



## NEW CODE McKinney

# New Code McKinney Development Regulations Update

In 2019 the City of McKinney began a major overhaul of its development regulations to better align them with the vision laid out in the award-winning Comprehensive Plan, ONE McKinney 2040 Comprehensive Plan. Below is a snapshot of the project goals and efforts to date.

### Task 1: Project Orientation

In 2019, the New Code McKinney project kicked off with a review of the current development regulations, a tour of the city, and development of the project goals and work plan. The project team also met with City staff, City Council, Planning and Zoning Commission, the McKinney Development Committee, and other community stakeholders to gather information on the strengths and weaknesses of the current regulations. This feedback was folded into a report called the Code Assessment that described the major issues to be addressed and proposed new approaches for McKinney based on national and local best practices.

**Task Completed: August 2019**

### Task 2: Short-Term Priority Amendments

In 2020, the project team began working on targeted code amendments to address known issues related to signs and vehicle parking that required immediate attention. As part of the amendments, the signs ordinance was updated to comply national sign regulations. Vehicle parking was also updated to add new flexible standards, including new mixed parking ratios for shopping and industrial flex centers, revised shared parking regulations, a new parking ratio deviation process, and removing the loading space parking requirement. The City Council reviewed and approved these amendments, which are included in the various drafts.

**Task Completed: Nov. 2019 and March 2021**

### Task 3: Code Assessment

After completing Task 1, the project team began drafting a code assessment report that outlined the results and provided potential improvements. The report built upon the research and feedback gathered during project orientation and addressed the following:

- the code's effectiveness in implementing the Comprehensive Plan,
- overall organization and user-friendliness,
- strengths and weaknesses of the existing code,
- recommendations for code sections to be carried forward, and
- national best practices relevant to McKinney.

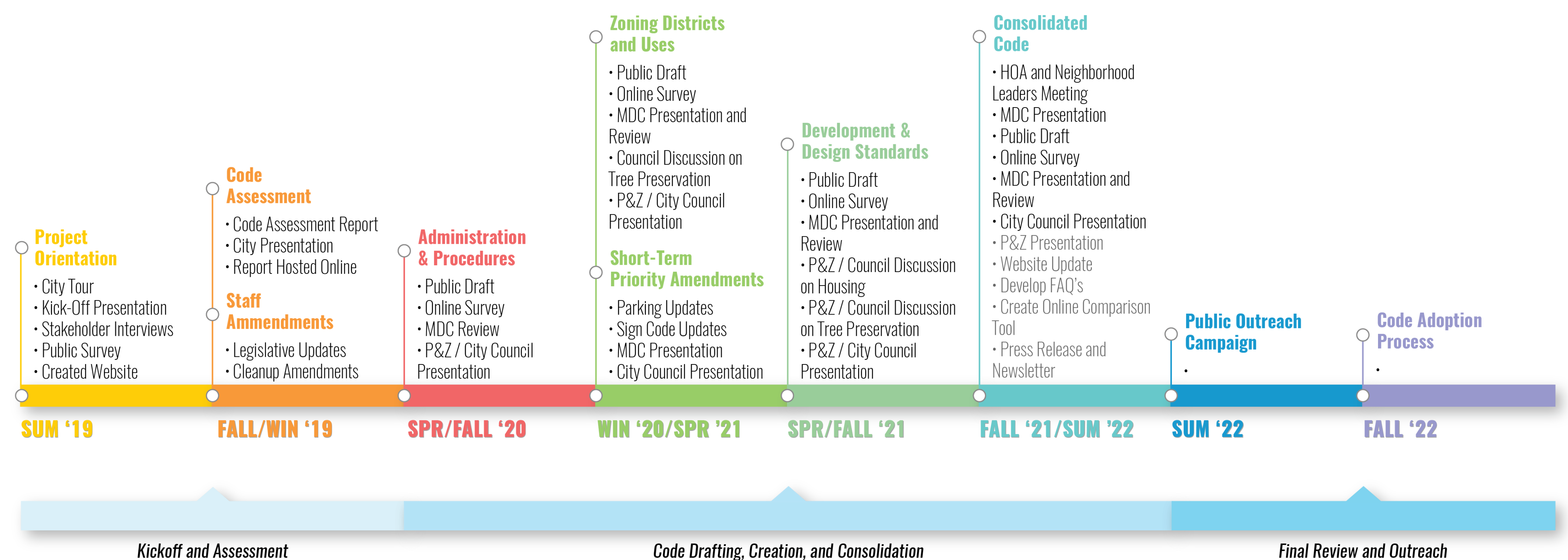
Additionally, the project team prepared a detailed outline and organizational structure for the revised development code.

**Task Completed: December 2019**

### Project Goals

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

### Project Timeline



### Task 4: Draft Development Code

In 2020, the project team began revising the development code in four installments. Each installment included a section draft that was released for public review and feedback. A description of each installment is listed below.

- 1 | Administration and Procedures**  
Administration and Procedures relate to development review and approval, enforcement, and nonconformities. This installment included creation of new flexibility procedures.  
*Public Draft: Nov. 10, 2020*
- 2 | Zoning Districts and Land Uses**  
The line-up of districts and dimensional standards have been revised and consolidated. New districts reflect demand for a variety of housing options. Land use definitions and permissions respond to modern land use types. This section includes new evaluation criteria for allowing certain uses by right, as well as with a Specific Use Permit.  
*Public Draft: March 8, 2021*
- 3 | Development Standards**  
Development standards are the regulations that govern the "look and feel" of development, including parking, architectural standards, landscaping, and tree preservation. These standards have been simplified and opportunities for flexibility have been added. This installment also included Signs and Lighting.  
*Public Draft Released: Sep. 28, 2021*
- 4 | Consolidated Draft**  
This draft combines all previous installments and reflects changes based on feedback received.  
*Public Draft: June 13, 2022*

### Task 5: Adoption Process

In fall of 2022, the City will start the code adoption process, beginning with a meeting devoted to specifying the type of public notice to be used. Staff will hold a couple joint meetings with the Planning and Zoning Commission and City Council to review revisions from the feedback for the consolidate draft of the code. These joint meetings are planned for September. A public hearing is planned in October where City Council will considered adoption of the new code.