

Zoning Regulation Amendments

23-0001M

Background

- New Code McKinney Initiative
 - Adopted Unified Development Code November 15, 2022
- Continued Monitoring

Amendment Types

Fine Tuning:

- Fix typos and References
- Provide Clarity
- Improve Usability
- Organization Improvements

Modifications & Improvements:

- Procedural improvements
- Modified Use Regulation
- Development Standard adjustments

Fine Tuning Amendments

- 101 – Title,
- 102 – Purpose,
- 106B – Specific Use Permits,
- 108 – Maintenance, Enforcement, and Penalties,
- 110 – Administrative Authority,
- 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
- 802 – Definitions.

Typical changes include typos, reference updates, and editorial clarifications.

Procedural Amendments

- Changes include:
 - Revised the posted sign requirements under the Public Notice section
 - Clarifying protest procedures to include state law requirements
 - Added a scale requirement for the landscape plan
 - Clarified when and what happens with Certificate of Appropriateness appeals
 - Clarified the administrative appeal applicability, noticing, and procedural requirements
 - Added missing submittal requirements and clarified approval procedure for BOA Variances

District Amendments

- Changes include:
 - Clarifying the introduction language for the Zoning Correspondence table
 - Removing erroneous notes from the Townhome District
 - Adding other applicable ordinance references to the airport district
 - Adding a residential adjacency design exception for properties zoned BN or BG within the TMN – Traditional McKinney Neighborhood overlay district
 - Revised some leftover language in the building height exceptions related to stories, now lists height in feet.
 - Included the missing MTC Regulating Plan diagram

Use Regulation Amendments

- Changes include:
 - Food Truck Courts and Food Truck Operation Sites
 - Separated the existing combined use into two uses
 - Revised to be consistent with other uses (telecommunications)
 - Created a development standards section for Food Trucks
 - Added new uses to McKinney Town Center District
 - Airport / Helistop
 - Add reference to Chapter 118 – Airport Height, Hazard, and Land Use Regulations
 - Car Wash
 - Add a 200' distance requirement between car wash and residential properties.
 - Day Care Center
 - Removed 300' distance require between gasoline pumps/tanks and day cares (aligns with sister cities)
 - Accessory Dwelling Units
 - Revise size standard allow up to 75% for homes less than 1,200 square feet.

Regulation/Standard Amendments

- Changes include:
 - Maintenance, Enforcement, and Penalty
 - Clarified the authority and maintenance sections
 - Clarified the subpoena powers for the Board of Adjustment
 - Landscaping
 - Adding a drought condition exception to the planting requirements
 - Clarification for required trees for PD and MR zoning districts and multi-family uses
 - Added notes for utility conflicts and vehicle parking to the non-residential landscape requirements
 - Screening requirement
 - Updated exceptions to include a street separation allowance
 - Added clarifying language for parking lots and bays for auto or equipment services
 - Included a wall maintenance easement requirement to be able to maintain screening walls
 - Removed conflicting language between the alternate screening material and the design exception process

Regulation/Standard Amendments (cont.)

- Changes include:
 - Parking
 - Revised parking requirement for traditional and cottage multi-family (enclosed parking), Drive-in/drive through restaurant (mobile order stacking), and food truck operation sites.
 - Added an approval criteria for a parking study reduction
 - Added angled parking requirements with diagrams
 - Clarified when EV spaces count toward a required parking space.
 - Food Truck Standards
 - Consolidated and revised
 - Acquisition of ROW or Utility Easements
 - Moved to own section and added utility easements
 - Approved Plant List
 - Removed tree protection illustration (found in engineering standard details) and moved protected tree list to the new tree preservation article

Organizational Changes

- Consolidation of Tree Preservation Regulations into a new Article 4 and subsequent renumbering of Articles 4-8 to Articles 5-9.
- Food truck uses separation and new section for development standards.

Questions?

Next Steps

- 9/19 City Council Meeting
 - Recommendations will be forwarded to City Council for action

