential properties who abut non-

residential properties in the historic district who may otherwise wish to provide more privacy for the adjacent residents and potential customers.

- The regulations limit residential property owners' rights to privacy and security by limiting fence heights to a level that's inconsistent with the heights allowed outside the historic district.

BACKGROUND INFORMATION:

- As of December of 1980 - The Fence Ordinance included the following fence height limitations:
 - Industrial Districts... 10'
 - Residential and Business Districts... 6'8"
- As of October of 2005 - The Fence Ordinance included the following height limitations:
 - Industrial Districts... 10'
 - Outside Industrial Districts and Historic Overlay District... 8'6"
 - Historic District Overlay... 6'8"
- Current Regulations - The Fence Ordinance includes the following height limitations:
 - Industrial Districts... 10'
 - Outside Industrial Districts and Historic Overlay District... 8'6"
 - Historic District Overlay... 6'8"

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Ordinance](#)

[Historic Overlay District Boundaries](#)

[Section 122-176 Redlines](#)