





### NEW CODE MCKINNEY: DEVELOPMENT STANDARDS

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

# **TODAY'S MEETING**

## • Objectives:

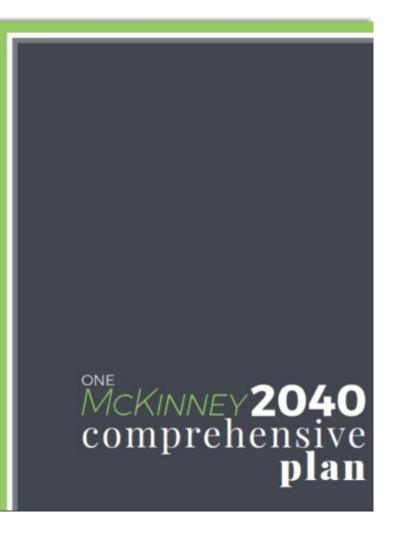
- Overview of Development Standards changes
- Gather input and feedback



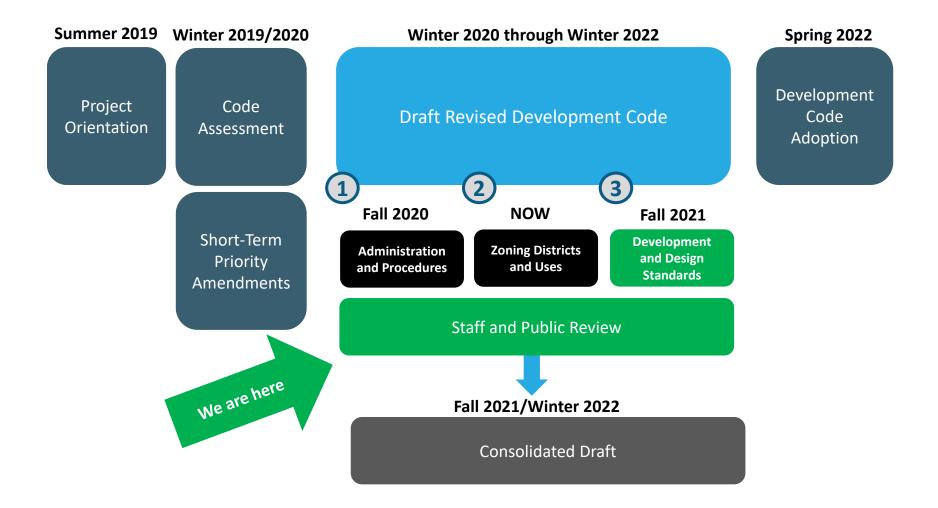
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# **CODE UPDATE GOALS**

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



# **PROJECT TIMELINE**



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# **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)

#### NEW CODE McKinney



## McKinney Development Code

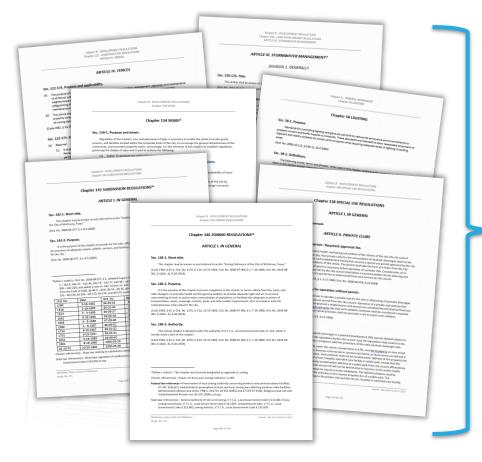
Assessment of Current Ordinances January 2020

#### CLARION

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# PROPOSED DEVELOPMENT STANDARDS

## **PROPOSED CHANGES:** IMPROVED ORGANIZATION AND CLARITY



### **Existing Development Regulations**

#### New Code McKinney

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| 7.6. |  |

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

## **PROPOSED CHANGES: IMPROVED ORGANIZATION AND CLARITY**

Article 2: Zoning Ordinance

### New Formatting and Additional Clarity

3. Non-Residential Landscaping Requirem

Specific Requirements

over, plants, shrubs, or trees).

cape Ruffer [1] [2]

meter trees [3] [4]

through all required landscape buffer areas.

Kinney, Texas - Development Cod

Installment 3: Development Standards - September 2021

able 2-5: Non-Residential Landscaping Requirements

a. Site Standards

### 2.4.3. Tree Preservation

This section carries forward the content of Chapter 146-136, Tree from Landscaping, Additional policy discussions are underway ab made no revisions yet to the content of this section.

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

- B. Applicability 1. Plans and Permits Required A tree removal permit shall be issued by the I
  - altering any quality tree or specimen tree pur
    - Unless otherwise stated herein, a Tree Surve submitted in conjunction with a tree remove b.
  - Tree preservation is required as provided in this 2. New Development
  - Tree preservation for all existing developments
  - 3. Existing Developments

  - a. One- to Four-Unit Residential

Replacement and Mitigation. a. Hike/bike trails, if the alignment has b City owned, parks and sports fields or

Exemptions<sup>4</sup>

b.

d.

- Quality trees 27 inches DBH or greater thi lot, regardless of location of the tree on t requirements described in this section.

- b. Non-Residential and Multi-Family

Tree preservation is required as provide family developments within the city.

The following shall be exempt from the tree

like, if approved by the Director of Pa

appropriate existing utility service, if Construction of master planned pub. of Engineering or their designee;

c. Critical alteration of any quality tree of

- landscape buffer adjacent to the public right-of-way in lieu of the typical requirement.
  - [4] When the side or rear property line <u>biograph</u> of most or trace present regimentations and the most of the side or rear property line <u>biograph</u> of most or discuss the all hoodplain, existing trees may be used to meet this landscape requirement, regardless of tree species or type. [5] Trees in all doplain may be used to meet the requirement for street trees along a public right-of-way.
    - subject to the approval of the Director of Planning

L. A minimum of 10 percent of the site area shall be living landscaping (including grass, ground

II. To achieve species diversity on a site, no single species may account for more than 25 percen

Rased on Adjacent Right-of-Way Widt

per 40 linear feet; trees may be clustered to facilitate site des

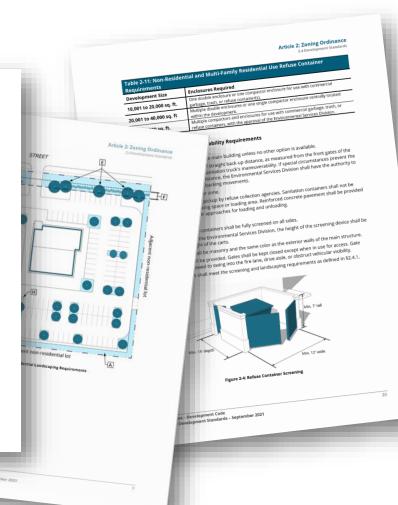
e \$2.4.1.0.4 for parking lot requirement

nultiple frontages, all frontages shall observe the greatest minimum landscape b [2] Shared drives and driveways as permitted by City regulations to access public rights-of-way shall be allowe

[3] If loading docks, loading bays, or bays for auto or equipment servicing are oriented toward a public right way, street frontage canopy trees shall be provided at a ratio of 1 tree per 30 feet of frontage within the

The landscaping requirements in Table 2-5 shall apply to all non-residential developments

of the total required trees to be planted on a non-residential site.



## **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

| Article 3: Subdivisio  | on Regulations   | Article 4: Signs   |  |
|--|--|--|--|
|  |  | Communication<br>This Anticle carries forward the current (Doctors and C   |  |
| 3.1. Subdivision Procedures<br>Included in Instalment 2 and 3.   |  | Converting<br>This match carries forward the correct Outputs 1ML Spect bit includes updated for consisting, user-from thread, and<br>to matching converting multiply which managing the correct subsector is terms of data. Used multiply and<br>in 2MS, The U.S. Supports Curris in decision in <i>Read</i> , Collect seasoft and the Read and the spectra<br>in 2MS, The U.S. Supports Curris in decision in <i>Read</i> , Collect seasoft and the Read outputs<br>in provide the support of the support<br>converting and support of the support<br>converting and support of the support<br>converting and support of the support<br>converting and support of the support<br>converting and support of the support of th       |  |
| a a Subdivision Standards  |  | understand and when sign regulations to seems the speech. Based on that deviating when a long to apply   |  |
| Converting and the new Administration and Procedures<br>Converting additions with targeted edits suggested by st<br>consistent with the new Administration and Procedures  | aff. This section also updates terminology for plats to be   | A status data data data data data data data dat  |  |
|  |  |  |  |
| 3.2.1. Purpose<br>it is the purpose of this section to provide for the sa-<br>provision of adrepante screets, utilities, services, and<br>the city.  | Ie, efficient, and orderly development of the city, and the<br>facilities, all in accordance with the comprehensive plan for   |  |  |
| 3.2.2. Authority<br>These subdivision regulations are adopted under 0<br>43. And 21.2, which suction is hereby made a part of  | he authority of V.T.C.A. Local Government Code Chapter 42.<br>I dealer regulations. Additionally, these previous shall be<br>exist of the city and the extratementorial jurisdiction (ITI).  |  |  |
| applicable to any property within the conjunction of<br>3.2.3. Approval Required   |  | Regulations of the locations, text and plenetisment of any fing is necessary to encode the public to locate parks,<br>encoded any and public tests located within the exposure at least of the CPU, to encoding the grant and tests and<br>into grant any and any provery property values. Accordingly, is the the execution of the section to encoded<br>regulations gueraring the diality of signs and in profit and within the find signs.<br>A dial proversity of signs and in profit and within the find signs.   |  |
| 3.2.2.100  | envertants, or any related   | 4.1.1. Safety  |  |
|  | it of land, unless otherwise stated  | To promote the safety of p<br>A. Promote and property  |  |
| Articles 5: Exterior Lighting<br>Marine Mang and interest for the set of the se | Article 6: Fences 6.1. Fence Procedures  | Article 7: Stormwater Manage<br>Consumer<br>Mark and the start and the start and the start is the start is the start and the start is the start and the start an                       |  |
| tos.   | 6.1.1. Purpose   | T. General Regulations 7.1. General Regulations  |  |
| 5.1. Purpose<br>The standards for controlling lighting and given are set forth to allow the reasonable myloym<br>owners and occupants with rendering the annoyance and inconvenience to adjacent proper<br>write hands to renderins.   | The purpose of this section is to mitigate or minimize potential con<br>the privacy and value of adjacent land uses, and provide minimum<br>walls.   | standards for the provision of fences z 7.1.1. Purpose   |  |
|  | 6.1.2. Authority   | sponsibility of the provision of reveals in<br>This ancies area starts of the minimum requirements necessary to provide and marina a sa-<br>mension benefits and area area and area and area and area and area<br>on imposed by the take of the starts<br>A Protect hand and area area and area and area area<br>A Reveals hand and area area and area area area and area area and area area area and area area<br>A Reveals hand area area area area area area area are   |  |
| The provisions of this section scale opportunity and an existing lighting system shap, as opportunity  | This section is enacted pursuant to the powers granted and limitati<br>Texas, including the statutory authority granted in Texas Local Gove<br>relevant laws of the state of Texas.  |  |  |
|  | 6.1.3. Permit Required   | entimete Cade colagee / 14 ano ail di<br>entimete Cade colagee / 14 ano ail di<br>di encimete date in demogra de la conce di fra busking and manetaraleg final conces di<br>entimete date no demogra de la conces di fra busking and manetaraleg final conces di<br>entimete date no demogra de la conces di fra busking and manetaraleg final conces di<br>entimete date no demogra de la conces di fra busking and manetaraleg final conces di<br>entimete date no demogra de la conces di fra busking and manetaraleg final conces di<br>entimete date no demogra de la conces di fra busking and manetaraleg final conces di<br>entimete date no demogra de la conces di fra busking and manetaraleg final conces di<br>entimete date no demogra de la conces di fra busking and manetaraleg final conces di<br>entimete date no demogra de la conces di fra busking and manetaraleg final conces di<br>entimete date no demogra de la conces di fra busking and manetaraleg final conces di<br>entimete date and entimete date and entimete date and entimete date and entimete date and<br>de la concessione date and entimete date an |  |
| permittee in height is shrended includes and   | A. It shall be unlawful for any person within the city limits to instal<br>person to install a ferce or wall or to make any alterations, add<br>first having procured a permit to do so from the Chief Building                          |  |  |
| Direct light gover to term shall exceed a 36-box mounting negative to<br>No light source or tuninistic shall exceed a 36-box mounting negative to<br>Using shall not shale directly onto any dwalling beyond the property line.     Demptions shall include the following:     Demptions shall include the following:  | terms "fence" and 'wall' may be used interchangeably.  B Unless otherwise reflected on an anormael site nian, the Chief  | those who portion that property is in an area of   |  |
| 1. Ughting installed by a got the  | showing the lot size, all improvements on the lot and the propo<br>device to be constructed before a permit will be issued under t   |  |  |
| recreasion anexis:     Navagation and areport lighting required by the IAA for operation of a sympo-<br>Issuingation and areport lighting to pole, for anxiety other monitopal, state or federal give<br>Temporery special effects of holdray lighting in complexities with the limitation<br>Temporery special effects of holdray lighting in longitudence with the limitation<br>Temporery special effects of holdray lighting in some plantere with the limitation<br>Temporery special effects of holdray lighting in some plantere with the limitation<br>Temporery special effects of holdray lighting in the symplectic special of the sym                    | <ol> <li>The Chief Building Official may refuse to issue a permit under t<br/>convicted of a violation of any provision of this article.</li> </ol>  | within studies/second<br>his section, to any person which<br>his section to any person which<br>is section to any person which<br>I. I. Reduce the profilture loading to streams, ponds, and other second<br>I. I. Reduce the profilture loading to streams, ponds, and other second<br>I. I. Reduce the profilture loading to streams, ponds, and other second<br>I. I. Reduce the profilture loading to streams, ponds, and other second   |  |
| <ol> <li>Temporary in Sc.A. obumination. Other temporary ing the original science and</li> </ol>   | 6.2. Fence Standards   | This Statutory Authorization   |  |
| <ul> <li>outfinest in RA, Abumation Councer and<br/>in accordance with SA, Fourcener and<br/>The City Councel may approve exerptions to this section for phrase recreation<br/>and got accord with the securition value an estimate impact, <i>Eury</i>, on the sum<br/>no adverse impact on the public health, safety, and general welfare.</li> </ul>  | 6.2.1. Materials and Construction Requirement  | The <u>additional value of the Same of Teams And Teams Constitutions</u> The <u>additional value of the Same of Teams And Teams Constit</u> Same Constitution of the Same of Teams And Teams Constit, Sind<br>delegations and early the additional teams of the Same Constit<br>Same Constitution of the Same of Teams And Teams Constitution of the Same Constitution of th                                  |  |
|  | A. Except as otherwise stated herein, fences may be constructed ink or other materials of like kind that the Chief Building Official appearance, and durability.   | S     The Replance of the ord of the share the fibed circuit impures Ast, Teas Water Colds, 51     default and the fibed circuit impures Ast, Teas Water Colds, 51     default and the fibed circuit impures Ast, Teas Water Colds, 51     default and the fibed circuit impures Ast, Teas Water Colds, 51     default and the fibed circuit impures Ast, Teas Water Colds, 51     default and the fibed circuit impures Ast, Teas Water Colds, 51     default and the fibed circuit impures Ast, Teas Water Colds, 51     default and the fibed circuit impures Ast, Teas Water Colds, 51     default and the fibed circuit impures Ast, Teas Water Colds, 51   |  |
| 5.3. Standards<br>The following standards shall apply to all exterior lighting except lighting located with<br>the second second table is exempted herein.   | <ol> <li>Chain link fences less than 5 feet in height in residential district<br/>material on the top of the fence.</li> </ol>   |  |  |
| and other reprint a  | C. A fence or wall constructed in such a manner that it may condu<br>in any zoning district except the agricultural zoning district.   | the state of                                 |  |
| <ul> <li>5.3.1. General Requirements</li> <li>At luminates must have a total cutoff angle equal to or less than 90 degrees.</li> </ul>   | D. Barbed wire fences shall not be permitted in any zoning district<br>unless otherwise stated herein. Barbed wire fences shall be per<br>critical public infrastructure and facilities and no portion of the<br>bounding property line. | emitted on public propertie<br>is barbed wire fence mayest<br>C. The development of the computative affect of obstructions in floodplans that increa   |  |
| <ul> <li>Bemoved cross reference to Luminarce, since context has been removed.</li> </ul>  |  | a dangerous activity in the it means a significant for locate significant for and transported to a   |  |
| + Semoned cross setures of the   |  | Matteries, IX - Development Cobi<br>Instantials and under resources. A building of and<br>Instantials I. Development Cobi<br>Instantials I. Development Standards - September 2021   |  |
| 4 Benoval on Statistica Statistics<br>Recklanety, Tix - Development Code<br>Instalment I: Development Standards - September 2021   |  |  |  |
| <ul> <li>Record onto Allebra 21.</li> <li>Second print Cable</li> <li>Instalabranz 3. Development Standards - September 2021</li> </ul>  | McKinney, TX – Development Code<br>Installment 3: Development Standards – September 2021   | a survival Standards - Suprim Varia  |  |

## **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

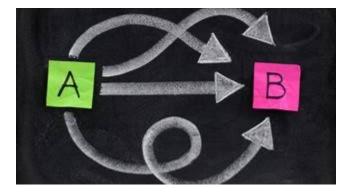
## Current and New Relief Procedures

- 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**

- a. Alternate Compliance may be requested and granted pursuant to <u>\$2.1.8.X</u>, Alternate Compliance Review Criteria, and only for the provisions within subsection D of this section, Site Specific Landscape Requirements.
- b. 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:

- a. The alternate design meets the purpose of this section;
- b. The minimum height of the required screening device is not reduced;
- c. 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
- f. 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 28th 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



Project email: info@newcodemckinney.com

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## **CLARION**

Matt Goebel, AICP Jenny Baker, AICP



