



# NEW CODE MCKINNEY: DEVELOPMENT STANDARDS

Joint Meeting –  
City Council and Planning  
and Zoning Commission  
September 2021

# TODAY'S MEETING

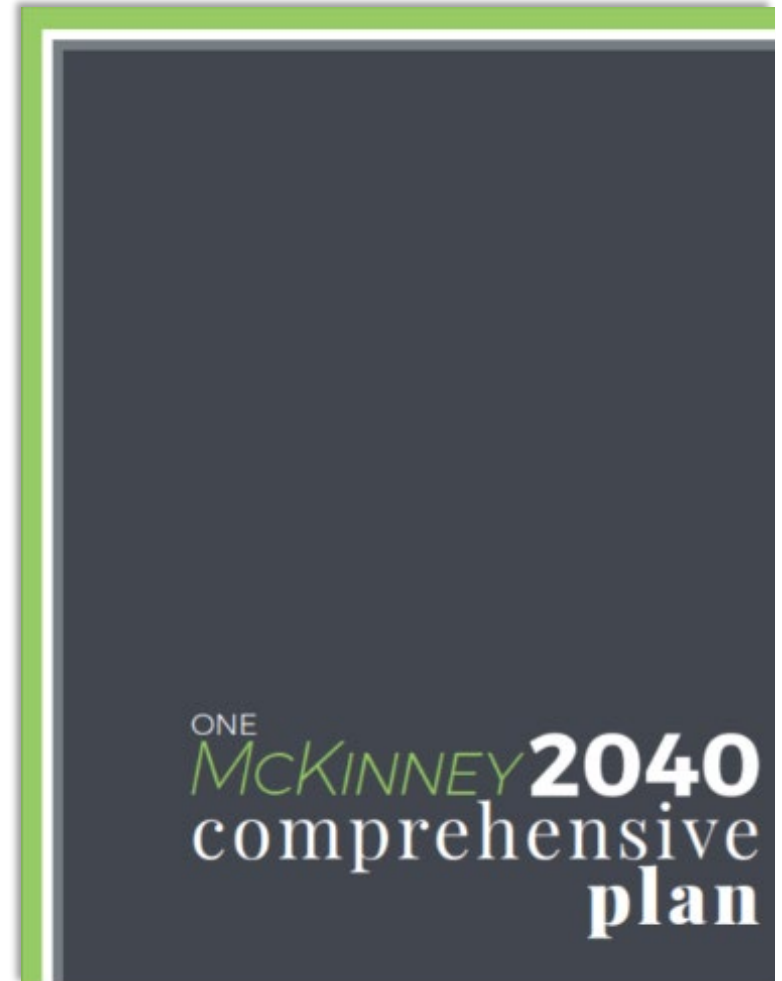
- **Objectives:**

- Overview of Development Standards changes
- Gather input and feedback



# CODE UPDATE GOALS

- **Implement ONE McKinney 2040 Plan**
- **Simplify regulations**
- **Introduce flexible tools**
- **Improve user-friendliness**
- **Improve processes and procedures**
- **Encourage high-quality and mixed-use development**
- **Integrate best practices and current trends**
- **Align with federal and state law**



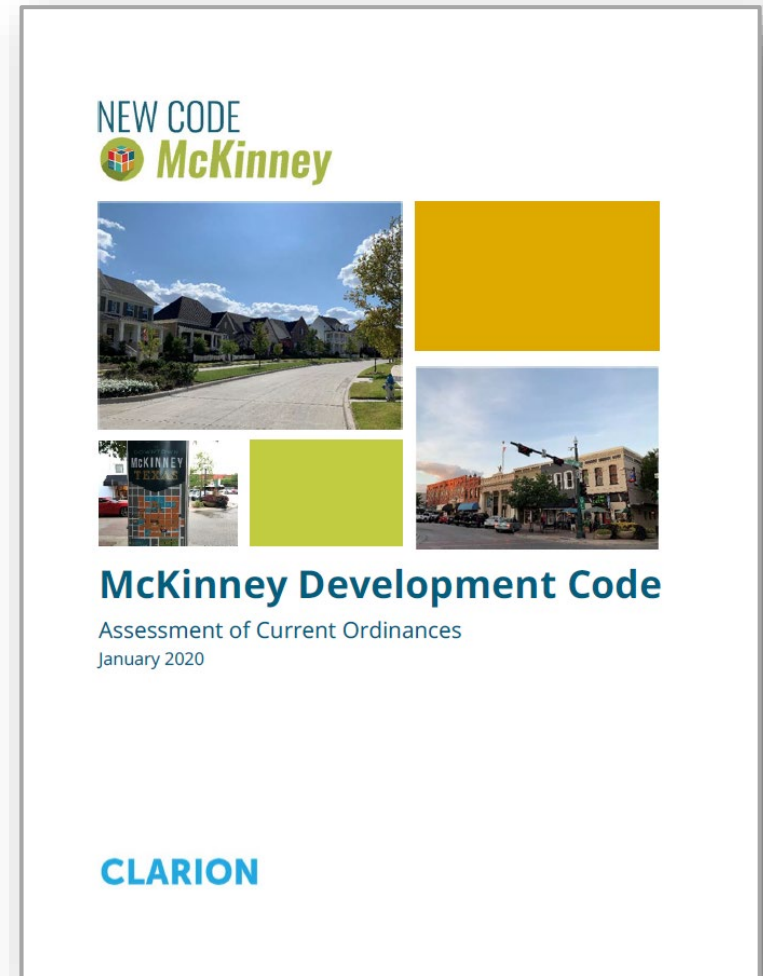


# PROJECT TIMELINE



# CODE RESEARCH

- **Code Assessment Findings**
  - Clarify organization, purpose, and applicability of the development standards
  - Improve specific standards
  - Consider flexibility
  - Reduce reliance on Planned Developments (PD)

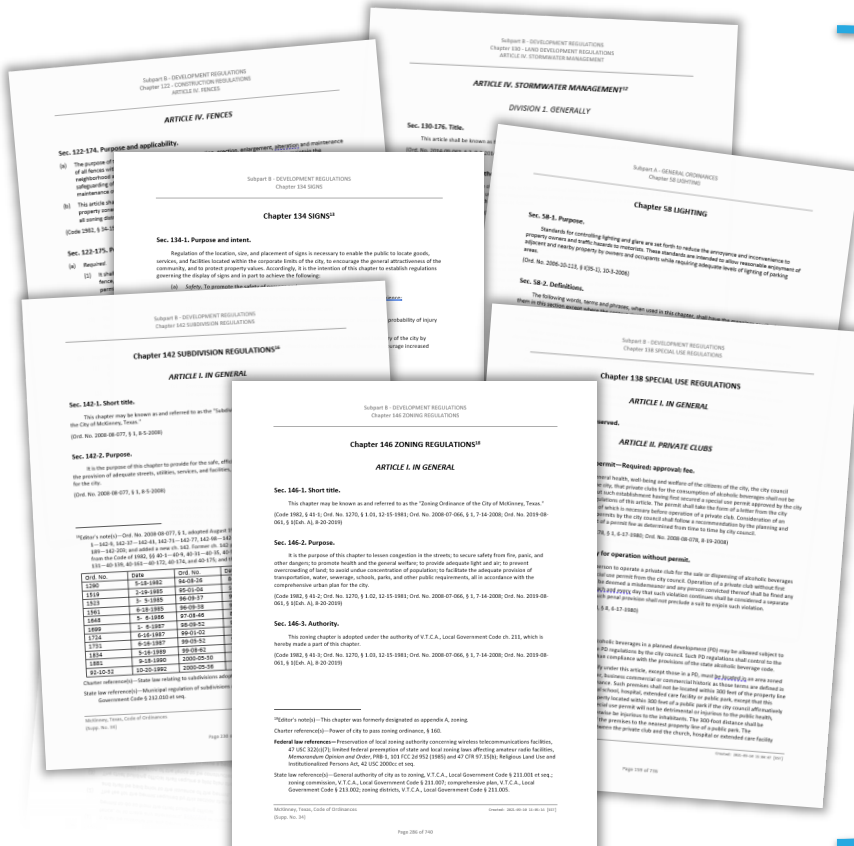


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# **PROPOSED DEVELOPMENT STANDARDS**

# PROPOSED CHANGES: IMPROVED ORGANIZATION AND CLARITY

## Existing Development Regulations



## New Code McKinney

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- **New Formatting and Additional Clarity**

## COMMENTARY

**A. Purpose** The purpose of this section is to preserve, protect and contribute to a safe and livable community; to enhance the residents and business enterprises; and to support the protection measures that promote the natural ecology.

### B. Applicability

- 1. Plans and Permits Required**
- a. A tree removal permit shall be issued by the TCEQ for the removal of any quality tree or specimen tree pursuant to the TCEQ's *Tree Removal Procedures*.
- b. Unless otherwise stated herein, a Tree Survey shall be completed and submitted in conjunction with a tree removal permit application.

## 2. New Development

2. **New Development**

### 3. Existing Developments

3. **Existing Developments**  
Tree preservation for all existing developments:

- a. **One- to Four-Unit Residential**  
Quality trees 27 inches DBH or greater that are located on the lot, regardless of location of the tree on the lot, shall meet the requirements described in this section.
- b. **Non-Residential and Multi-Family**  
Tree preservation is required as provided in the ordinance for family developments within the city.

#### 4. Exemptions<sup>4</sup>

4. **Exemptions<sup>4</sup>**  
The following shall be exempt from the tree  
Replacement and Mitigation.

- Hike/bike trails, and sports fields of
- City owned, parks and sports fields of  
like, if approved by the Director of Pa
- Critical alteration of any quality tree  
appropriate existing utility service, if
- Construction of master planned pub  
of Engineering or their designee;

### 3. Non-Residential Landscaping Requirements

- Table 2-5: Non-Residential Landscaping Requirements**

Buffer Requirements			
A	Landscaped Buffer [1] [2]	Based on Adjacent Right-of-Way Widths	
	ROW width	0-59 ft	60-199 ft
	Required Buffer Width	10 ft	200 ft
B	Permeable Buffer	See 10' trees in width parallel to sidewalk and rear property lines	30 ft
C	Street Yard Landscaping	15 percent of the area between the front property line and the minimum front setback line shall be dedicated to living landscaping	
<b>Tree Requirements</b>			
D	Perimeter Trees [3] [4]	Adjacent to residential use or zone: 1 canopy tree per 40 linear feet or portion thereof	
E	Street Frontage canopy trees	1 per 40 linear feet; trees may be clustered to facilitate site design	
<b>Parking Lot Requirements</b>			
F	Parking Lot Screening	See 32.4.2.4.4 for parking lot requirements	
G	Terminus Island		
H	Landscide Island		
<b>Footnotes</b>			
<p>1) For lots with multiple frontages, all frontages shall observe the greatest minimum landscape buffer width.</p> <p>2) Shaded drives and driveways as permitted by City regulations to access public rights-of-way shall be allowed within all required landscape buffer areas.</p> <p>3) For lots with frontage along a city street, trees or shrubs or equipment screening are oriented toward a public right-of-way, street, frontage canopy trees shall be provided at a rate of 1 tree per 30 feet of frontage within the landscape buffer adjacent to the public right-of-way in lieu of the typical requirement.</p> <p>4) Whether the side or rear property line is public right-of-way, or directly adjacent to a floodplain, existing trees may be used to meet this landscape requirement, regardless of tree species or size.</p> <p>5) Trees in a floodplain may be used to meet the requirement for street trees along a public right-of-way, provided the trees are located outside of the floodplain.</p>			

McKinney, Texas - Development Code  
Installment 3: Development Standards - September 2021

**Table 2-11: Non-Residential and Multi-Family Residential Use Refuse Container Requirements**

Development Size	Enclosures Required
10,001 to 20,000 sq. ft.	One double enclosure or one compactor enclosure for use with commercial garbage, trash, or refuse containers
20,001 to 40,000 sq. ft.	One single compactor enclosure centrally located within the development
40,001 to 60,000 sq. ft.	Multiple double enclosures or one single compactor enclosure centrally located within the development
60,001 to 80,000 sq. ft.	Multiple compactors and enclosures for use with commercial garbage, trash, or refuse containers, with the approval of the Environmental Services Division

### Ability Requirements

main building unless no other option is available. If straight back-distance, as measured from the front gates of the sanitation truck's maneuverability. If special circumstances prevent the distance, the Environmental Services Division shall have the authority to backtracking movements.

If zone.

pickup by refuse collection agencies. Sanitation containers shall not be placed in open space or loading area. Reinforced concrete pavement shall be provided for unloading.

backing movements.  
in zone.  
pickup by refuse collection agencies. Sanitation containers shall not be  
king space or loading area. Reinforced concrete pavement shall be provided  
in approaches for loading and unloading.

containers shall be fully screened on all sides.

all be masonry and the same color as the exterior walls of the main structure. Gate shall be provided. Gates shall be kept closed except when in use for access. Gate shall be swung into the fire lane, drive aisle, or obstruct vehicular visibility. Screening and landscaping requirements as defined in §2.4.1.

shall meet the screening and landscaping requirements as defined in §2.4.1,

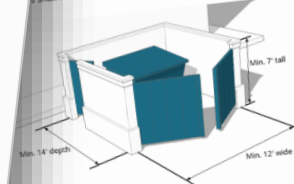


Figure 2-4: Refuse Container Screening



# PROPOSED CHANGES: SPECIFIC STANDARDS, ZONING STANDARDS

- **Landscaping**
  - Minor changes
  - Major reformatting and layout
- **Tree Preservation**
  - Mitigation and preservation standards largely remain the same
  - Expansion of tree survey options (now located in procedures section)
- **Screening**
  - Tabular formatting
  - Separated the loading docks and loading bays from service and repair bays
  - Bay doors allowed to face ROW
- **Refuse and Sanitation Containers**
  - New section: codifying basic standards that have already been in place
- **Vehicle Parking and Loading**
  - Modernized parking standards
  - Relief options recently reviewed /adopted in early 2021
- **Architectural Standards**
  - Minor changes
- **Multi-family Site Design Standards**
  - New break out section specific to multi-family site design

# PROPOSED CHANGES:

## SPECIFIC STANDARDS, OTHER DEVELOPMENT STANDARDS

### ■ Subdivision Regulations

- Minor changes

### ■ Signs

- No changes, recently overhauled as part of the short-term priority amendments

### ■ Lighting

- New procedure for calculating luminance
- Major reformatting and layout

### ■ Fences

- Minor changes

### ■ Stormwater Management

- No changes



# PROPOSED CHANGES: SPECIFIC STANDARDS FOR RESIDENTIAL ADJACENCY

## Existing

- Landscaping
  - Buffers and trees
- Screening
  - Screening devices between uses
- Vehicle Parking and Loading
  - Location and orientation of loading docks
- Architectural Standards (HSA only)
  - Design elements facing residential developments
- Multi-Family Site Design Standards
  - Distance requirements for buildings with windows facing residential developments
- Lighting
  - Lighting levels at the property line

## Proposed

- Refuse and Sanitation
  - Location of refuse enclosures
- Vehicle Parking and Loading
  - Location of parking areas
  - Orientation of Loading docks
- Building Height Setbacks

### Residential Adjacency

When a non-residential or multi-family residential building with multiple stories is adjacent to a residential zone or use the following building setbacks shall apply:

Building Stories	Min Building Setback
2 stories	50 feet
3 stories	75 feet
4+ stories	100 feet

# PROPOSED CHANGES: ADDED FLEXIBILITY

## ■ Current and New Relief Procedures

- Subdivision Deviations
- Zoning Variances
- Administrative Appeal
- Special Exception
- Façade Plan Appeals
- Site Plan Appeals
- Meritorious exceptions for signs
- Tree Survey
  - Exemptions
  - **Aerial Option**
- Parking Reductions
  - **Parking Studies**
  - Shared parking
- **Alternate Compliance**
  - Landscaping and Screening



# PROPOSED CHANGES: ADDED FLEXIBILITY

## Alternate Compliance

- New process to increase flexibility
- What it does
  - Allows the applicant to propose an alternative way to meet or exceed the intended purpose of the original standard.
  - Increase flexibility and design.

### ***Proposed Language***

#### **Alternate Compliance**

- Alternate Compliance may be requested and granted pursuant to **§2.1.8.X**, *Alternate Compliance Review Criteria*, and only for the provisions within subsection D of this section, *Site Specific Landscape Requirements*.
- Requests for Alternate Compliance shall only be considered when the total number of trees otherwise required per this section are still provided on the site.

#### **Alternate Compliance**

Alternate Compliance may be requested and granted pursuant to and only for the provisions within §2.4.4.C, *Screening Requirements*. Requests for Alternate Compliance shall be subject to the following evaluation criteria:

- The alternate design meets the purpose of this section;
- The minimum height of the required screening device is not reduced;
- The alternate design is compatible with existing and anticipated future adjacent land uses;
- The alternate design will not have an adverse impact on adjacent existing or future developments;
- The alternate design will not have an adverse impact on public health, safety and general welfare; and
- The alternate design is not solely proposed to reduce financial costs or serve as a convenience to the applicant.



# QUESTIONS AND FEEDBACK

- **Feedback or questions?**

- They could relate to proposed changes to the standards....
- Or relate to the code organization and user-friendliness....
- Or relate to residential adjacency or alternate compliance....
- Or something else?

# OUTREACH + NEXT STEPS

## Review and Outreach

- Draft online Sept. 27
- Public survey  
(Sept. 27 - Oct. 24)
- MDC Review
  - Redline review
  - Sept 28<sup>th</sup> Meeting

## Council + PZ Discussions

- July 27: Residential Housing
- Aug. 24: Tree Preservation
- Sept. 28: Dev. Standards
- Oct. 26: Key Topic

## Consolidated Code + Adoption

- Draft consolidated code
  - Oct. – Feb. 2022
- Public Outreach Campaign
  - Spring 2022
- Adoption Consideration
  - Summer 2022

# NEXT STEPS

- **September 20th – October 24th**
  - Public review period and survey
- **October 26<sup>th</sup>**
  - Joint Meeting – New Code McKinney Update to discuss a key topic
- **Fall 2021 and Winter 2021/22**
  - Consolidated Code Draft
    - Updates based on new processes
    - Addition of residential zoning districts
- **Spring 2022**
  - Public Outreach

# THANK YOU!

Visit the project website:

[www.newcodemckinney.com](http://www.newcodemckinney.com)



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## CLARION

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