

Planning and Zoning Commission Meeting Minutes of September 25, 2018:

18-0002M4 Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Adopt the ONE McKinney 2040 Comprehensive Plan, Including but Not Limited to, the Future Land Use Plan and Master Thoroughfare Plan. Mr. Aaron Bloxham, Planner II for the City of McKinney, gave a summary of the proposed ONE McKinney 2040 Comprehensive Plan, including but not limited to, the Future Land Use Plan (FLUP) and Master Thoroughfare Plan. He stated that it is a policy document used to guide development and public investment within the City of McKinney. Mr. Bloxham stated that it helps establish zoning regulations. He stated that the City of McKinney's city limits is currently 68 square miles. Mr. Bloxham stated that there is currently approximately 40 square miles of undeveloped land in McKinney's Extra Territorial Jurisdiction (ETJ). He briefly explained the process and timeline associated with preparing the ONE McKinney 2040 Comprehensive Plan. Mr. Bloxham gave an overview of document chapter by chapter. He stated that a public survey was offered on-line regarding the proposed ONE McKinney 2040 Comprehensive Plan. Mr. Bloxham shared some of the survey results. He stated that they received good feedback from the survey. Mr. Bloxham offered to answer questions. Commission Member Smith asked if Downtown McKinney parking was addressed in the proposed Comprehensive Plan. Mr.

Bloxham stated that was a specific regulation that would be found in the Subdivision or Zoning Ordinances. He stated that as we move through implementation of the ONE McKinney 2040 Comprehensive Plan Staff would be discussing it further. Commission Member Smith ask if there was nothing in the Town Center District that related to parking issues. Ms. Jennifer Arnold, AICP, Interim Director of Planning for the City of McKinney, stated that the City maintains a Downtown Parking Study. She stated that Staff updates it every 3 – 5 years. Ms. Arnold stated that Staff is planning to work on an updated study this coming summer. She explained that the study looks at Downtown McKinney parking, peak hour usage of all of the public parking lots, and on-street parking. Commission Member Smith requested a copy of the Downtown Parking. She stated that she participated in some of the public meetings for the ONE McKinney 2040 Comprehensive Plan and knows how Staff came up with some of the proposed districts. Commission Member Smith stated that she found the ONE McKinney 2040 Comprehensive Plan document to be comprehensive and gave a good visual of what we are trying to capture here. She asked if the Commission would see new and/or different information on the Staff Reports once the proposed Comprehensive Plan is adopted. Mr. Bloxham stated that Staff had been discussing how the packet might change with the new Comprehensive Plan. Commission Member McCall asked how much of McKinney was currently developed. Mr. Bloxham stated that within McKinney's City

Limits we are approximately 68% developed. Commission Member McCall asked if Staff had an estimate for how much would be developed by 2040. Mr. Bloxham stated that would be hard to say being so far in the future. Commission Member McCall asked if some of the proposed 17 districts be strictly commercial uses. Mr. Bloxham stated that the proposed Business and Aviation District would not allow any residential uses, which is focused primarily around airport and airport uses. He stated that depending on the proposed districts you are looking at there are some districts with a small portion of residential uses allowed, while other districts have a large portion of residential uses allowed. Mr. Bloxham stated that each of the districts have a different focus. Alternate Commission Member Franklin commended Staff on their work and outcome for this project. He concurred with Commission Member Smith on the document being very comprehensive. Alternate Commission Member Franklin stated that it also keeps a lot of flexibility within the proposed districts. He felt that the proposed Comprehensive Plan was considerably better than the current Comprehensive Plan. Alternate Commission Member Franklin stated that Staff along with the consultant did a fantastic job. Commission Member McCall concurred with Alternate Commission Member Franklin's comments. Vice-Chairman Mantzey asked what immediate changes the customers might see once the proposed Comprehensive Plan is adopted. Mr. Bloxham stated that the immediate changes would be the discussions related to land use. He

stated that Staff is already focusing on creating new development regulations that will align with and promote the objectives within the 2040 Comprehensive Plan. Chairman Cox opened the public hearing and called for comments. There were none. Chairman Cox stated that he concurred with the previous comments. He stated that was a huge undertaking and he appreciated Staff's work on it. On a motion by Commission Member McCall, seconded by Commission Member Smith, the Commission unanimously voted to close the public hearing and recommend adoption of the proposed ONE McKinney 2040 Comprehensive Plan. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council at the October 2, 2018 meeting.