

Draft Planning and Zoning Commission Meeting Minutes of February 9, 2021:

20-0013M2 Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations) Sections 146-130 (Vehicle Parking), 146-131 (Off-street loading) of the Code of Ordinances. Mr. Aaron Bloxham, Planning Manager for the City of McKinney, explained the proposed ordinance amendments. He stated that the proposed amendments were part of the New Code McKinney initiative (development regulation overhaul). Mr. Bloxham stated that a letter of opposition was distributed to the Commission prior to the meeting. He stated that he contacted the resident and answered questions regarding the proposed amendments. Mr. Bloxham stated that Staff recommends approval of the proposed ordinance amendments and offered to answer questions. Vice-Chairman Mantzey had questions regarding the enforcement of loading zones. Mr. Bloxham stated that there were challenges to monitoring delivery trucks that just drop and go which was hard to monitor. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that the Fire Marshal's office enforced the ordinance on delivery trucks that block the road for a long period of time. Vice-Chairman Mantzey had questions regarding the blended parking for a shopping center with multiple tenants. Mr. Bloxham stated that the City was concerned that there was enough parking on the site. He stated that it was up to the owner to divide up the parking between the tenants. Vice-Chairman Mantzey asked if Staff would consider other potential uses for a tenant space when reviewing the parking demand study for a multi-tenant

shopping center. Ms. Arnold stated that was an excellence suggestion. She stated that the ordinance does not currently require Staff to consider future turnover for a commercial space; however, she stated that Staff could add that as part of the consideration of the parking demand study for the long term impacts of the modified parking rate and turnover. Chairman Cox had questions regarding the review of parking when a certificate of occupancy (CO) is requested. Ms. Arnold stated that currently a site plan for a multi-tenant shopping center would need to show their mix of uses. She stated that they are required to park based upon the ratios of each of the uses in the multi-tenant shopping center. Ms. Arnold stated that there are some challenges due to them not always knowing who their tenants will be and that it can change over time. She stated that when these changes occur, they are required to amend their site plan and there could be issues with not having enough parking spaces for a proposed future tenant. Ms. Arnold stated that the proposed blended rate tries to strike the middle ground across the board. She stated that if an applicant used a shopping center rate on a site plan, then they would not be eligible for any other parking reductions. Chairman Cox asked when the parking demand study would be due. Mr. Bloxham stated that it would be part of the site plan review. He stated that current shopping centers could revise their site plan to the new shopping center ratio if they had enough spaces on the site. Commission Member Doak stated that Staff did a great job on the proposed revisions. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to close the public hearing and recommend approval of the proposed

ordinance amendment per Staff's recommendation, with a vote of 7-0-0. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 16, 2021.