

P&Z Commission Training Series

Topic 4: Subdivision Ordinance
Basics
July 12, 2016



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Commission Training Series

Topics and Progress

- Comprehensive Planning and Its Influence on Development
- The McKinney Zoning Ordinance Part 1 (The Basics)
- The McKinney Zoning Ordinance Part 2 (Special Districts)
- The McKinney Subdivision Ordinance and Platting Process**
- Site Planning and Architectural Standards in McKinney
- The McKinney Development Process from A to Z

Subdivision Ordinance & Platting Process

Governing Legislation

Governed by and applied through Chapter 212 of the Texas Local Government Code.

Chapter 212 of the Texas Local Government Code states:

“A municipality may adopt rules governing plats and subdivisions of land within the municipality’s jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality”

City of McKinney Subdivision Regulations define a Subdivision as:

“The division of any lot, tract, or parcel of land into two or more lots or sites for the purpose of sale or of building development, whether immediate or future”

Subdivision Ordinance & Platting Process

What?

- A set of regulations that govern the subdivision of property for the purposes of sale or development.

Why?

- Implementation of the City's Comprehensive Plan
- Safe, efficient and orderly development of the City
- Facilitates the adequate provision for transportation, water, sewage, schools, parkland, and other public requirements

Allows the City to promote orderly growth and development so that quality of life can be maintained as the City grows.

Subdivision Ordinance & Platting Process

Who?

- Applies to all properties within the McKinney City Limits and surrounding Extra-Territorial Jurisdiction (ETJ)
- Administered by Development Services Division of the City (Planning & Engineering Departments)
- Ministerial process (if meeting all requirements, the plat must be approved – not discretionary)
- Planning & Zoning Commission has approval authority for conveyance plats, preliminary-final plats, preliminary-final replats, and minor replats
- Staff has approval authority for amending plats, minor plats, and record plats
- Deviations or variances from the requirements of the City's Subdivision Ordinance may only be granted by the City Council

McKinney Subdivision Regulations

Types of Plats

Seven Types of Plats Established within the City of McKinney

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

McKinney Subdivision Regulations: Structure

- Article I: In General
 - Purpose
 - Authority
 - Jurisdiction
 - Approval Required
 - Variances and Appeals

- Article II: Special Provisions
 - Facilities Agreements
 - Permits
 - Pro Rata Payments
 - City Participation
 - Floodplains
 - Dormancy and approval expiration

- Article III: Procedure
 - Establishes the types of plats and the requirements for each

McKinney Subdivision Regulations: Structure

- Article IV: Design Standards
 - Lots, Blocks, Building lines
 - Alleys
 - Easements
 - Improvements (i.e. streets, utilities, sidewalks, street lighting)
 - Screening & Buffering
 - Common Areas & Homeowners' Associations

- Article V: Enforcement
 - Authority of the City Engineer
 - Inspection of Construction
 - Maintenance Bond
 - Filing and inspection charges
 - Penalty

- Article VI: Conveyance of Land for Recreational Areas and Facilities
 - Conveyance of Land for Recreational Areas and Facilities

- Article VII: Private Street Regulations

The Subdivision Ordinance and the Comprehensive Plan

How is the Comprehensive Plan Used?

- Used to coordinate and guide the establishment of development regulations.
- Guides public investments in transportation and other infrastructure improvements.



Questions?



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