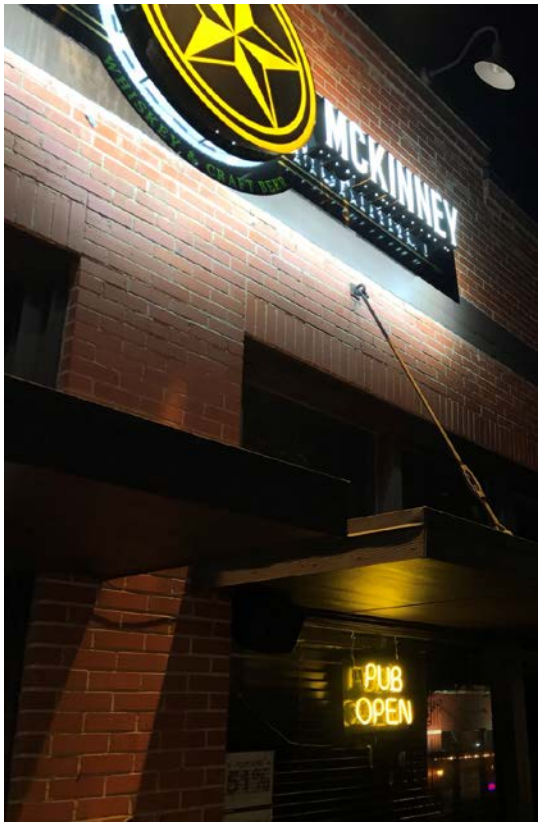






NEW CODE McKinney

NEW CODE MCKINNEY: DRAFT CONSOLIDATED CODE

Planning & Zoning Commission Work Session

June 2022

TODAY'S MEETING

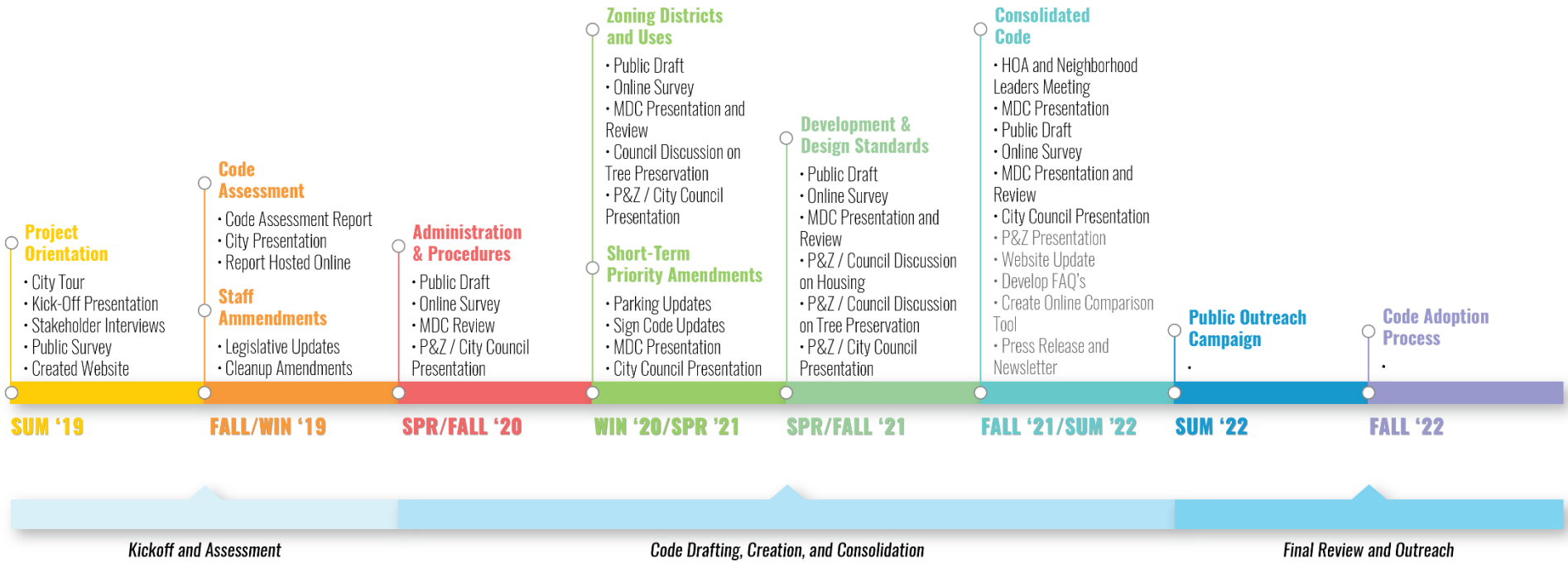
- **Objectives:**
  - Code Updates
    - Residential Districts/Uses
    - Alternate Compliance
  - Public Outreach Strategy
  - Adoption Strategy



PROJECT TIMELINE



A LOOK BACK & A LOOK AHEAD



CODE UPDATES

CODE UPDATES: RESIDENTIAL DISTRICTS & USES

Table 2-23: Residential Zoning Districts

Zoning District	§ reference	Lot Standards			Building Setbacks [1][2]				Max. Height
		Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft)	Rear Yard (ft)	Side Interior (ft)	Side Corner (ft)	Building Height (ft) [3]
Single-Family Residential Districts									
R43	204D	43,560	150	150	35	35	20	35	45
R12	204E	12,000	80	120	25	20	10	20	35
R8	204F	8,000	60	100	20	15	7 [4]	15 [4]	35
R6	204G	6,000	50	90	20	10	5 [4]	15 [4]	35
R5 [5]	204H	5,000	40	80	20	10	5 [4]	15 [4]	35
TR1.8 [5][6][7][8]	204I	1,800	22	80	20	5	5 [4]	15 [4]	35
Multi-Family Residential Districts									
FR	204J	5 acres	60	100	20	20	20	N/A	35
MF30	204K	N/A	60	100	35	20	20	N/A	45
RMH	204L	4,500	40	95	20	20	20	N/A	35
MTC	See Article 3: McKinney Town Center								

CODE UPDATES: RESIDENTIAL DISTRICTS & USES

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- **R5 – removed mean/median requirements… R5 now limited to more urban areas**

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- **R6 – new standard residential district**

CODE UPDATES: RESIDENTIAL DISTRICTS & USES

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- **MF60/R3/R1.5 (urban districts) – gone for now, reconsidered in future updates**

CODE UPDATES: RESIDENTIAL DISTRICTS & USES

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- MF60/R3/R1.5 (urban districts) – gone for now, reconsidered in future updates
- **FR-Flex Residential and Cottage Multifamily – the new "single-family for rent" use and district.**

CODE UPDATES: ALTERNATE COMPLIANCE

Original Concept

- Alternate Compliance for almost all regulations;
- Approval Process
  - Staff first;
  - Then P&Z

Alternate Compliance Approval Criteria:

1. There is a compelling reason why the existing standard cannot be satisfied;
2. The alternate design meets the purpose of the applicable Section of the Code;
3. The alternate design is compatible with existing and future adjacent land uses;
4. The alternate design is appropriate for all uses permitted by-right within the governing zoning district;
5. The alternate design will not result in an adverse impact to neighboring properties;
6. The alternate design will not have an adverse impact on adjacent existing or future developments;
7. The alternate design will not have an adverse impact on public health, safety, and general welfare;
8. The alternate design is not proposed to reduce financial costs or serve as a convenience to the applicant; and
9. The alternate design complies with all additional standards outlined in the specific section to which it applies.

Adjusted Concept

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Adjusted Concept

- Staff-level approvals
  - Limited
  - Objective criteria
- Design Exception
  - P&Z approval
  - Criteria based

Design Exception Approval Criteria*

1. There is a compelling reason why the existing standard cannot be met
2. The Design Exception will not have an adverse impact on adjacent existing or future developments
3. The Design Exception will not have an adverse impact on public health, safety, and general welfare;
4. The Design Exception is not proposed to reduce financial costs or serve as a convenience to the applicant; and
5. The Design Exception complies with all additional standards outlined in the specific section to which it applies.

PUBLIC OUTREACH STRATEGY

NEW CODE MCKINNEY: PUBLIC OUTREACH

Step One: Launch!

NEW CODE MCKINNEY: PUBLIC OUTREACH

Step One: Launch!

Step Two: Learn

NEW CODE MCKINNEY: PUBLIC OUTREACH

Step One: Launch!

Step Two: Learn

Step Three: “Legal Stuff”

NEW CODE MCKINNEY: PUBLIC OUTREACH

Step One: Launch!

Step Two: Learn

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NEW CODE MCKINNEY: PUBLIC OUTREACH

Step One: Launch!
Draft Code Release
(June 13)

Outreach Efforts
- Email blast
- Social Media posts
- City Press Release
- City Newsletter
- Website Updates
- Code Comparison Tool
- City Council Mtg – June 7
- P&Z Commission Mtg– June 14

Feedback Loop
- Public Survey
- Technical Committee Review (Konveio)

NEW CODE MCKINNEY: PUBLIC OUTREACH

Step One: Launch!
Draft Code Release
(June 13)

Step Two: Learn
Promotion and Education
(June 13 – August 15)

Launch!

Outreach Efforts

Tailored Messages

- Routine emails
- Routine social media posts
- Community Impact
- City Newsletter
- Website Tutorials
- Code Comparison Tool

Feedback Loop

- Public Survey
- Technical Review Committee (Konveio)
- Drop-ins
- Small Group Sessions (i.e. large landowners, “frequent flyers”)
- Joint Meetings (CC and P&Z)

NEW CODE MCKINNEY: PUBLIC OUTREACH

Step One: Launch!
Draft Code Release
(June 13)

Step Two: Learn
Promotion and Education
(June 13 – August 15)

Step Three: "Legal Stuff"
Consideration and Adoption
(August – October)

Launch!

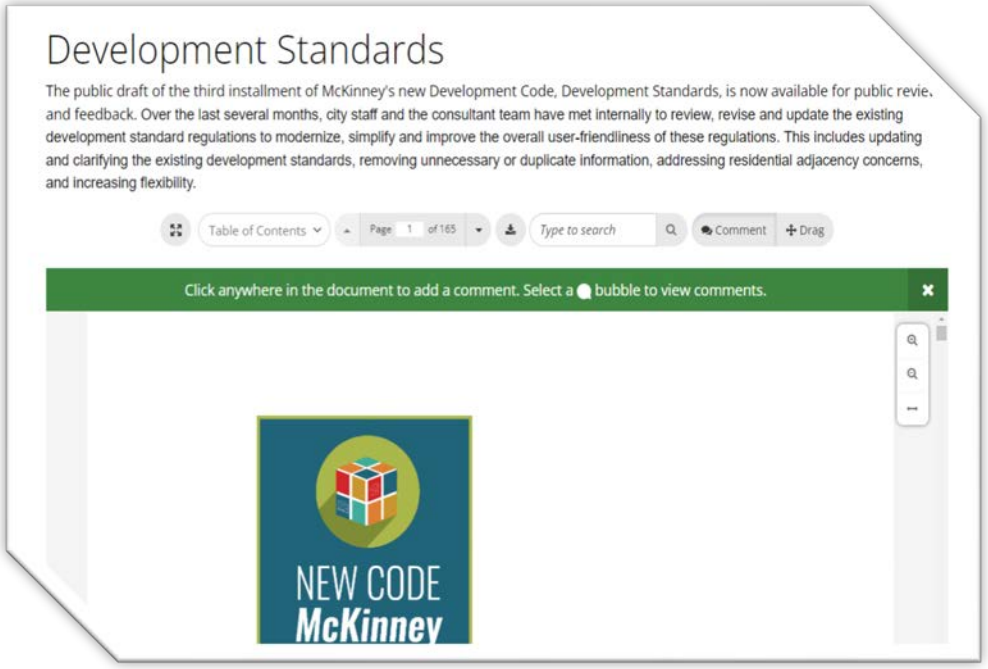
Learn

Public Noticing
- 15-day Legal Notices
- Community Impact
- Utility Bill Stuffers

Public Hearings
- P&Z Consideration (Sept/Oct)
- Council Consideration (Sept/Oct)

WHAT WE NEED FROM YOU!

- Review the document and give feedback
- Promote the document, survey, and events through social media and word-of-mouth
- Participate in the events
- Help educate people about the changes

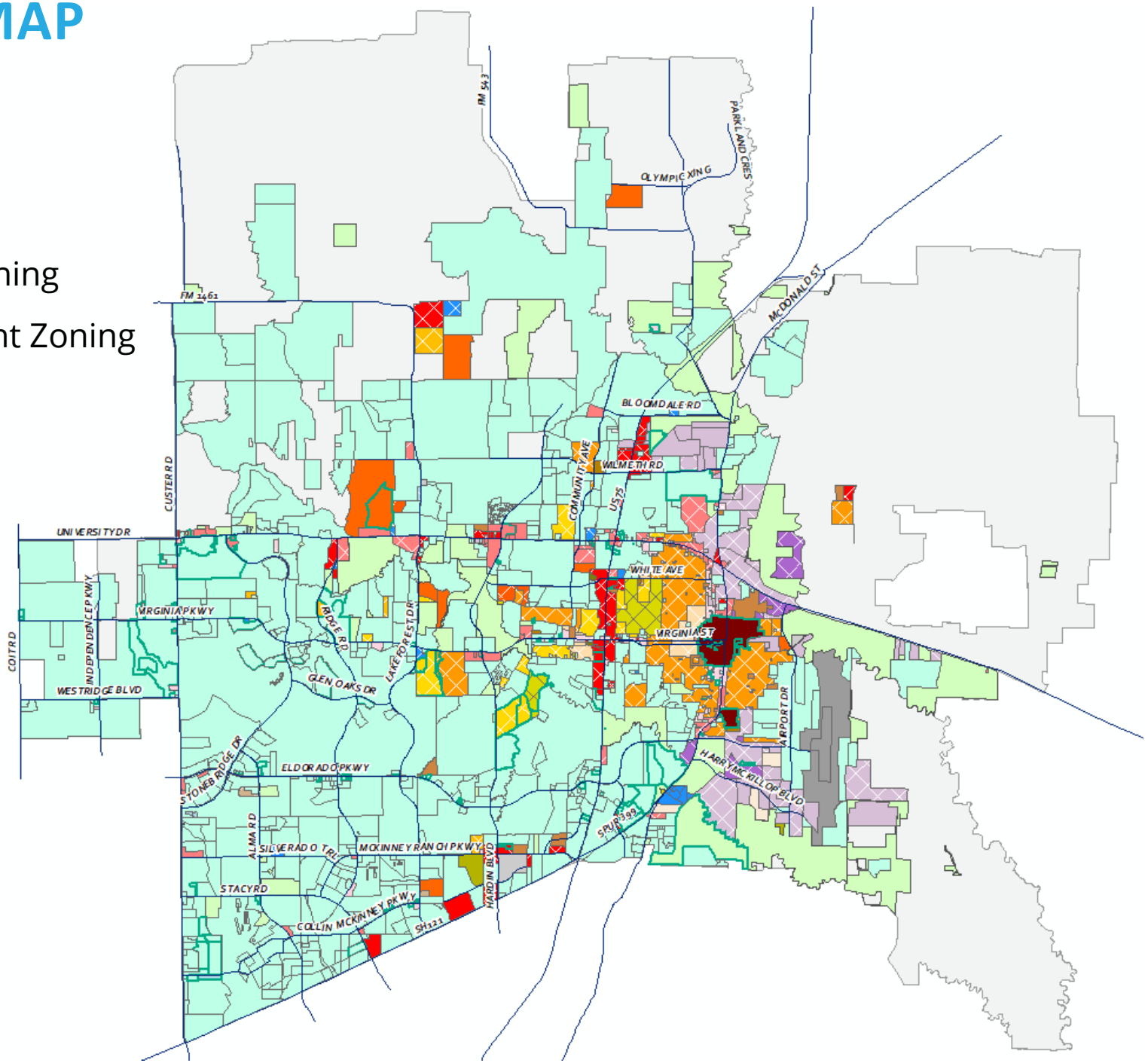


ADOPTION STRATEGY

ZONING MAP

70% PD Zoning

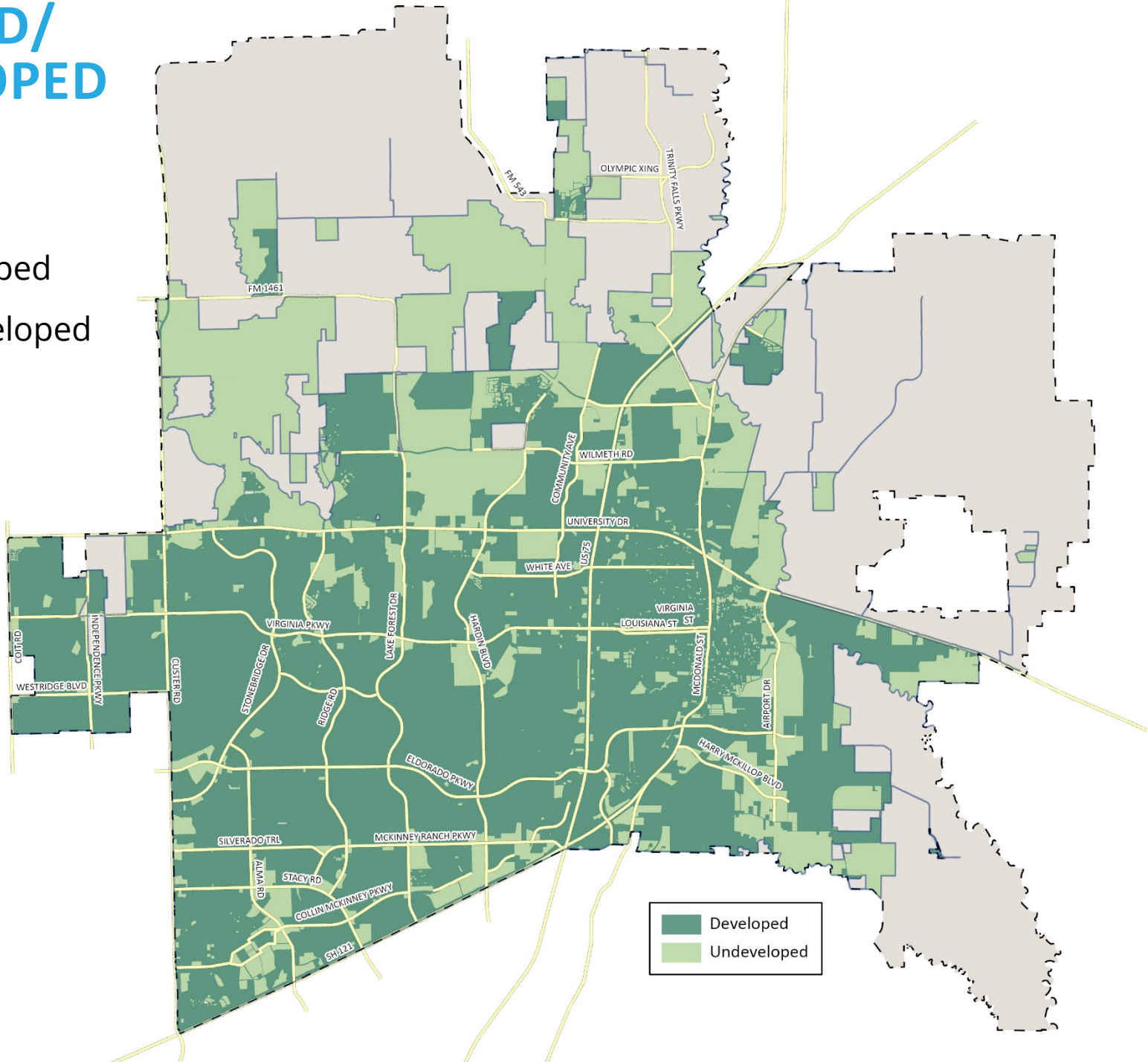
30% Straight Zoning



DEVELOPED/ UNDEVELOPED MAP

69% Developed

31% Undeveloped



NEW CODE MCKINNEY: ADOPTION OPTIONS

Option 1

Map and Text Amendment
("rezone everything")

2013 MTC Rezoning

Option 2

Text Only Amendment
("text only")

2021 Parking
2021 Landscaping
2019 Screening
2018 Auto-Related Uses

Option 3

Existing Ordinance Amendment
("district add-ons")

2014 Creation of New Zoning Districts

NEW CODE MCKINNEY: ADOPTION OPTIONS

Evaluation Criteria	*Rating*		
	Option 1	*Option 2*	*Option 3*
How common is this option?	Uncommon	Common	Common
Cost Implications	High	Low	Low
Time Implications	High	Moderate	Moderate
City Control	High	Moderate	Low
Potential for public opposition	High	Moderate	Low
Potential for legal challenges	High	Moderate	Low
Potential for vested rights claims	High	Moderate	Low
Potential for Non-Conformities	Moderate	Moderate	Moderate
User Friendliness	High	High	Low
Meets Project Goals	High	High	Low

NEW CODE MCKINNEY: STAFF RECOMMENDATION

Option 1

Map and Text Amendment
("rezone everything")

Option 2

Text Only Amendment
("text only")

Option 3

Existing Ordinance Amendment
("district add-ons")

NEW CODE MCKINNEY: TRANSITION STRATEGIES

Strategy 1

Effective Immediately
("rip off the band-aid")

Strategy 2

Effective at Date Certain
("delayed start")

6 months

Strategy 3

Effective with Dual Code
("choose your own adventure")

6 months

NEW CODE MCKINNEY: STAFF RECOMMENDATION

Strategy 1

Effective Immediately
("rip off the band-aid")

Strategy 2

Effective at a Date Certain
("delayed start")

6 months

Strategy 3

Effective with Dual Code
("choose your own adventure")

6 months

NEW CODE MCKINNEY: OVERALL APPROACH

Adoption Option	Transition Strategy
Text Only Amendment *("text only")*	**Effective with Dual Code** ("choose your own adventure")

COMMENTS & QUESTIONS

