



# CITY OF MCKINNEY, TEXAS

## Legislation Text

---

**File #:** 20-0838, **Version:** 1

---

Update on the New Code McKinney Initiative (Development Regulations Update)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space

**MEETING DATE:** September 22, 2020

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Aaron Bloxham, Planning Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- Receive an update on the progress of the City's development code update initiative (known as New Code McKinney) specifically related to highlighted improvements to the Administration and Procedures section of the city's development codes.

**ITEM SUMMARY:**

- The purpose of this Work Session Item is to provide Council and the Planning and Zoning Commission with an update on the New Code McKinney initiative, which includes proposed improvements to the administration and procedures section.
- During the kick-off and assessment phases of the project, the project team hosted a number of internal and external meetings, interviews, and discussions related to the existing development regulations in McKinney. This has included discussions with City Council, the Planning and Zoning Commission, members of the development community, and members of staff from across the city. The feedback gathered during these meetings have been used to prepare a code assessment that provides recommendations to help improve the existing development regulations.
- Over the last several months, city staff and the consultant team have met internally to review, revise and update the existing procedures to simplify and improve user-friendliness of the regulations. This includes creating a new format and organization of the development regulations, which sets the foundation for the rest of the document.
- Following tonight's work session discussion, the project team will host a public draft of the administration and procedures section online for public review. An online survey will also be

available to gather feedback. Also, the team will continue working on the revision of the next two main components: zoning districts and uses, and development/design standards. Each component will be presented to the Council and Commission as well as the public, prior to drafting a completely consolidated development code document.

#### **BACKGROUND INFORMATION:**

- An update to the City's development regulations is a priority implementation measure identified in the ONE McKinney 2040 Comprehensive Plan.
- The New Code McKinney builds on the work of the Comprehensive Plan by reviewing and modernizing key components of the City's development code so that they better align with the vision described in the Comprehensive Plan.
- In the spring of 2019, the city entered into a professional services agreement with Clarion Associates in support of the code overhaul initiative. The major project tasks and milestones of the initiative are as follows:

Task 1. Project Orientation and Management (LAUNCHED JULY 22, 2019)

Task 2. Short-Term Priority Amendments (PARTIALLY COMPLETE/UNDERWAY)

Task 3. Code Assessment (COMPLETED JANUARY 2020)

Task 4. Prepare Draft Development Code

**4a. Administration and Procedures (UNDERWAY)**

Presented to McKinney Development Committee (September)

Presented to P&Z/City Council in Joint Work Session (September)

Public Draft and Survey (October)

4b. Zoning Districts and Uses (UNDERWAY)

4c. Development and Design Standards

Task 5. Adoption