

UDC Amendments

26-0001M

Background

- New Code McKinney Initiative
 - November 15, 2022 – Unified Development Code adoption
- 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

- Article 1 – General Provisions
- Article 2 – Zoning Regulations
- Article 4 – Tree Preservation
- Article 9 – Definitions

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

Procedural Amendments

- Changes include:
 - Updated submittal requirements for annexations exhibits, zoning exhibits, specific use permit exhibits, and site plan exhibits
 - Updated submittal requirements for tree permits, tree preservation plan exhibits, and aerial tree exhibits
 - Historic Preservation Officer has the ability to forward certificate of appropriateness applications for properties in the Commercial Area to the Historic Preservation Advisory Board.
 - Certificate of appropriateness shall expire one year after its approval, if no building permits have been issued for the site, or if a Site Plan or building permit has been issued but has subsequently lapsed.

Use Regulation Amendments

- Changes include:
 - Traditional Multi-Family Residential
 - Added as a use requiring a specific use permit in C2 – Local Commercial District
 - Accessory Structures
 - Added as a permitted accessory use in C1 – Neighborhood Commercial, C2- Local Commercial, C3 – Regional Commercial, O1- Office, O2 – Regional Office, I1 – Light Industrial, I2 – Heavy Industrial, GC – Government Complex, and AP - Airport

Use Definitions and Use-Specific Standards Amendments

- Changes include:
 - Passenger vehicle fuel sales
 - Fuel pump islands are located at least 250 feet from a property line of a residential use or zone
 - No more than two fueling stations may be allowed within 1,000 feet of any roadway intersection

Regulation/Standard Amendments

- Changes include:
 - Landscaping
 - Introduced the ability to request a design exception for a modified width of required adjacency buffers
 - Parking
 - Modified medical or dental clinic from 1 space per 300 square feet to 1 space per 400 square feet
 - Tree Preservation
 - Clarified when tree preservation or mitigation is applicable to specimen trees
 - Introduced that replacement trees shall be planted within 90 days of the notice of violation

Next Steps

- ❑ 2/10 – Planning and Zoning Commission Meeting
- ❑ 3/3 – City Council Meeting

Questions?

