

P&Z Commission Training Series 2023 & 2024

Topic 4: Zoning Basics



Development Process

A development process is the stages of planning and construction leading to the development of a site

Non-Residential Development



Residential Development



¹Conveyance Plat – Used to convey property prior to development

²Site Plan/Building Permit – May include Certificate of Appropriateness and/or Façade Plan reviews

³Preliminary Plat – Required when there are more than 4 lots or public improvements are required



Zoning/Rezoning

- The zoning process is where an applicant establishes the initial zoning on a property or requests a different zoning district than what currently exists
- Submittal Documents
 - Letter of Intent
 - Zoning Exhibit
 - Metes and Bounds Description
 - Development Standards (Planned Development District requests)
- Approval Body
 - Recommendation by the Planning and Zoning Commission
 - Final Action by the City Council
- The average time for zoning approval is 3-6 months

Table 2-1: Zoning Districts Established	
Base Zoning Districts	Section
Residential Districts	
R43 Residential Estate	204D
R12 Residential	204E
R8 Residential	204F
R6 Residential	204G
R5 Residential	204H
TR1.8 Townhome Residential	204I
FR Flex Residential	204J
MR Mixed Residential	204K
MF30 Multi-Family Residential	204L
MHR Manufactured Home Residential	204M
Non-Residential Districts	
C1 Neighborhood Commercial	204N
C2 Local Commercial	204O
C3 Regional Commercial	204P
O1 Office	204Q
O2 Regional Office	204R
AG Agricultural	204V
AP Airport	204W
Industrial Districts	
I1 Light Industrial	204S
I2 Heavy Industrial	204T
Other Districts	
GC Government Complex	204U
MTC McKinney Town Center	204Y
PD Planned Development	204V
Overlay Zoning Districts	
H Historic Overlay	204Z
HC Highway Commercial Overlay	204AA
TMN Traditional McKinney Neighborhood Overlay	204BB

What is Zoning?

- Under Texas Local Government Code Chapter 211 (Municipal Zoning Regulations), the City of McKinney is authorized to regulate:
 - Height
 - Percentage of a lot that can be occupied
 - Size of yards, courts, and other open spaces
 - Population density
 - Use of land
 - Pumping, extraction, and use of groundwater by persons other than retail public utilities
 - Construction, reconstruction, alteration, or razing of buildings and other structures within a historically significant area

What is Zoning?

- What Can be Developed on Site?
- Base Zoning Districts
 - Set Table of Uses and Dimensional Standards Govern District
 - “Off the Shelf” Zoning District
- Planned Development Districts
 - Uses and Dimensional Standards are Listed within Development Regulations
 - Customized for the Specific Tract

5. Table of Uses

Table 2-26: Table of Uses

NOTE: See Appendix 2B: MTC – McKinney Town Center for MTC use table.

P = Permitted use C = Add'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use		SINGLE-FAMILY RESIDENTIAL						MULTI-FAMILY RESIDENTIAL				NON-RESIDENTIAL					INDUS-TRIAL		OTHER		
	Use Definition & Standards	R43	R12	R8	R6	R5	TR1.8	FR	MR	MF30	MHR	C1	C2	C3	O1	O2	I1	I2	GC	AG	AP
Residential Uses																					
Single-family detached	205D.1	P	P	P	P	P			P												P
Single-family attached	205D.2						P		P												
Duplex	205D.3						P		P												
Triplex	205D.4						P		P												
Quadplex	205D.5						P		P												
Manufactured home	205D.6										C										
Multi-family, cottage	205D.7							P	P	P											
Multi-family, traditional	205D.8							S	P	P											
Independent living	205D.9							S	P	P		S	S	S	S	S					
Group Living																					
Assisted living facility	205E.1						S	P	P	P		P	P	P	S	S					
Community care home	205E.2	C	C	C	C	C	C	C	C	C	C										
Community care facility	205E.3											S	P	P			P	P			
Community transition facility	205E.4																S	P			
Crisis support home	205E.5	C	C	C	C	C	C	C	C	C											
Crisis support facility	205E.6													C			P	P			
Displacement shelter	205E.7													S			S	P			

What is Zoning?

- How Can a Site be Developed?
 - Development Standards
 - Setbacks
 - Height
 - Landscaping
 - Screening
 - Parking
 - Architectural Standards (HSA Only)
 - Use-Specific Criteria

Article 2: Zoning Regulations

204 Zoning Districts
O C2 - Local Commercial

O. C2 - Local Commercial

1. Purpose

The purpose of the C2 zoning district is to allow for mid-sized, medium-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses. Local Commercial areas are characterized by frequent visits of customers and clients and require access to good vehicular circulation, so are typically located where arterial roads intersect other arterial roads. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Neighborhood Commercial, Commercial Center, Professional Center, and Historic Town Center - Mix.

2. Standards

Table 2-14: C2 Dimensional Standards		
Lot Dimensions (minimum)		
A	Lot area (sq ft)	0
B	Lot width (ft)	0
C	Lot depth (ft)	0
Setbacks (minimum)		
D	Front (ft)	20
E	Rear (ft)	0
F	Side interior (ft)	0
Height (maximum)		
	Height (ft)	45

Other Key Standards			
Special	Setback	Requirements	& \$204DD
Encroachments for Residential Lots			
Height Measurements and Exceptions			\$204EE
Table of Uses			\$205B
Use Definitions and Use-Specific Standards			\$205C
Landscaping			\$206A
Screening			\$206C
Vehicle Parking and Loading			\$206E
Residential Adjacency			
When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):			
Building Stories	Setback (minimum)		
1 story	30 feet		
2 stories	50 feet		
3 or more stories	2 feet of setback for each foot of building height		

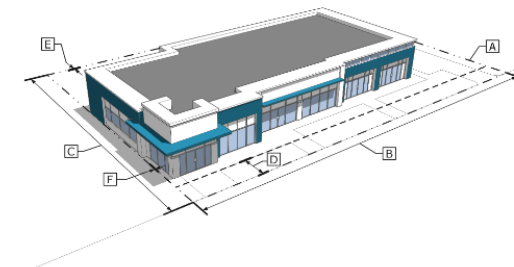


Figure 2-11: C2 District Dimensional Standards

Zoning Districts

- Base Zoning Districts
 - A zoning district that is established within Article 2 of the Unified Development Code
 - Follows all development regulations within the Zoning Ordinance
 - Prior zoning districts correspond to a current district within the UDC

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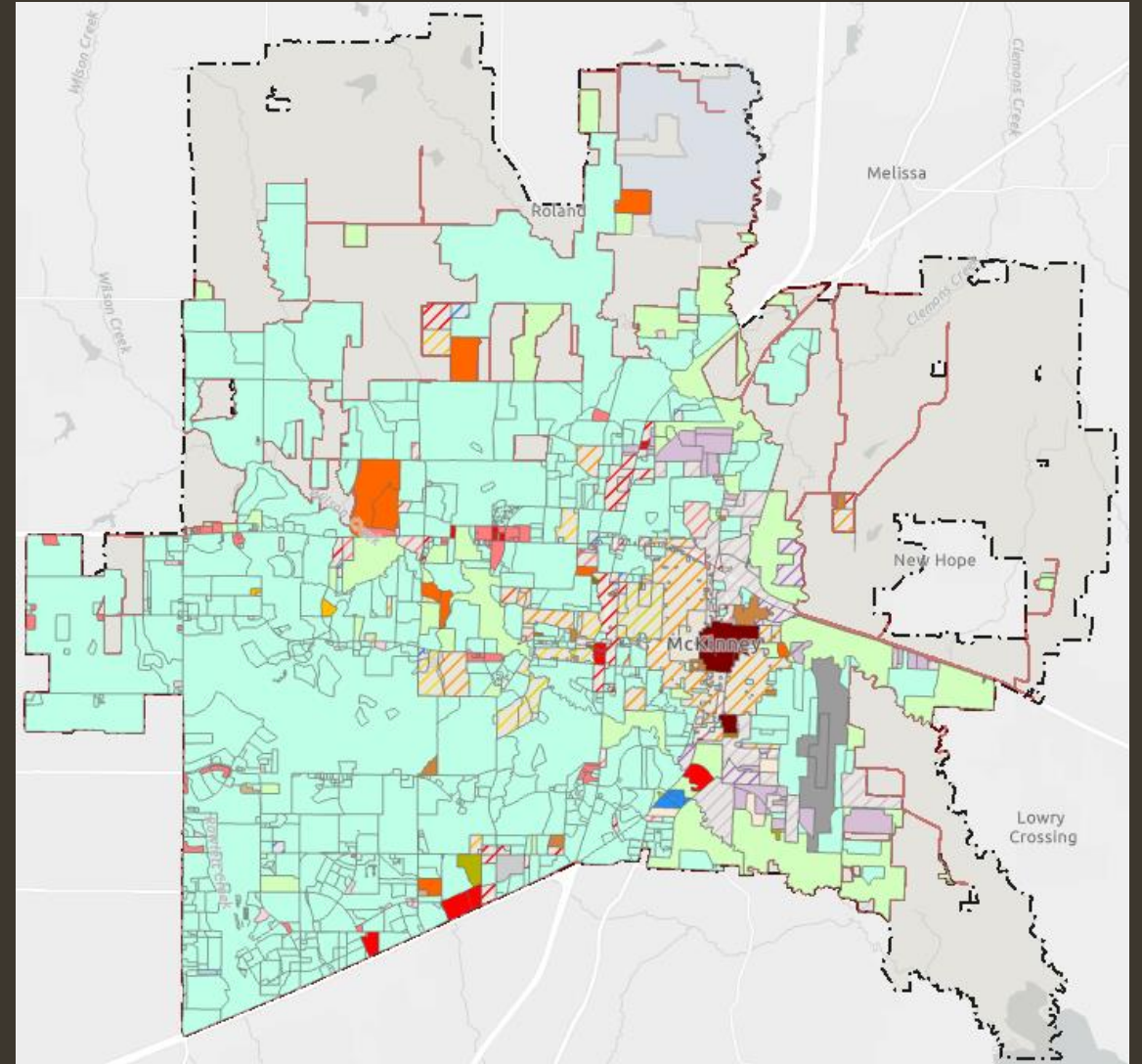
Table 2-2: Current and Prior Zoning District Correspondence	
Prior Zoning Districts	Corresponding District Standards and Use Regulations
Residential Districts	
RED-1 - Residential Estate RED-2 - Residential Estate	R43 - Residential Estate
SF12 - Single family Residential RS 120 - Single family Residence	R12 - Residential
SF10 - Single Family Residential SF8 - Single Family Residential RS 84 - Single Family Residence	R8 - Residential
SF7.2 - Single Family Residential RS 72 - Single Family Residence RS 60 - Single Family Residence	R6 - Residential
SF5 - Single Family Residential	R5 - Residential
TH - Townhome Residential RS 45 - Single Family Residence RD 30 - Duplex Residential DR - Duplex Residential RG 27 - General Residence Townhome	TR1.8 - Townhome Residential
N/A	FR - Flex Residential
RG 25 - General Residence District RG15 [18] - General Residence District	MR - Mixed Residential
MF-1 - Multiple Family Residential-Low Density MF-2 - Multiple Family Residential-Medium Density MF-3 - Multiple Family Residential-Medium-High Density	MF30 - Multi-Family Residential
MP - Mobile Home Park	MHR - Manufactured Home Residential
Non-Residential Districts	
C1 - Neighborhood Commercial NC - Neighborhood Convenience BN - Neighborhood Business	C1 - Neighborhood Commercial
C2 - Local Commercial BG - General Business	C2 - Local Commercial
C3 - Regional Commercial C - Planned Center BC - Commercial Business	C3 - Regional Commercial
O - Office	O1 - Office

Straight Zoning Districts Scaling

- The base zoning districts are scaled for levels of intensity in development standards and density.
- Example - Commercial Districts: C1 vs. C2 vs. C3
 - C1 – Neighborhood Commercial
 - Small-scale, low-intensity
 - Mid-block along arterial roadways
 - Collector/collector or collector/arterial intersections
 - C2 – Local Commercial
 - Mid-size, medium-intensity
 - Arterial/arterial intersections
 - C3 – Regional Commercial
 - Large-scale, high-intensity
 - Along major regional highways or major regional highway/arterial intersections

Zoning Districts

- Planned Development (PD)
 - A zoning district that is newly created and established by the applicant
 - “The purpose of the PD zoning district is to accommodate new and imaginative concepts in urban design and land development that require unique development standards not permitted by the standard zoning districts in this Article. PD districts offer flexibility in design in exchange for substantial added benefit to the City, which may include provision of open space; preservation of natural, environmental, or scenic features of a site; or offering a higher level of amenities. PDs may also be requested to address challenges presented by specific site conditions.”



Zoning Districts (PDs Cont.)

- The City of McKinney has been developing with PDs for quite awhile.
- Previously, PDs Could Amend Each Other
- New PD Format
 - No More Amendments
 - No More Base Zoning References
 - All Development Regulations in One Place
 - Uses
 - Setbacks
 - Height
 - Differentiations to Parking, Landscaping, Screening, etc.

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property (the "Property") shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City's Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses:
 - 1.1 Multiple-family traditional;
 - 1.2 Senior independent living;
 - 1.3 Assisted living facility;
2. Temporary Uses
 - 2.1 Field Office or Real Estate Sales Office.
3. Dimensional Standards
 - 3.1 Minimum Lot Area: 1275 sq ft per unit;
 - 3.2 Minimum Lot Width: 60';
 - 3.3 Minimum Lot Depth: 100';
 - 3.4 Minimum Front Building Setback: Virginia Street - 35', Carlisle Street - 15';
 - 3.5 Minimum Rear Building Setback: 20';
 - 3.6 Minimum Side Interior Building Setback: 20';
 - 3.7 Maximum Building Height: 55';
 - 3.8 Maximum Dwelling units per acre: 34.
4. Parking
 - 4.1 The required off street parking shall be calculated at 1.5 spaces for each unit;
 - 4.2 No enclosed parking spaces shall be required; the minimum number of required covered parking spaces shall be equal to 50% of the total number of units and may be constructed of steel frame with gabled standing seam metal roofs supported by steel columns clad in metal or painted wood.
5. Residential Site Design
 - 5.1 The project shall contain no less than four (4) amenities of the type required in Section 206.G;
 - 5.2 Private balconies or porches of at least 50 square feet shall be provided for each unit as a major site enhancement.
6. Landscape Requirements
 - 6.1 Landscape adjacency buffers along the rear and side property lines shall be a minimum of ten feet (10') in width;
 - 6.2 Minimum front yard landscape buffer: Virginia Street - 20'; Carlisle Street - 15'.
7. Screening Requirements
 - 7.1 A six foot (6') tall masonry wall shall be required along the east and north property lines.

EXHIBIT C

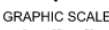


Figure 1 is a horizontal bar chart showing the distribution of the number of children per family. The x-axis is labeled 'Number of children' with values 0, 25, 50, and 100. The y-axis is labeled 'Frequency' with values 0, 50, and 100. The chart shows a distribution where the frequency of 0 children is approximately 100, 25 children is approximately 50, and 50 children is approximately 100. The bars are black and white.



LOCATION MAP
SCALE: NTS

[illegible]

What to Expect on Zoning Staff Reports

- Detailed Review of the Zoning/Rezoning Request with Staff's Recommendation
- Item Summary
- Zonings and Land Uses of Adjacent Properties
- Conformance to the Comprehensive Plan
- Opposition to or Support of the Zoning/Rezoning
- Fiscal Analysis
- Information on Previous Meetings

Title

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" – Agricultural District to "C3" – Regional Commercial District, Located Approximately 1,750 Feet East of North Lake Forest Drive and on the North Side of US 380 (West University Drive)

Summary

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 26, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Jake Bennett, Planner II
Caitlyn Strickland, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 17, [2023](#) meeting.

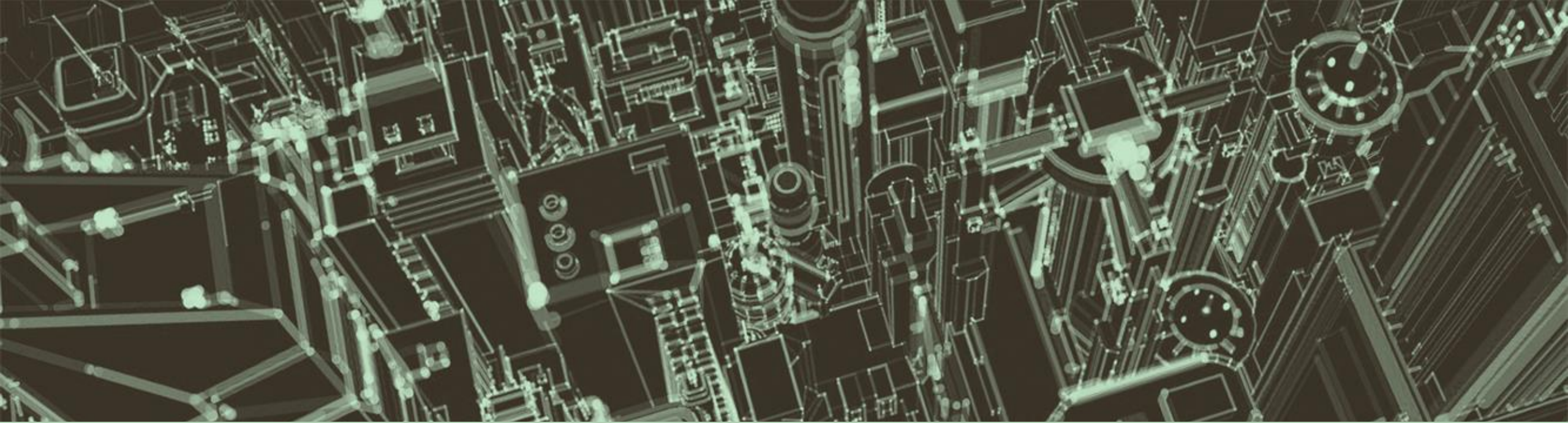
STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: July 24, 2023 (Original Application)
August 23, 2023 (Revised Submittal)

ITEM SUMMARY: The applicant requests to rezone approximately 5.40 acres of land, generally for commercial uses.

EXISTING ZONING AND LAND USES:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"AG" – Agricultural District (Agricultural Uses)	Undeveloped Land



Any Questions?

