

Planning and Zoning Commission Meeting Minutes of September 24, 2013:

Commission Member Kochalka stepped down during the consideration of item # 13-185M, due to a possible conflict of interest.

13-185M Conduct a Public Hearing to Consider/Discuss/Comment on the Updated Capital Improvements Plan and Potential Amendments to Impact Fees for the 2012-2013 Roadway Impact Fee Update

Ms. Jennifer Arnold, Planning Manager for the City of McKinney, explained the updated Capital Improvements Plan and potential amendments to impact fees for the 2012-2013 Roadway Impact Fee Update. She stated that Staff recommends that the Commission forward the updated Capital Improvements Plan and potential impact fee amendments for the 2012-2013 Roadway Impact Fee Update to City Council.

Commission Member Bush asked a question about the roadway impact fee charged for single-family residential uses. Ms. Arnold stated that the roadway impact fees are charged per development unit and that the development unit for single-family residential uses is one dwelling unit, regardless of size.

Commission Member Bush asked ask who typically pays the roadway impact fee on residential developments. Mr. Quint, Director of Planning, stated that the homebuilder typically pays the impact fees at the time of building permit issuance.

Commission Member Thompson asked how long these roadway impact fees would be effective for. Ms. Arnold stated that impact fees are updated at least every 5 years.

Commission Member Thompson asked why the City of Allen, Texas had such low impact fees. Mr. Jeff Whitacre, P.E.; Kimley-Horn and Associates, Inc.; 801 Cherry

St.; Suite 950; Ft. Worth, TX; explained that the City of Allen has an infrastructure system that is more built out than McKinney, so their impact fees are less than other cities.

Chairperson Clark opened the Public Hearing and called for comments. There being none, the Commission approved the motion by Commission Member Thompson, seconded by Commission Member Hilton, to close the public hearing and recommend forwarding the updated Capital Improvements Plan and potential impact fee amendments for the 2012-2013 Roadway Impact Fee Update to City Council, with a vote of 5-0-1. Commissioner David Kochalka abstained.

Chairman Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of October 15, 2013.