

Draft Planning and Zoning Commission Meeting Minutes of August 22, 2023:

23-0001M Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to correct typographical errors and make nonsubstantive editorial changes to Article 1 (General Provisions) and particularly to Sections 101 (Title), 102 (Purpose), 106B (Specific Use Permits), 108 (Maintenance, Enforcement, and Penalties), 110 (Administrative Authority), Article 2 (Zoning Regulations) and particularly to Sections 201 (Administration), 203A (Standard Procedures), 203B (Annexation), 203C (Zoning Procedures), 203D (Protest Procedures), 203E (Plan and Permit Procedures), 203F (Appeal Procedures), 203G (Flexibility and Relief Procedures), 204 (Zoning Districts), 205 (Use Regulations), 206A (Landscaping) 206C (Screening), 206D (Commercial Garbage/Recycling Containers and Enclosures), 206E (Vehicle Parking and Loading), 206F (Architectural Standards), 206G (Multi-Family Residential Site Design), 206H (Communication Antennas, Support Structures, and Satellite Dishes), Appendix 2A (Approved Plant List), and Article 8 (Terms and Definitions) particularly to Section 802 (Definitions), Make Substantive Changes to Sections: 108B (Maintenance), 110B1 (Board of Adjustment), 201C4 (Continuing Legal Nonconformity), 203A4 (Public Notice), 203D (Protest Procedures), 203E2 (Landscape Plan), 203E6 (Certificate of Appropriateness), 203F1 (Administrative Appeal), 203G3 (Variance), 204B3 (Zoning District Correspondence), 204I (TR1.8 - Townhome Residential), 204W (AP -

Airport), 204BB (TMN - Traditional McKinney Neighborhood), 204EE1 (Building Height), 205B5 (Table of Uses), 205F (Non-Residential Uses) for Airports, Car Washes, and Day Care Centers, 205G2 (Accessory Uses Definitions and Standards), 205I3 (Food Trucks, Operation Sites, and Food Truck Courts), 206A4 (Planting Requirements), 206A5 (Site-Specific Landscape Standards), 206C3 (Screening Requirements), 206E3 (Parking Calculations), 206E4 (Parking Modifications and Reductions), 206E5 (On-site Parking Design and Pavement), Appendix 2A (Approved Plant List), Appendix 2B (McKinney Town Center MTC), and 802 Definitions, Establishing Sections 201E (Existing Sites Impacted by the Acquisition of Right-of-Way) and 206I (Food Trucks, Food Truck Operation Sites, and Food Truck Courts) in Article 2 (Zoning Regulations) of Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, in addition to Establishing a New Article 4 named "Tree Preservation" and Renumbering Current Articles 4, 5, 6, 7 and 8, respectively, as New Articles 5, 6, 7, 8 and 9 to Chapter 150 (Unified Development Code) to Include the New Article 4, and Deleting Sections 203E.3, "Tree Preservation Plan," 203E.4, "Tree Permit," and 206B, "Tree Preservation," from Article 2 (Zoning Regulations) and Renumbering and Relocating Such Sections 203E.3, 203E.4, and 206B, into the New Article 4 Named "Tree Preservation" to Chapter 150 (Unified Development Code).

Aaron Bloxham, Principal Planner for the City of McKinney, explained the proposed amendments. The Commission shared concerns for and discussed the distance requirements for day care centers from gas stations. He stated that Staff recommends approval of the request. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Woodruff, seconded by Vice-Chairman Mantzey, the

Commission unanimously voted to close the public hearing and recommend approval of the proposed amendments as recommended by Staff, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the September 19, 2023 meeting.