



## NEW CODE MCKINNEY: PROJECT UPDATE + ANTICIPATED ADOPTION

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**City Council  
Work Session**  
September 2022



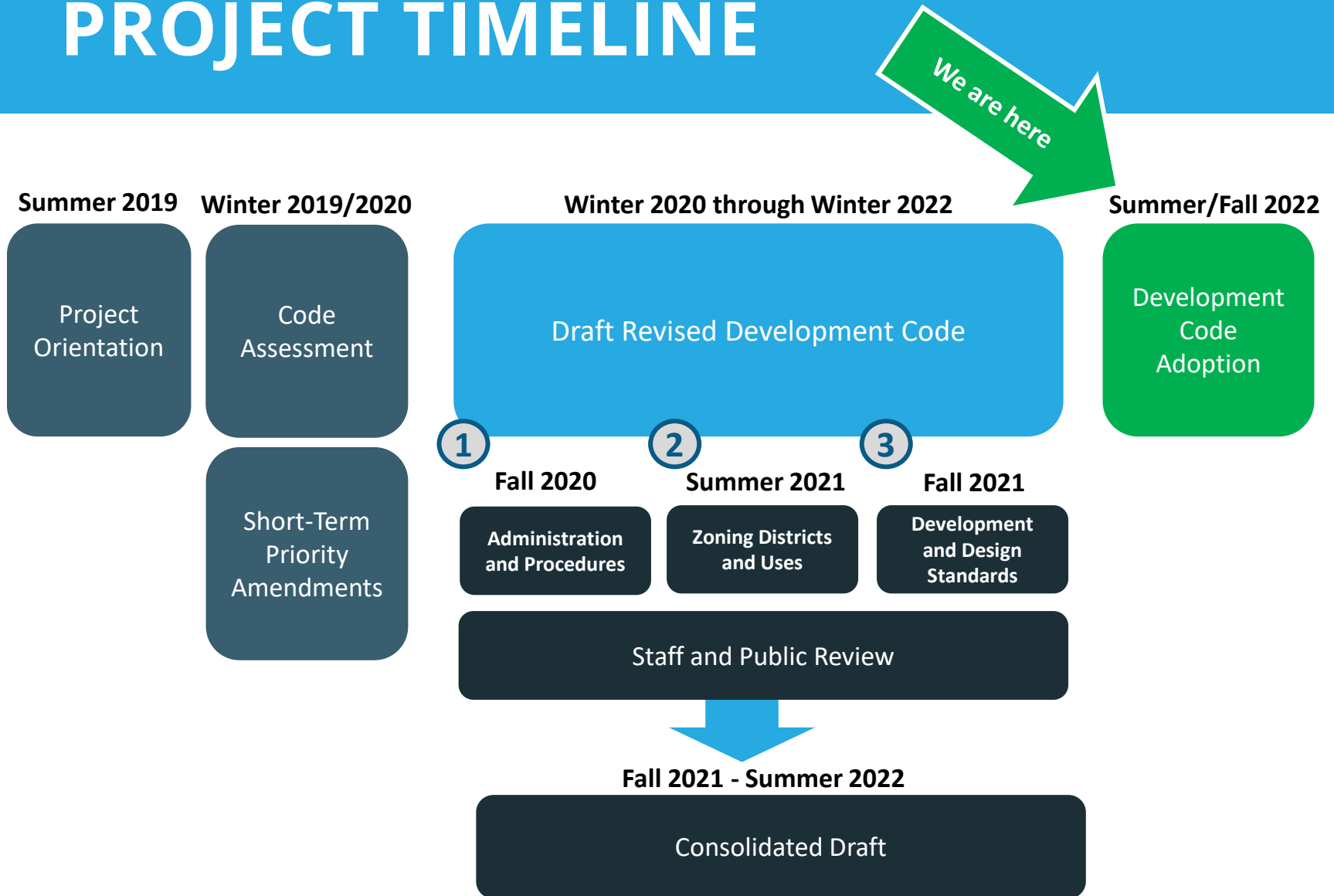
# TODAY'S MEETING

- **Objectives:**

- Consolidated Code Highlights
- Public Outreach and Engagement Summary
- Adoption Strategy

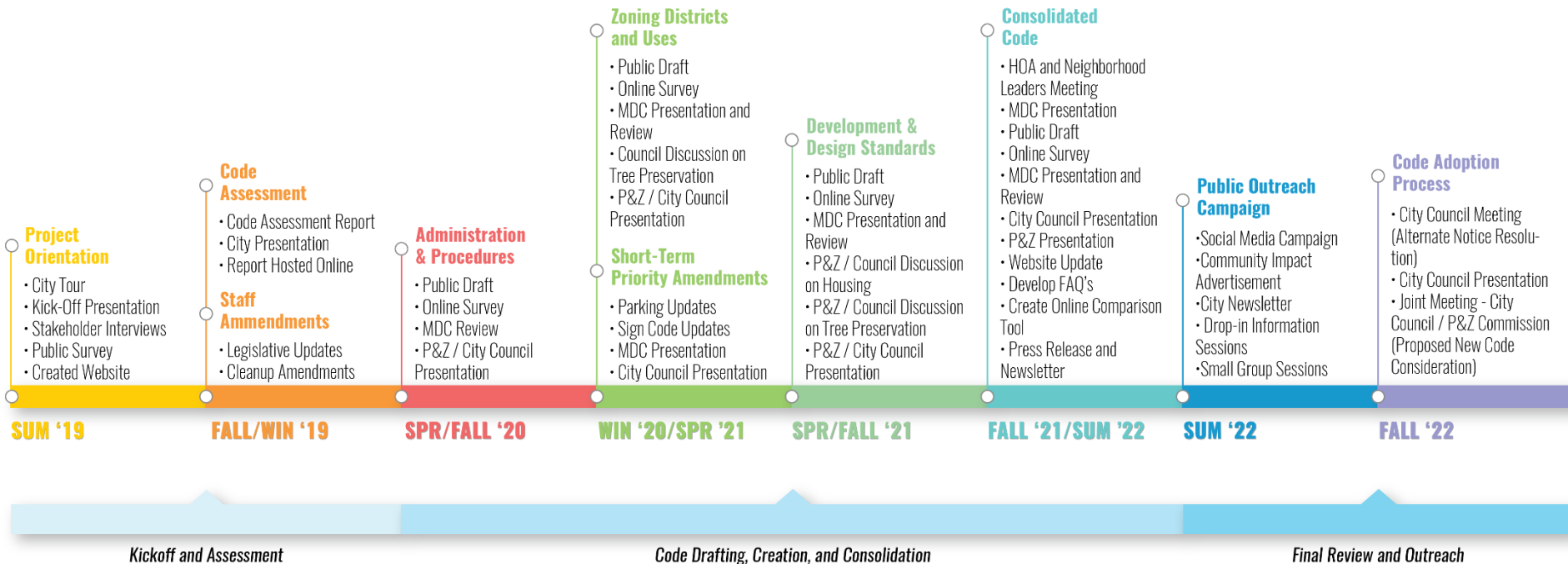


# PROJECT TIMELINE





# A LOOK BACK & A LOOK AHEAD



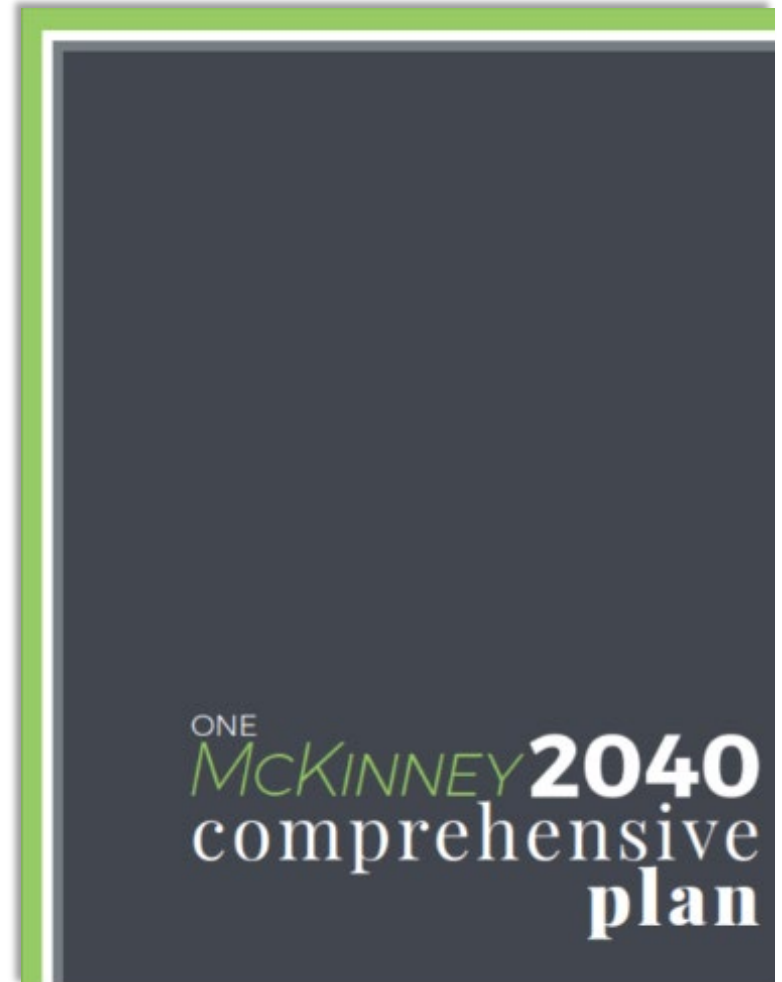
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# **CONSOLIDATED CODE: HIGHLIGHTS**

# WHAT WE SET OUT TO DO

- **Project Goals**

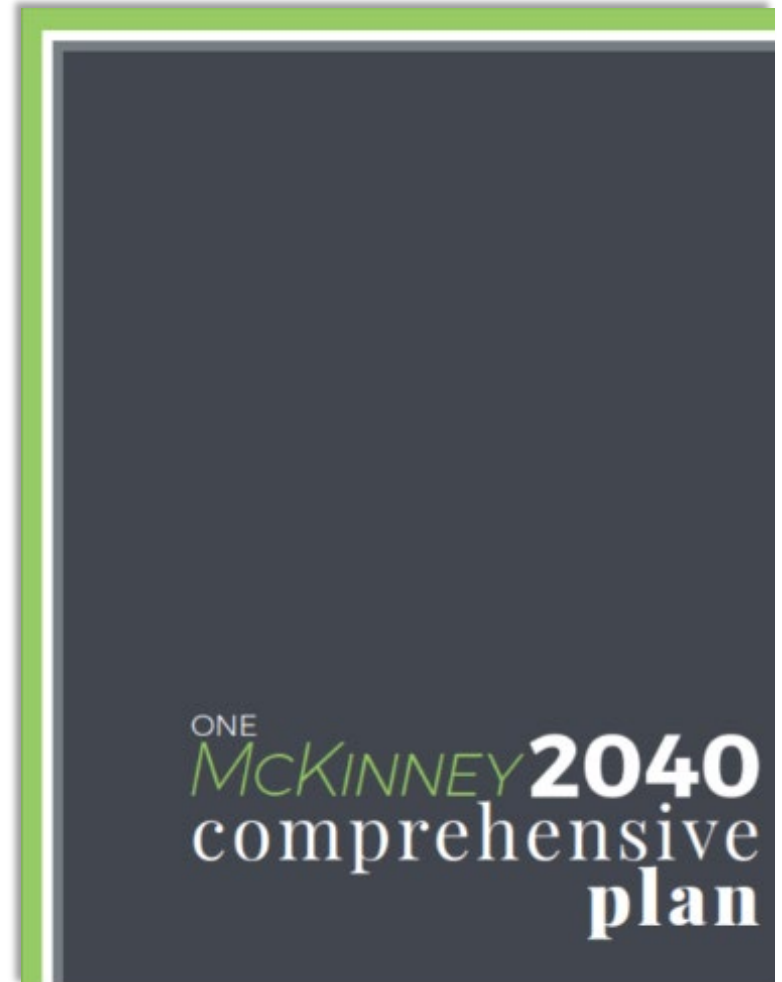
- Implement ONE McKinney 2040 Plan
- Integrate best practices and current trends
- Align with federal and state law
- Simplify regulations
- Improve user-friendliness
- Improve processes and procedures
- Introduce flexible tools
- Encourage high-quality and mixed-use development



# WHAT WE SET OUT TO DO

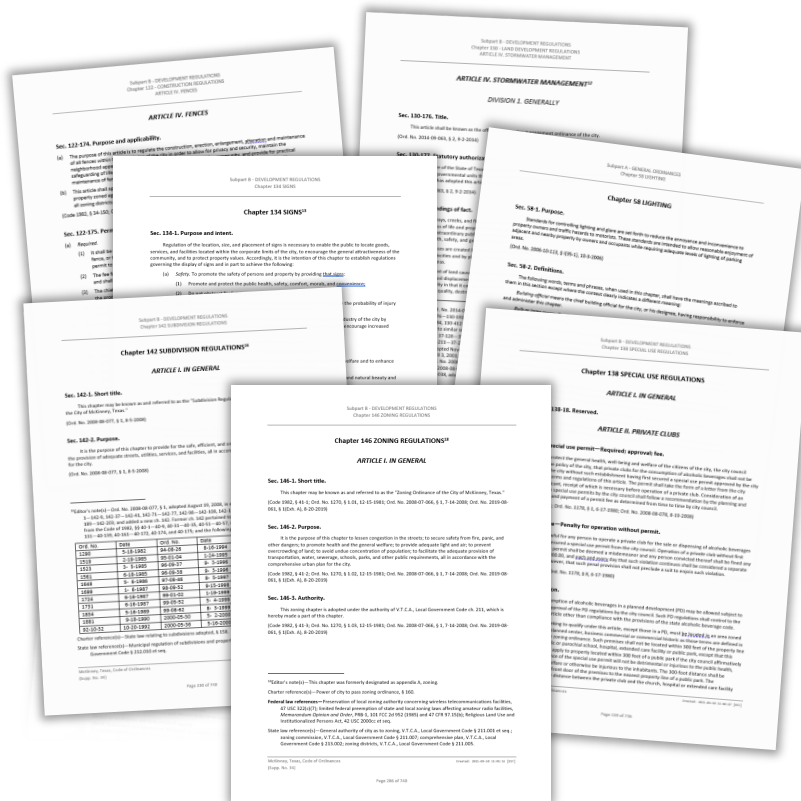
- **Project Goals**

- Implement ONE McKinney 2040 Plan
- Integrate best practices and current trends
- Align with federal and state law
- Simplify regulations
- Improve user-friendliness
- Improve processes and procedures
- Introduce flexible tools
- Encourage high-quality and mixed-use development



# WHAT WE'RE PROPOSING

- Simplify Regulations
- Consolidation of Development Regulations



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# WHAT WE'RE PROPOSING

- **Simplify Regulations**
  - Parking Lot Landscaping
  - Mean and median lot size
  - City Projects/Parks
  - Screening Requirements  
(loading docks/bays vs service bays)
  - Lighting



**Parking Area Requirements**

F	Landscaping Required	Canopy trees shall be required at a rate of 1 tree for every 7 parking spaces (based on the total number of parking spaces)  Every parking space shall be located within 65 feet of a tree.
G	Circulation	All parking, loading, maneuvering, and circulation areas shall be well-defined by a curb, unless a drainage condition exists where curb cuts would be approved by the Director of Engineering. Landscape areas are required at the end of every parking row. Landscaping, except required grass and low ground cover, shall not be located any closer than 3 feet to a parking space, drive aisle, or fire lane.
H	Landscape Area	Minimum width: 6 feet Up to 50 percent of each landscape area located at the end of a parking row may be finished with non-living materials.

# WHAT WE'RE PROPOSING

- **Improve User-friendliness**
  - New format and illustrations

## 2.4.3. Tree Preservation

### COMMENTARY

This section carries forward the content of Chapter 146-136, Tree Preservation, from Landscaping. Additional policy discussions are underway and have not yet been made no revisions yet to the content of this section.

### A. Purpose

The purpose of this section is to preserve, protect and enhance the natural ecological resources of the city, to contribute to a safe and livable community; to enhance the quality of life for residents and business enterprises; and to support the protection measures that promote the natural ecological resources of the city.

### B. Applicability

#### 1. Plans and Permits Required

- A tree removal permit shall be issued by the City for the removal of any quality tree or specimen tree prior to any construction project.
- Unless otherwise stated herein, a Tree Survey shall be required for all tree removals submitted in conjunction with a tree removal permit.

#### 2. New Development

Tree preservation is required as provided in this section.

#### 3. Existing Developments

Tree preservation for all existing developments shall be required as provided in this section.

##### a. One- to Four-Unit Residential

Quality trees 27 inches DBH or greater shall be preserved on all lots, regardless of location of the tree on the lot, requirements described in this section.

##### b. Non-Residential and Multi-Family

Tree preservation is required as provided in this section for all non-residential and multi-family developments within the city.

#### 4. Exemptions<sup>1</sup>

The following shall be exempt from the tree preservation requirements of this section:

- Hike/bike trails, if the alignment has been approved by the City.
- City owned, parks and sports fields or other recreational facilities, if approved by the Director of Parks and Recreation.
- Critical alteration of any quality tree for the purpose of providing utility service, if approved by the City.
- Construction of master planned public facilities, if approved by the City.

### Article 2: Zoning Ordinance

2.4 Development Standards

#### 3. Non-Residential Landscaping Requirements

##### a. Site Standards

- A minimum of 10 percent of the site area shall be living landscaping (including grass, ground cover, plants, shrubs, or trees).
- To achieve species diversity on a site, no single species may account for more than 25 percent of the total required trees to be planted on a non-residential site.

##### b. Specific Requirements

The landscaping requirements in Table 2-5 shall apply to all non-residential developments.

Table 2-5: Non-Residential Landscaping Requirements

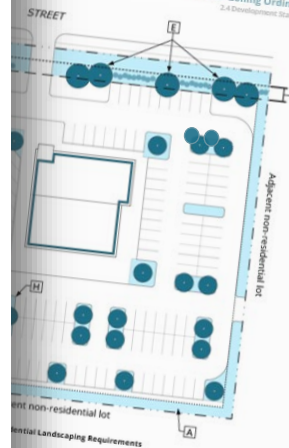
Buffer Requirements		
A	Landscaping Buffer [1] [2]	Based on Adjacent Right-of-Way Width
	ROW width	0-50 ft 50-100 ft 100+ ft
	Required Buffer Width	10 ft 20 ft 30 ft
B	Perimeter Buffer	Min. 10 feet in width parallel to side and rear property lines
C	Street Yard Landscaping	15 percent of the area between the front property line and the minimum front setback line shall be dedicated to being landscaped.
Tree Requirements		
D	Perimeter trees [3] [4]	Adjacent to residential use or zone: 1 canopy tree per 40 linear feet or portion thereof
E	Street frontage canopy trees [5]	1 per 40 linear feet; trees may be clustered to facilitate site design
Parking Lot Requirements		
F	Parking Lot Screening	See §2-4.3.4 for parking lot requirements
G	Terminus Island	
H	Landscaping Island	
Footnotes		
[1] For lots with multiple frontages, all frontages shall observe the greatest minimum landscaping buffer width.		
[2] Shared drives and driveways as permitted by City regulations to access public right-of-way shall be allowed through all required landscaping buffer areas.		
[3] If loading docks, loading bays, or bays for auto or equipment servicing are oriented toward a public right-of-way, street frontage canopy trees shall be provided at a ratio of 1 tree per 30 feet of frontage within the landscaping buffer adjacent to the public right-of-way in lieu of the typical requirement.		
[4] When the side or rear property line is adjacent to a floodplain, existing trees may be used to meet the landscaping requirement, regardless of tree species or type.		
[5] Trees in a floodplain may be used to meet the requirement for street trees along a public right-of-way, subject to the approval of the Director of Planning.		

Table 2-11: Non-Residential and Multi-Family Residential Use Refuse Container Requirements

Development Size	Enclosures Required
10,001 to 20,000 sq. ft.	One double enclosure or one compactor enclosure for use with commercial garbage, trash, or refuse containers.
20,001 to 40,000 sq. ft.	Multiple double enclosures or one single compactor enclosure centrally located within the development.
40,001 to 100,000 sq. ft.	Multiple compactors and enclosures for use with commercial garbage, trash, or refuse containers, with the approval of the Environmental Services Division.

### Article 2: Zoning Ordinance

2.4 Development Standards



### Refuse Container Screening Requirements

Refuse containers shall be fully screened on all sides. The screening device shall be a straight back-up distance, as measured from the front gates of the container truck's maneuverability. If special circumstances prevent the screening, the Environmental Services Division shall have the authority to require screening movements.

If zone pickup by refuse collection agencies. Sanitation containers shall not be placed in the zone. Reinforced concrete pavement shall be provided for approaches for loading and unloading.

Containers shall be fully screened on all sides. The screening device shall be a straight back-up distance, as measured from the front gates of the container truck's maneuverability. If special circumstances prevent the screening, the Environmental Services Division shall have the authority to require screening movements.

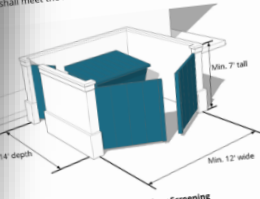


Figure 2-4: Refuse Container Screening

- **Improve User-Friendliness**

- notification sign timeline**

**WELCOME!**

Thank you for your interest in developing in the City of McKinney! This Development Guide is a comparison to the City of McKinney's Unified Development Code (UDC). It provides information on submittal requirements, timelines, development processes and more, as detailed in the table of contents below. Specific ordinance requirements can be found in the UDC for the City.

**TABLE OF CONTENTS**

  - Submittal Details
    - One Development Meeting
    - Site Plan
    - Signs
    - Scenic Use Permit
    - Access
    - Development Process
    - Non-Residential
    - Residential
    - Schedules and Common Procedures
    - Submittal Schedule
    - Real Meeting Schedule
    - Other Types Meeting Schedule
    - Common Review Procedures
    - Real Estate Process
    - Notification Sign
    - Sign
    - Other Documents
    - Signage

**Quick Reference Guide**

Required Hearing	Sign Posting Deadline	Affidavit & Photo Deadline	Affidavit
Planning & Zoning Commission	No later than 5:00 PM on the Tuesday before the hearing	No later than 12:00 PM on the Wednesday before the hearing	Affidavit of Posting
City Council			Affidavit of Site Maintenance

**site plan general info**

**DO I NEED A SITE PLAN?**

Plans are required prior to any new development, or redevelopment, expansion, or change in use on a property or lot in order to ensure compliance with the City of McKinney's Unified Development Code (UDC). Single-family residential developments do not require a site plan.

**PLANNING & PROCESSING**

Plans may be submitted online via the [Citizen Self-Service \(CSS\) Portal](#) under Apply > Site Plans on Mondays between 9 am and 5 pm, after which time the portal will be closed until the following Monday. If a holiday falls on a Monday, the portal will be open on Tuesday.

Submittal and meeting dates, please see the [Schedules](#).

**FEES & EXEMPTS**

Site plans are typically approved by Staff.

Exceptions:

  - If a Design Exception is requested, the site plan must be approved by Planning & Zoning Commission or City Council.
  - If the zoning on the property requires that the site plan be approved by Planning & Zoning Commission or City Council.

**NOTICING**

  - None, unless a Design Exception is being requested, or it is otherwise required by the zoning on the property.

**site plan approval procedure**

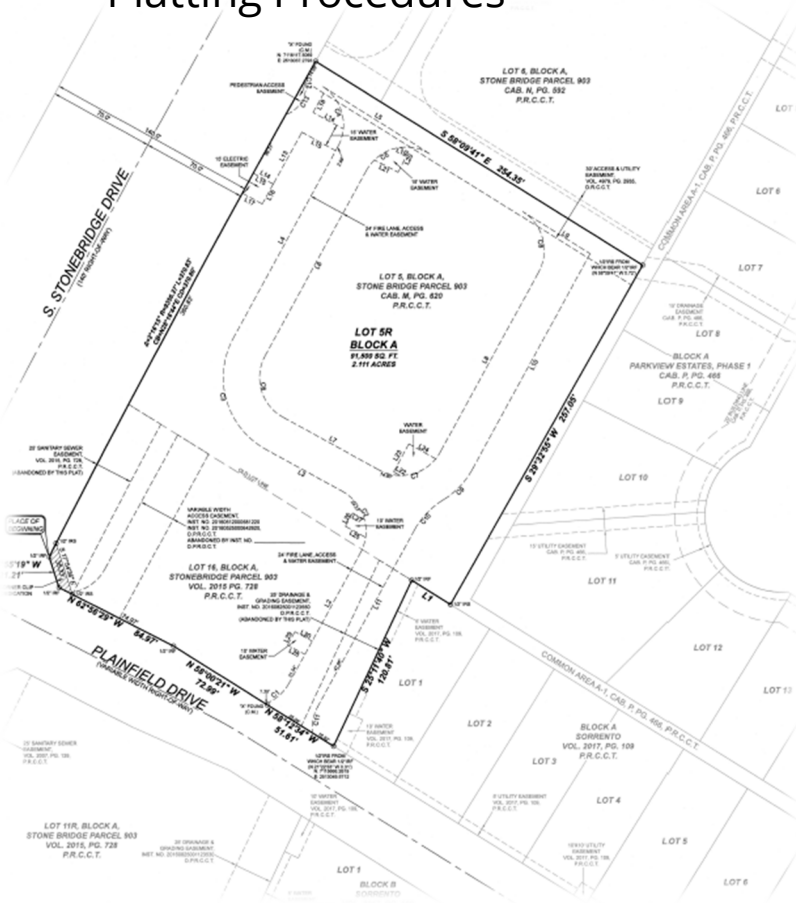
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graph TD
    A[Site Plan Submission] --> B[Staff Review & Comments*]
    B --> C[Revision(s) Resubmittal**]
    C --> D{Is a Design Exception being requested?}
    D -- No --> E[Staff Approval]
    D -- Yes --> F[Schedule for P&Z Commission or City Council]
    F --> G[Property Owner Notice (if required)]
    G --> H[P&Z Commission or City Council Meeting]
    H --> I[Site Plan First Decision]
  
```

\*These steps will repeat until all comments from Staff have been addressed

# WHAT WE'RE PROPOSING

- Improve Processes and Procedures
  - Platting Procedures



## Current Code

- Preliminary-Final Plat
- Preliminary-Final Replat
- Record Plat
- Minor Plat
- Minor Replat
- Amending Plat
- Conveyance Plat

## New Code McKinney

- Preliminary Plat
- Final Plat
- Replat
- Minor Plat
- Amending Plat
- Conveyance Plat

# WHAT WE'RE PROPOSING

- **Introduce Flexible Tools**
  - New "C" Land Use Permission
  - Aerial Exhibit Option for Tree Survey
  - Alternate compliance  
*(rooftop screening, multi-family parking reduction)*
  - Design Exceptions



# WHAT WE'RE PROPOSING

- **Introduce Flexible Tools**
  - New "C" Land Use Permission
  - Aerial Exhibit Option for Tree Survey
  - Alternate compliance  
(rooftop screening, multi-family parking reduction)
  - Design Exceptions

**Table 2-27: Table of Allowed Uses**

**NOTE: See Article 8: MTC – McKinney Town Center for MTC use table.**

P = Permitted use C = Addtl zone-specific stds Blank cell = Prohibited use S = Specific use permit required A = Accessory use T = Temporary use	Use Definition	RESIDENTIAL									
		RE2	RE4	R21	R12	R10	R8	R6.5	R5	RU	RD
Non-Residential Uses											
Agricultural and ranching, private or wholesale (NEW)	2.3.3C.1	P	P	P	P	P	P	P	P	P	P
Agricultural and ranching, retail (NEW)	2.3.3C.2										
Airport, heliport, landing field, and aircraft hangar	2.3.3C.3										
Airport terminal (NEW)	2.3.3C.4										
Amenity center, neighborhood (NEW)	2.3.3C.5	P	P	P	P	P	P	P	P	P	P

# WHAT WE'RE PROPOSING

- **Introduce Flexible Tools**
  - New "C" Land Use Permission
  - Aerial Exhibit Option for Tree Survey
  - Alternate compliance  
(rooftop screening, multi-family parking reduction)
  - Design Exceptions

## Design Exception Approval Criteria\*

1. There is a compelling reason why the existing standard cannot be met
2. The Design Exception will not have an adverse impact on adjacent existing or future developments
3. The Design Exception will not have an adverse impact on public health, safety, and general welfare;
4. The Design Exception is not proposed to reduce financial costs or serve as a convenience to the applicant; and
5. The Design Exception complies with all additional standards outlined in the specific section to which it applies.

**Table 2-27: Table of Allowed Uses**

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Airport, heliport, landing field, and aircraft hangar	2.3.3C.3										
Airport terminal (NEW)	2.3.3C.4										
Amenity center, neighborhood (NEW)	2.3.3C.5	P	P	P	P	P	P	P	P	P	P

# WHAT WE'RE PROPOSING

## ■ Subdivision Regulations

- Minor changes

## ■ Signs

- No changes, recently overhauled as part of the short-term priority amendments

## ■ Lighting

- New procedure for calculating luminance
- Major reformatting and layout

## ■ Fences

- Minor changes

## ■ Stormwater Management

- No changes

### Article 3: Subdivision Regulations

#### 3.1. Subdivision Procedures

Included in Installment 2 and 3.

#### 3.2. Subdivision Standards

**Comments:** Current regulations with suggested edits suggested by staff. This section also updates terminology for goals to be consistent with the new Administration and Procedures resolution.

**3.2.1. Purpose**  
The purpose of this section is to provide for the safe, efficient, and orderly development of the city, and the provision of adequate streets, utilities, services, and facilities, all in accordance with the comprehensive plan for the city.

**3.2.2. Authority**  
These subdivision regulations are adopted under the authority of V.T.C.A., Local Government Code Chapter 40, 43, and 216, which sections in turn make a part of these regulations. Additionally, these provisions shall be applicable to any property within the corporate limits of the city and the environmental jurisdiction (ETJ).

**3.2.3. Approval Required**  
The City Council may, by resolution, suspend or modify any provision of this section for a period not to exceed 180 days, or any related provision of the city charter, or any related provision of the city charter, or any related provision of the city charter.

### Article 5: Exterior Lighting

**Comments:** This section was revised to reflect the current standards for exterior lighting. The current standards for exterior lighting are contained in the current standards for exterior lighting. The current standards for exterior lighting are contained in the current standards for exterior lighting.

**5.1. Purpose**  
The purpose of this section is to provide for the safe, efficient, and orderly development of the city, and the provision of adequate streets, utilities, services, and facilities, all in accordance with the comprehensive plan for the city.

**5.2. Applicability**  
This section is enacted pursuant to the powers granted and limitations imposed by the laws of the state of Texas, including the authority granted in Texas Local Government Code Chapter 114 and all other relevant laws of the state of Texas.

**5.3. Standards**  
The following standards shall apply to all exterior lighting systems installed within the city limits of the city.

**5.3.1. General Requirements**  
A. All luminaires must have a total cutoff angle equal to or less than 90 degrees.

**5.3.2. Standards**  
The following standards shall apply to all exterior lighting systems installed within the city limits of the city.

**5.3.3. General Requirements**  
A. All luminaires must have a total cutoff angle equal to or less than 90 degrees.

**5.3.4. Standards**  
The following standards shall apply to all exterior lighting systems installed within the city limits of the city.

**5.3.5. General Requirements**  
A. All luminaires must have a total cutoff angle equal to or less than 90 degrees.

**5.3.6. Standards**  
The following standards shall apply to all exterior lighting systems installed within the city limits of the city.

**5.3.7. General Requirements**  
A. All luminaires must have a total cutoff angle equal to or less than 90 degrees.

**5.3.8. Standards**  
The following standards shall apply to all exterior lighting systems installed within the city limits of the city.

**5.3.9. General Requirements**  
A. All luminaires must have a total cutoff angle equal to or less than 90 degrees.

**5.3.10. Standards**  
The following standards shall apply to all exterior lighting systems installed within the city limits of the city.

**5.3.11. General Requirements**  
A. All luminaires must have a total cutoff angle equal to or less than 90 degrees.

**5.3.12. Standards**  
The following standards shall apply to all exterior lighting systems installed within the city limits of the city.

**5.3.13. General Requirements**  
A. All luminaires must have a total cutoff angle equal to or less than 90 degrees.

**5.3.14. Standards**  
The following standards shall apply to all exterior lighting systems installed within the city limits of the city.

**5.3.15. General Requirements**  
A. All luminaires must have a total cutoff angle equal to or less than 90 degrees.

**5.3.16. Standards**  
The following standards shall apply to all exterior lighting systems installed within the city limits of the city.

### Article 6: Fences

#### 6.1. Fence Procedures

**6.1.1. Purpose**  
The purpose of this section is to provide for the safe, efficient, and orderly development of the city, and the provision of adequate streets, utilities, services, and facilities, all in accordance with the comprehensive plan for the city.

**6.1.2. Authority**  
These fence regulations are adopted under the authority of V.T.C.A., Local Government Code Chapter 40, 43, and 216, which sections in turn make a part of these regulations. Additionally, these provisions shall be applicable to any property within the corporate limits of the city and the environmental jurisdiction (ETJ).

**6.1.3. Permit Required**  
A. It shall be unlawful for any person within the city limits to install or cause to be installed or to permit to be installed a fence or wall or to make any alterations, additions or changes to a fence or wall without first having obtained a permit to do so from the Chief Building Official for the purpose of this section.

**6.1.4. Standards**  
The following standards shall apply to all fences installed within the city limits of the city.

**6.1.5. General Requirements**  
A. All fences must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**6.1.6. Standards**  
The following standards shall apply to all fences installed within the city limits of the city.

**6.1.7. General Requirements**  
A. All fences must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**6.1.8. Standards**  
The following standards shall apply to all fences installed within the city limits of the city.

**6.1.9. General Requirements**  
A. All fences must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**6.1.10. Standards**  
The following standards shall apply to all fences installed within the city limits of the city.

**6.1.11. General Requirements**  
A. All fences must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**6.1.12. Standards**  
The following standards shall apply to all fences installed within the city limits of the city.

**6.1.13. General Requirements**  
A. All fences must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**6.1.14. Standards**  
The following standards shall apply to all fences installed within the city limits of the city.

**6.1.15. General Requirements**  
A. All fences must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**6.1.16. Standards**  
The following standards shall apply to all fences installed within the city limits of the city.

**6.1.17. General Requirements**  
A. All fences must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**6.1.18. Standards**  
The following standards shall apply to all fences installed within the city limits of the city.

**6.1.19. General Requirements**  
A. All fences must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

### Article 4: Signs

**Comments:** This section was revised to reflect the current standards for signs. The current standards for signs are contained in the current standards for signs. The current standards for signs are contained in the current standards for signs.

**4.1. Purpose and Intent**  
The purpose of this section is to provide for the safe, efficient, and orderly development of the city, and the provision of adequate streets, utilities, services, and facilities, all in accordance with the comprehensive plan for the city.

**4.2. Authority**  
These sign regulations are adopted under the authority of V.T.C.A., Local Government Code Chapter 40, 43, and 216, which sections in turn make a part of these regulations. Additionally, these provisions shall be applicable to any property within the corporate limits of the city and the environmental jurisdiction (ETJ).

**4.3. Permit Required**  
A. It shall be unlawful for any person within the city limits to install or cause to be installed or to permit to be installed a sign without first having obtained a permit to do so from the Chief Building Official for the purpose of this section.

**4.4. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.5. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.6. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.7. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.8. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.9. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.10. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.11. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.12. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.13. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.14. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.15. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.16. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.17. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.18. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.19. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.20. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.21. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.22. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.23. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.24. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.25. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.26. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

**4.27. General Requirements**  
A. All signs must be constructed of a material that is at least 1/2 inch thick and 4 feet high.

**4.28. Standards**  
The following standards shall apply to all signs installed within the city limits of the city.

A thin vertical line in a light blue color is positioned to the left of the text.

# **CONSOLIDATED CODE: OUTREACH + FEEDBACK**

# WHAT WE DID

**Step One: Launch!**  
Draft Code Release  
*(June 13)*



## **Outreach Efforts**

- Email blast
- Social Media posts
- City Press Release
- City Newsletter
- Website Updates
- Code Comparison Tool
- City Council Mtg – June 7
- P&Z Commission Mtg– June 14

## **Feedback Loop**

- Public Survey
- Technical Committee Review (Konveio)



# WHAT WE DID

**Step One: Launch!**  
Draft Code Release  
*(June 13)*

**Step Two: Learn**  
Promotion and Education  
*(June 13 – August 15)*



## Launch!

### Outreach Efforts

- Routine emails
- Routine social media posts
- City Newsletter
- Website Tutorials
- Code Comparison Tool

*Tailored  
Messages*

### Feedback Loop

- Public Survey
- Technical Review Committee (Konveio)
- Drop-In Informational Sessions
- Small Group Sessions (i.e. large landowners, “frequent flyers”)

# WHAT WE DID

## Step One: Launch!

Draft Code Release

*(June 13)*

## Step Two: Learn

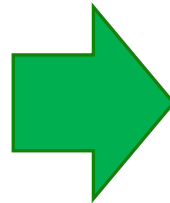
Promotion and Education

*(June 13 – August 15)*

## Step Three: “Legal Stuff”

Consideration and Adoption

*(August – October)*



## Launch!

## Learn

### Public Noticing

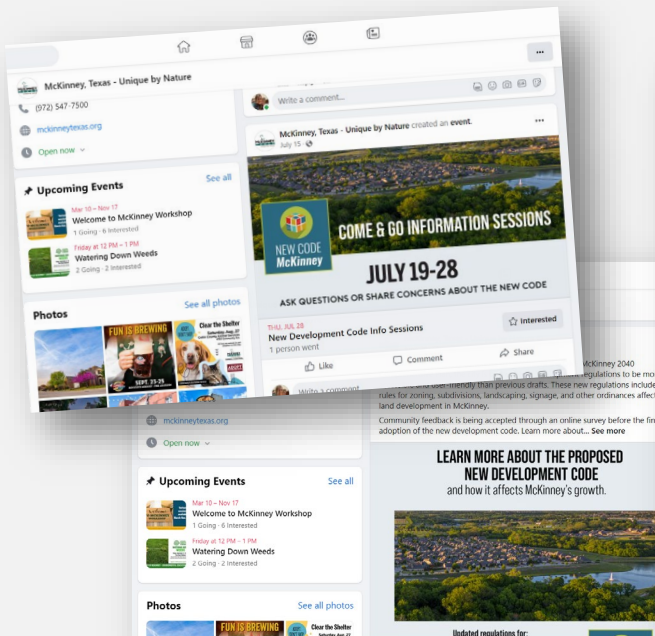
- Alternate Noticing Process

### Public Hearings

- P&Z Consideration (Sept/Oct)
- Council Consideration (Sept/Oct)

# WHAT WE HEARD

- **Public Feedback**
  - Online Survey
  - Drop-In Informational Sessions



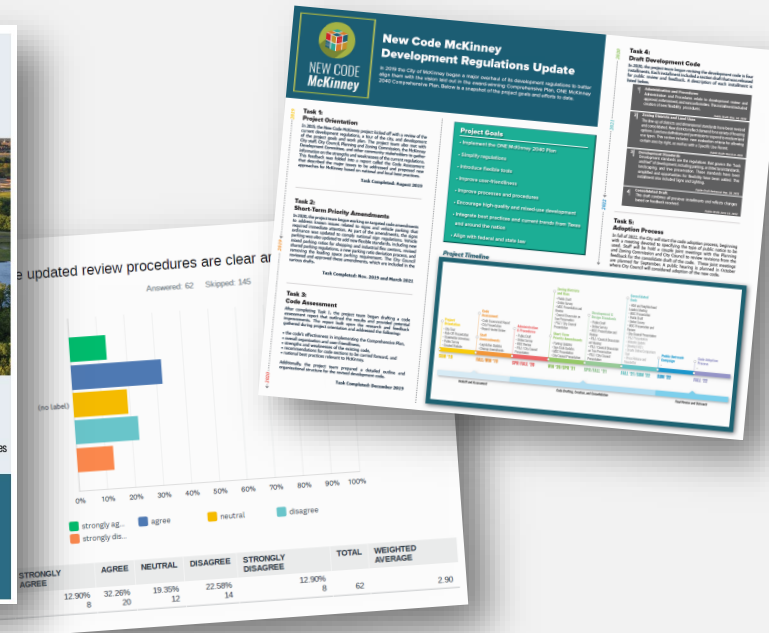
**LEARN MORE ABOUT THE PROPOSED NEW DEVELOPMENT CODE**  
and how it affects McKinney's growth.



**NEW CODE McKinney**

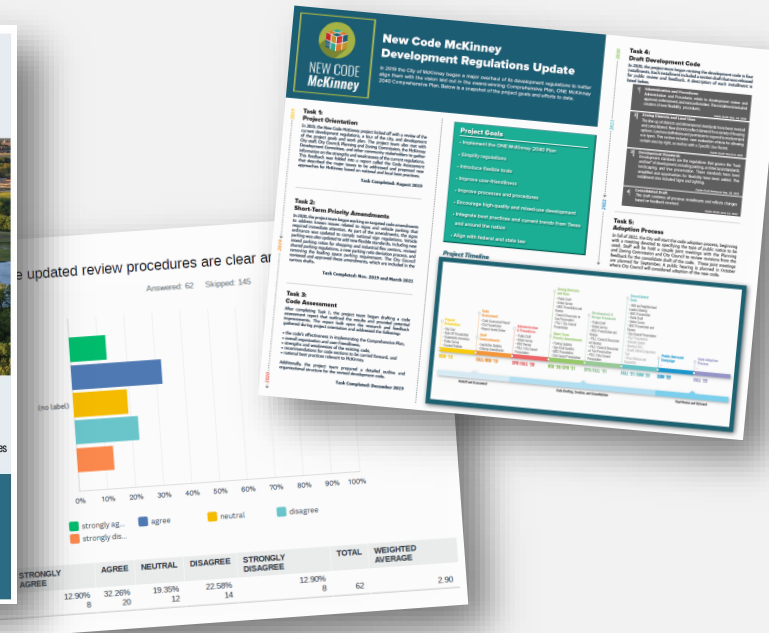
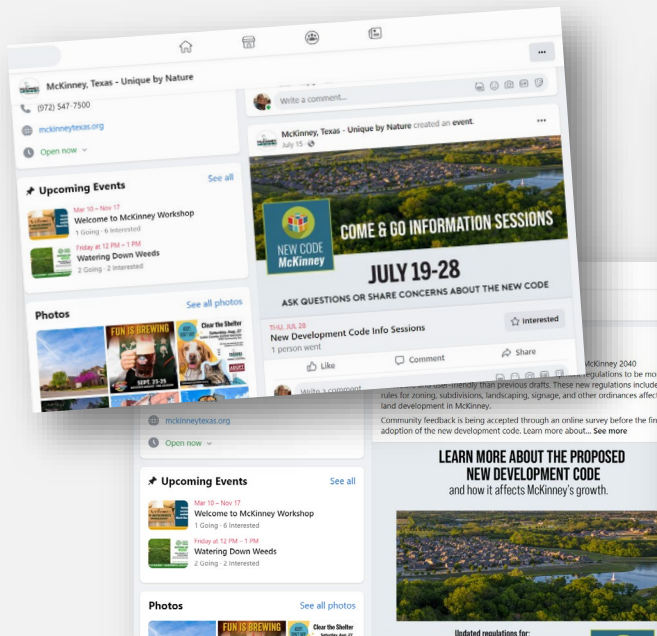
**Updated regulations for:**  
Zoning - Subdivision regulations - Landscaping - Fencing - Lighting - Signage - Land development ordinances

**TAKE THE SURVEY**  
SURVEY ENDS AUG. 15  
Review the project and documents at [NewCodeMcKinney.com](http://NewCodeMcKinney.com)



# WHAT WE HEARD

- **Public Feedback**
  - Online Survey
  - Drop-In Informational Sessions
- Suggestions for a handbook or guidebook.
- Residential protections and engagement.
- Housing diversity and affordability.
- Sustainable practices.



# WHAT WE HEARD

- **Targeted Feedback**
  - MDC Technical Review (Konveio)
  - Staff Technical Review
  - Small Group Focus Meetings  
(i.e. large landowners, "frequent flyers")

New Code McKinney

View Edit Pins Comments Report Embed

Tags: -Any- Sentiment: -Any- Published: -Any-

Type: -Any- Keyword: -Any- Author: -Any- Filter Reset

Bulk Update: Choose an operation - Execute

Published	Tag	Type	Page	ID	Author	Created
<input type="checkbox"/>		<input checked="" type="checkbox"/>	38	356	Thomas Walker	2 months 1 week ago
<input type="checkbox"/>		<input checked="" type="checkbox"/>	43	357	Thomas Walker	2 months 1 week ago
<input type="checkbox"/>		<input checked="" type="checkbox"/>	62	358	Thomas Walker	2 months 1 week ago
<input type="checkbox"/>		<input checked="" type="checkbox"/>	62	359	Thomas Walker	2 months 1 week ago

View Edit Pins Comments Report Embed

Table of Contents Page 63 of 343

Hide View all Comments Close

Thomas Walker (on 10/20/22 at 5:07PM)

This need to be 5' side yard, otherwise this could be a "deal killer" for most single family developers. If you keep the 7' side yard, many builder will just put a 40' wide house on the lot. This is a major impact to product segmentation.

remove edit reply

View all

Table 2-5: R8 Dimensional Standards

Lot Dimensions (minimum)	
A Lot area (sq ft)	8,000
B Lot width (ft)	40
C Lot depth (ft)	100
Building Setbacks (minimum)	
D Front (ft)	10
E Rear (ft)	15 (11)
F Side interior (ft)	15 (11)
G Side exterior (ft)	15 (11)

\*\*\*CITY OF MCKINNEY SECURITY NOTICE\*\*\*

INTERNAL EMAIL: Do not click links or open attachments from unknown sender and be sure the content is safe.

Good morning Aaron,

It may be past the comment window, but I had some time this morning to look over the proposed new ordinance. A few thoughts below.

Page 54 – R8 – Residential: I'm sure you have heard from many, but the 7' side yard always end up being problematic. For whatever reason, house widths are usually in multiples of 5'. A 60' wide lot gets you a 50' wide house. A 5' side yard gets you what you need. From a usable perspective, the extra 2' on each side doesn't serve much of a purpose. If you allow 5'

## New Code McKinney

View Edit Pins Comments Report Embed

Results at a Glance

196

Total Views

66

Total Comments

0

Total Commenters

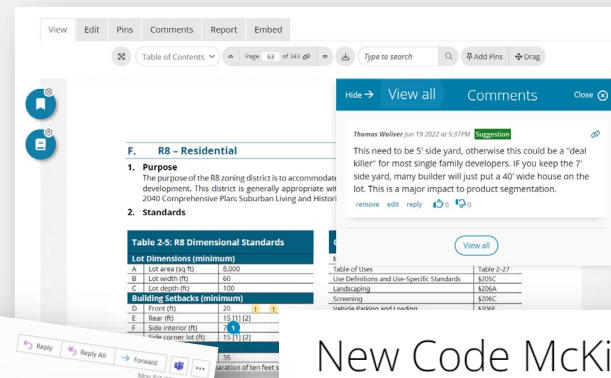
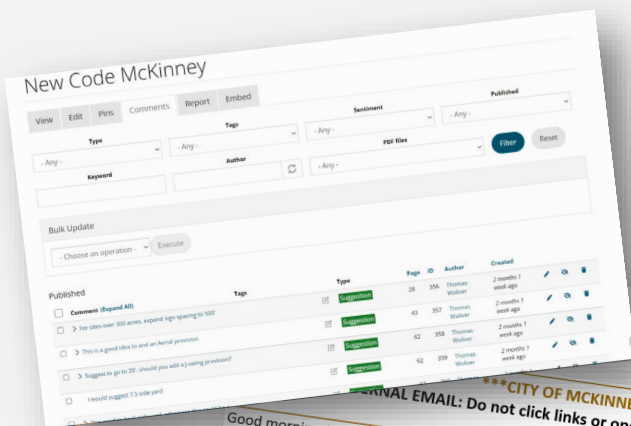


# WHAT WE HEARD

- **Targeted Feedback**

- MDC Technical Review (Konveio)
- Staff Technical Review
- Small Group Focus Meetings  
(i.e. large landowners, "frequent flyers")

- Generally positive.
- Housing diversity and affordability.
- Side yards and encroachments.



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Good morning Aaron,

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## New Code McKinney

View Edit Pins Comments Report Embed

Results at a Glance

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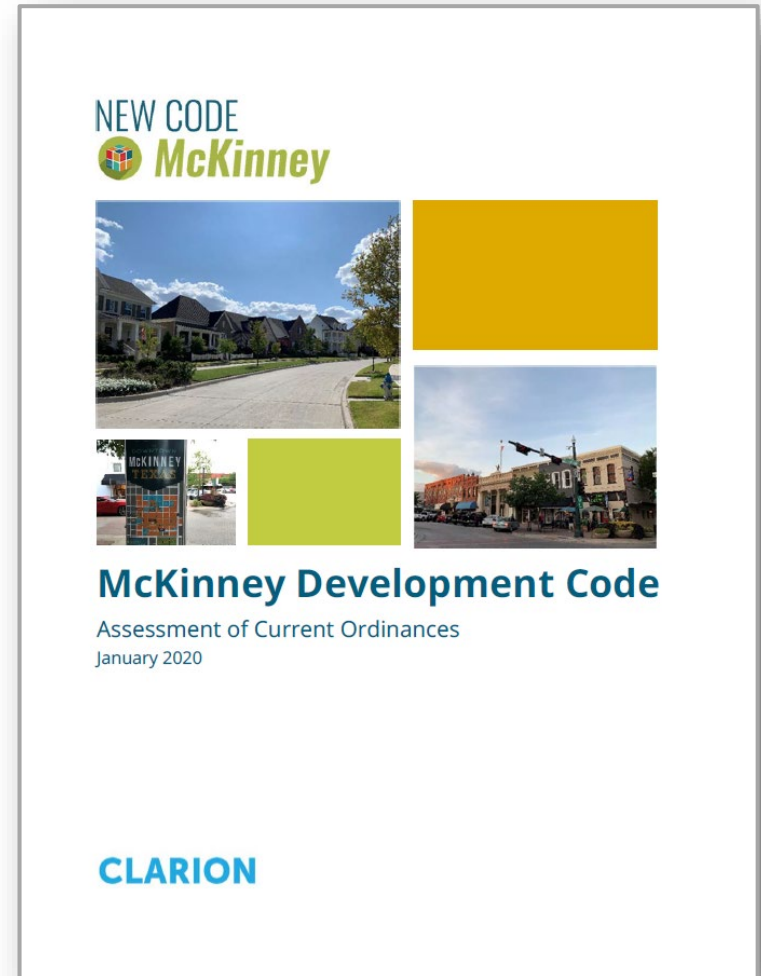
Total Comments


0

Total Commenters

# WHAT WE'VE REVISED

- **Updates and Revisions**
  - Encroachments and Exceptions
  - Development Guide
  - Residential Adjacency
  - Continued clean up



A thin, light blue vertical line is positioned to the left of the text.

# **NEW CODE IMPLEMENTATION**

# WHAT'S THE PLAN

## Adoption Option

**Text Only  
Amendment**  
*("text only")*

*anticipated November 15*

*active promotion NOW*

## Transition Strategy

**Effective with  
Dual Code**  
*("choose your own  
adventure")*

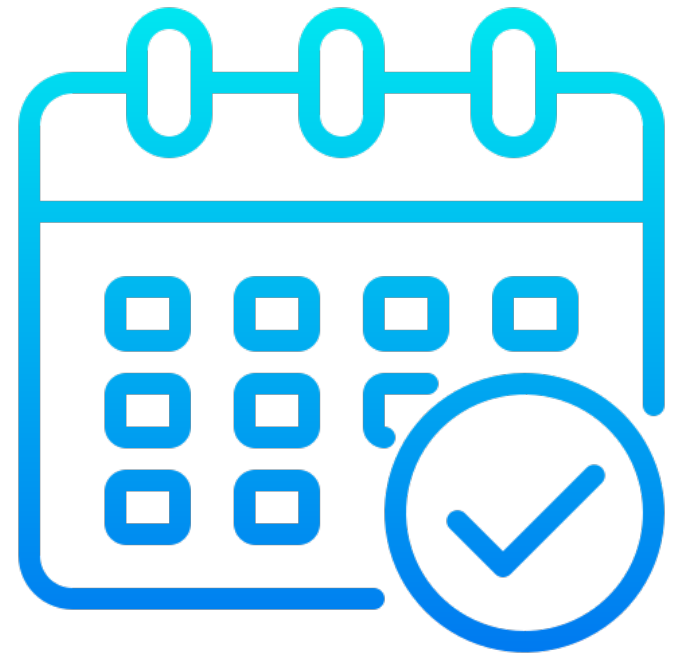
*6mo "dual code"  
November 15 – May 19*

### Details:

- *Zoning Ordinance ONLY*
- *No "mix-and-matching" of standards*
- *Applicant choice at submittal*

# WHAT'S NEXT?

- **Establish Alternate Noticing**
  - October 4, City Council Meeting
- **Consider Adoption of New Code**
  - November 15, Joint Meeting





# COMMENTS & QUESTIONS



# THANK YOU!

Visit the project website:

[www.newcodemckinney.com](http://www.newcodemckinney.com)



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Planning Manager

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## CLARION

**Matt Goebel, AICP**

**Jenny Baker, AICP**



[www.newcodemckinney.com](http://www.newcodemckinney.com)