



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 23-0002M      **Name:** Amendments to Articles 3, 4, 5, and 7 of the Unified Development Code

**Type:** Ordinance      **Status:** Approved

**In control:** City Council Regular Meeting

**On agenda:** 9/19/2023      **Final action:** 9/19/2023

**Title:** Conduct a Public Hearing to Discuss/Consider/Act on Amendments to Chapter 150, entitled “Unified Development Code,” of the Code of Ordinances, City of McKinney, Texas to Correct Typographical Errors and Make Nonsubstantive editorial changes to Article 3 (Subdivision Regulations), Article 4 (Signs), and Article 7 (Stormwater Management) and to: (1) Make Certain Substantive Changes Related to Platting, Public Improvements, Engineering and Construction Standards, Facilities Agreements, Pro Rata Payments, Home Owner’s and Property Owner’s Associations Common Areas, Street Connection Design Standards, Residential Buffer and Screening, and Private Street Regulations of Article 3 (Subdivision Regulations); (2) Update the Authority and Jurisdiction of Article 4 (Signs); (3) Add a Meritorious Exception Process to Article 5 (Exterior Lighting); and (4) Modify the Requirements for Appeals and Variances and Erosion Control Deposits of Article 7 (Stormwater Management), and Accompanying Ordinance

**Indexes:**

**Attachments:** 1. Ordinance (redline), 2. Ordinance (proposed), 3. Exhibit A, 4. Presentation

Date	Ver.	Action By	Action	Result
9/19/2023	1	City Council Regular Meeting		

Conduct a Public Hearing to Discuss/Consider/Act on Amendments to Chapter 150, entitled “Unified Development Code,” of the Code of Ordinances, City of McKinney, Texas to Correct Typographical Errors and Make Nonsubstantive editorial changes to Article 3 (Subdivision Regulations), Article 4 (Signs), and Article 7 (Stormwater Management) and to: (1) Make Certain Substantive Changes Related to Platting, Public Improvements, Engineering and Construction Standards, Facilities Agreements, Pro Rata Payments, Home Owner’s and Property Owner’s Associations Common Areas, Street Connection Design Standards, Residential Buffer and Screening, and Private Street Regulations of Article 3 (Subdivision Regulations); (2) Update the Authority and Jurisdiction of Article 4 (Signs); (3) Add a Meritorious Exception Process to Article 5 (Exterior Lighting); and (4) Modify the Requirements for Appeals and Variances and Erosion Control Deposits of Article 7 (Stormwater Management), and Accompanying Ordinance

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

**MEETING DATE:** September 19, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Aaron Bloxham, AICP, Principal Planner

## RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed amendments.

## ITEM SUMMARY:

- The purpose of these amendments is to make corrections and updates to certain sections of the Unified Development Code (Chapter 150 of the Code of Ordinances) which have been identified since the adoption of the code. The proposed amendments include:
  - Nonsubstantive editorial changes including, corrections to typos, reference updates, and clarifications to various sections of Article 3 (Subdivision Regulations), Article 4(Signs), and Article 7 (Stormwater Management).
  - Substantive Changes to various procedures and development standards to various sections of Article 3 (Subdivision Regulations), Article 4 (Signs), Article 5 (Exterior Lighting), and Article 7 (Stormwater Management).

## Proposed Amendments

- Staff proposes nonsubstantive editorial changes including correcting typos, updating references, making calculations to various sections of Article 3 (Subdivision Regulations), Article 4 (Signs), and Article 7 (Stormwater management).
- Staff proposes to modify the standards within “Article 3: Subdivision Regulations” related to platting, public improvements, engineering and construction standards, facilities agreements, pro rata payments, homeowner’s and property owner’s associations common areas, street connection design standards, residential buffer and screening requirements, and private street regulations. Notable changes include updating when a preliminary plat is required, and clarifying the approval process for plats, the application of pro rata payments, the city’s authority for engineering and construction standards, the submittal of homeowner’s/property owner/s documents for plat filing.
- Staff proposes clarifying updates to “Article 4: Signs” related to authority and jurisdiction for signs located on city, school district or other governmental property.
- Staff proposes additions to “Article 5: Exterior Lighting” to clarify the allowance and process for meritorious exceptions.
- Staff proposes modifications to “Article 7: Stormwater Management” to clarify the allowance and process for variances and to update the minimum site requirements for when erosion control deposits are due.

## BACKGROUND INFORMATION:

- On November 15, 2022, City Council adopted an ordinance that updated the City’s development regulations as part of the New Code McKinney initiative. The initiative focused on improving and updating functionality, processes, and development standards of the code

and consolidated all of the development regulations into a single document, known as the Unified Development Code (UDC).

- As part of the ongoing implementation and administration of the new UDC, Staff has been monitoring the code to ensure that necessary amendments, improvements, and updates are noted and considered on an annual basis.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A