

## PLANNING AND ZONING COMMISSION

JULY 23, 2019

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, July 23, 2019 at 6:00 p.m.

City Council Present: Charlie Philips and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Deanna Kuykendall, Cam McCall, Bry Taylor, and Scott Woodruff - Alternate

Commission Member absent: Christopher Haeckler

Staff Present: Director of Planning Jennifer Arnold; Planning Managers Samantha Pickett and Aaron Bloxham; Planners David Soto, Kaitlin Gibbon, Derrick Rhys Wilson, and Joseph Moss; Arborist Adam Engelskirchen; Administrative Assistant Terri Ramey

There were approximately 25 guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Commission Member Doak, seconded by Commission Member McCall, to approve the following three Consent items, with a vote of 7-0-0.

**19-0601** Minutes of the Planning and Zoning Commission Regular Meeting of June 25, 2019.

**19-0053PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Auto Nation McKinney Addition, Located on the Northeast Corner of South Hardin Boulevard and State Highway 121 (Sam Rayburn Tollway).

**19-0084PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, UHAUL 380 Addition, Located Approximately 560 Feet East of Private Road 5312 and 950 Feet South of U.S. Highway 380.

END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**19-0004SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Day Care Facility, Located on the Northeast Corner of Alma Road and Eldorado Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed specific use permit request. He stated that the applicant is requesting a specific use permit to allow a day care facility. Mr. Soto stated that the governing zoning district, "C1" – Neighborhood Commercial District, requires that a specific use permit (SUP) be granted in order for a day care facility to be operated on the subject property. He stated that it is Staff's professional opinion that the proposed day care facility is a compatible and complementary use to the existing and future adjacent land uses. Mr. Soto stated that a day care facility is primarily a daytime use and could be serving the nearby residential subdivision. He stated that Staff recommends approval of the proposed specific use permit and offered to answer questions. There were none. Mr. Shawn Graham, Jones and Carter, 109 Pasadena Trail, McKinney, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing and recommend approval of the proposed request as recommended by Staff, 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 August 20, 2019.

**19-0005SUP** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for an Automotive Storage Facility (Jordan Towing), Located Approximately 1,160 Feet North of Harry McKillop Boulevard (FM 546) and on the East Side of Couch Drive. Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed specific use permit request. He stated that the applicant is requesting a specific use

permit for automotive storage uses (Jordan Towing). Mr. Wilson stated that the "ML" – Light Manufacturing District zoning requires a specific use permit be granted in order for automotive storage to be operated on the subject property. He stated that with the abundance of warehouse and industrial uses in the surrounding area, the proposed development fits well with the current development pattern. Mr. Wilson stated that the site had been designed in a way that places emphasis on the building along Couch Drive while fully screening the storage area to reduce any potential impacts. He stated that this also aligns with the Comprehensive Plan which calls for similar uses, such as manufacturing and employment mix. Mr. Wilson stated that Staff recommends approval of the proposed specific use permit and offered to answer questions. Commission Member McCall asked for clarification on what type of items would be stored on the subject property and if there was a size limit. Mr. Wilson stated that it would be automobiles. Commission Member McCall asked if mobile homes would be allowed. Mr. Wilson said not to his knowledge. Vice-Chairman Mantzey asked about the proposed screening. Mr. Wilson stated that there would be an 8' tall masonry screening device going around the sides and back of the property. Commission Member Doak asked about the chain link fence shown on the plans. Mr. Wilson stated that was the existing fence on the neighbor's property. Commission Member Woodruff asked if they were planning to store wrecked vehicles at the site. Mr. Wilson stated that the business is called Jordan Towing. He suggested that the applicant explain more about the vehicles that might be stored on the site. Mr. Bryan Weisgerber, Cross Engineering, 131 S. Tennessee Street, McKinney, TX, explained the proposed specific use permit. He stated that they are proposing to use the existing chain link fence on the southern property line. Mr. Weisgerber stated that they are proposing a masonry fence along Jordan Way, along the access gate, and the base

of the building. He stated that a masonry fence would be seen from the right-of-way. Mr. Weisgerber thanked Staff. He stated that they had been through a lot of preliminary design layouts. Mr. Weisgerber stated that they are basically locating the building closer to Couch Drive to keep the separation away from the mobile home park to the east of the subject property. He stated that the entrance would be off of Couch Drive, so that it did not put a lot of traffic on Jordan Way. Mr. Weisgerber stated that most of the storage on the property would be vehicles. He stated that every so often they could have semi-trucks brought in. Mr. Weisgerber stated that they would have secure storage on the site. Commission Member McCall asked if the vehicles being stored would be covered or just out in the open. Mr. Weisgerber stated that the vehicles on the east side would be just out in the open. He stated that there would be a canopy on the east side adjacent to the building. Mr. Weisgerber stated that the City of McKinney Fire Department will be allowed to practice on getting into vehicles at the site. He stated that more of the vehicles would be stored there until the owner or insurance company could pick them up. Commission Member Woodruff asked how longer stored vehicles would remain at the site. Mr. Weisgerber stated that it should be around 7 days. Commission Member Kuykendall asked what percentage of vehicles coming onto the site would be damaged. Mr. Weisgerber stated that he would need to get clarification from the business owner before answering these questions. Vice-Chairman Mantzey asked for clarification on the proposed fencing around the property, since there was a discrepancy between Staff and the applicant. He asked if there would be a masonry fence on the north side of the property and a chain link fence to the south. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that for automotive storage uses they are required to screen from the right-of-way, which they would be doing with the proposed masonry wall. She stated that

they are adjacent to an industrial property to the south, which does not require screening for automotive storage. Ms. Pickett stated that they are utilizing the chain link fence to the south to keep the storage area secure. Vice-Chairman Mantzey asked if the applicant had any discussions with the neighbor to the south regarding their development plans. Mr. Weisgerber stated that they had not spoken with that property owner as of yet. He stated that there is also a fire lane that they will be tying into. Commission Member Doak asked for the purpose of the detention pond. He expressed concerns regarding storing wrecked automobiles that could be leaking fluids like oil and anti-freeze. Mr. Weisgerber stated that the detention pond would be helping with runoff water, picking up storm water to the north, and making sure that they were not discharging more flow. Commission Member Doak asked where the leaking fluids would be stored. Mr. Weisgerber stated that any wrecked automobiles would come into the warehouse first and any leaks would be handled there, then it would be moved into the east storage lot depending on how quickly they will be picked up. Ms. Pickett stated that the detention pond is a requirement based upon where the property is located and normal storm water requirements. She stated that it must be contained onsite before being dispersed into the system. Ms. Pickett stated that runoff of fluids should definitely not be stored in there. Commission Member Woodruff asked who owns the fire lane to the south. Mr. Weisgerber stated that it is located in a public easement on the adjacent property to the south. Vice-Chairman Mantzey asked if the specific use permit had any requirement on how long the automobiles could be stored on the subject property. Ms. Pickett stated that the Commission could add a requirement as to how long they can be stored, since it is a discretionary item. Chairman Cox called for the applicant's partner to address the particular vehicles to be stored on site. Mr. Mark Fangio, Dal Nor Group, 2731 Sylvan Way, McKinney, TX, stated that he

owned the subject property for over ten years and recently sold the property to the Jordan's. He stated that the adjacent industrial company to the south is a center for reclaiming computer components and has eighteen wheelers coming in and out all of the time. Mr. Fangio stated that the fence has been there for 15 – 20 years. He stated that they have access for emergency egress onto their property. Mr. Fangio stated that the Jordan's had a contract with the State of Texas for 23 years to remove any damaged vehicles from the toll road. He stated that the contract states that they must have a site within five miles of the toll road and must remove the vehicle within 2 ½ hours. Mr. Fangio stated that the State of Texas occasionally comes in to check that they are following the regulations. He stated that the detention pond is a lot of real estate; however, it covers seven lots. Mr. Fangio stated that the output is regulated. He stated that he has never seen a detention pond full as of yet. Mr. Fangio stated that the City of McKinney Fire Department would have use of the facility to practice cutting open old vehicles that are planned to be discarded. He stated that the Jordan's will then dispose of the vehicles after the training. Mr. Fangio stated that when a vehicle is brought in to the facility, the insurance companies are contacted, and within a week 99% of the vehicles are gone. He stated that there would not be long term storage on the site. Commission Member Kuykendall asked for an example of another similar facility in the area. Mr. Fangio stated that the Jordan's has another similar located in Plano. 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, with a vote of 7-0-0. Vice-Chairman Mantzey asked if the specific use permit would be transferred to a new owner if they sold or changed their business plan. Ms. Pickett stated that specific use permits typically run with the land and not the owners. She stated that if

the business was to vacate and it was to exceed 180 days, a new specific use permit would be required. Ms. Pickett stated that if it was immediately replaced with a similar business then they would still be subject to the terms of the adopted specific use permit. Vice-Chairman Mantzey stated that currently the proposed specific use permit does not stipulate the length of storage. Ms. Pickett stated that was correct. Commission Member Doak asked if there was a turnover if the property could become a junkyard. Vice-Chairman Mantzey stated that he did not want it to be a burden upon the applicant on a short term storage; however, he would have concerns if vehicles are stored there over 90 days. Commission Member Woodruff asked if all four sides of the storage area could be required to be screened by the proposed masonry screening wall to block the view in case the use to the south changes at a later time. Ms. Pickett stated that the Commission could request that of the applicant. Mr. Fangio stated that he did not want to speak for the new owners. He stated that on the southwest corner of the building there is an 8' tall wall that fronts Couch Drive, goes to the south, and then turns over to the fence. Mr. Fangio felt that he could probably sell the Jordan's on extending the wall a little ways. He stated that you could not see it due to the building to the south blocks the view. Mr. Fangio stated that business is running eighteen wheelers out there. Commission Member Woodruff stated that we do not know what the future uses might be there. He stated that it might change at some point. Commission Member Woodruff stated that he was trying to think about the long term effect and not the short term. Mr. Fangio joked that it might turn into Avis Rental when the airport kicks off. He stated that the masonry fence is a huge expense. Mr. Fangio stated that he would be willing to speak to the new owner about extending the wall a little further. Commission Member Doak stated that he does not see the building blocking the view from Couch Drive. Mr. Fangio stated that the building is set back off of Couch

Drive. He stated that there is a lot of foliage in that area. Mr. Fangio stated that he did not feel that it would take a lot to extent the wall back for better coverage. He stated that there is a lot of chain link fence along Industrial that is not screened at all. He stated that the Jordan's want it to look nice, since at some point they will want to have an exit strategy that works for everybody. Chairman Cox asked Staff to discuss their position on having a masonry wall all the way around the storage lot. Ms. Pickett stated that screening is not required to the south. She stated that they want to provide a secure fence. Ms. Pickett stated that the view from the street would be blocked by the two buildings and having screened it around the other two sides would create a secure environment. Vice-Chairman Mantzey stated that he was comfortable with the proposed screening; however, he would like to place a 90-day time limit on storage though. Commission Member Doak stated that he felt a provision was necessary to protect the fact that if there is a turnover that the property would not turn into a salvage yard. Commission Member Woodruff asked if they were okay with leaving the chain link fence. Commission Member Doak stated that he was okay with the chain link fence. Commission Member Kuykendall asked if there was a reason why Vice-Chairman Mantzey suggested a 90-day time limit for storage opposed to 60-days. She stated that three months is a long time for a wrecked vehicle to sit on the property. Vice-Chairman Mantzey stated that the City might have difficulty tracking it and he did not want to be too much of a burden on the applicant. Commission Member Doak stated that it was also a deterrent if there is a turnover that the new owner could not make it a salvage yard. Commission Member Doak stated that she would be in agreement as long as the Commission put in those stipulations in there. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, the Commission unanimously voted to recommend approval of the proposed specific use permit as



recommended by Staff with the additional condition of a 90-day limit on vehicle storage onsite, 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 August 20, 2019.

**19-0016SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Automotive Repair and Service Station (Take 5 Oil Change), Located at the Northeast Corner of West University Drive (U.S. Highway 380) and Graves Street. Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed variance to the site plan. He stated that the applicant is seeking a variance to orient three bay doors towards Graves Street. Mr. Wilson stated that the overhead doors are proposed to be 120' away from the street and obscured by a 6' tall tubular fence with masonry columns and a living screen. He stated that given the site's constraints, with frontage on three rights-of-way (Graves, University, and Bailey), the overhead doors would be oriented toward right-of-way wherever the building is placed on the site. Mr. Wilson stated that the applicant has oriented the overhead doors to the less heavily trafficked right-of-way and provided screening of the overhead doors. He stated that Staff sees no objections to the proposed variance request. Mr. Wilson stated that Staff recommends approval of the explained the proposed variance to the site plan and offered to answer questions. Vice-Chairman Mantzey stated that the site has some challenges. He stated that the previous building on the property had access points on Graves Street and Highway 380 (University Drive). Vice-Chairman Mantzey had questions regarding the proposed access point on the subject property to the north towards residential uses and how it would affect traffic in that area. Mr. Wilson stated that the Engineering Department reviews the driveway access and traffic patterns. He stated that the site had been reworked numerous times. Mr. Wilson felt that the Engineering Staff was comfortable with the

current layout given where the request started. Mr. Ke Chen, K C United, Inc., 6161 Savoy Drive, Houston, TX, explained the proposed variance to the site plan. He stated that the site is challenging. Mr. Chen stated that the proposed tubular fence with masonry columns and living screening should block the overhead doors where people will not be able to see them. He briefly discussed the Take 5 Oil Change business planned for the site. Mr. Chen offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the variance to the site plan request as recommended by Staff, with a vote of 7-0-0.

**19-0030SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Industrial Office/Warehouse Buildings (McKinney Logistics Center), Located Approximately 1,475 Feet North of Wilmeth Road and on the West Side of McDonald Street (State Highway 5). Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed variance to the site plan. He stated that the applicant is seeking a variance to use an alternate screening device to screen bay doors from Cypress Hill Drive and non-residential property. Mr. Wilson stated that Staff is of the opinion that the proposed screening device will adequately screen the proposed development from street frontage and the adjacent agricultural non-residential property through the use of dense and mature landscaping. He stated that evergreen shrubs will be planted 6” in height at the time of planting, as well as canopy trees placed along the property line, will create a dense and aesthetically appealing screening effect that will provide a similar effect to that of a masonry screening wall. Mr. Wilson stated that Staff recommends approval of the proposed variance to the site plan and offered to answer questions. There were none. Mr. Eddie Eckart, Goodwin and Marshall, Inc., 2405 Mustang

Drive, Grapevine, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Taylor, the Commission unanimously voted to close the public hearing and approve the variance to the site plan request as recommended by Staff, with a vote of 7-0-0.

**18-0105SP** Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Church (City Church), Located at the Southeast Corner of Rockwall Street and Lindsey Street. Mr. Derrick Rhys Wilson, Planner I for the City of McKinney, explained the proposed variance to the site plan. He stated that the applicant is seeking an alternate screening device along the southern property line to screen from adjacent residential properties. Mr. Wilson stated that Staff is of the opinion that the proposed living plant screening device of 6' tall evergreen shrubs will adequately screen the proposed development from residential uses in an aesthetically appealing manner. He stated that Staff is supportive of the alternative screening device as the proposed living screening will be complementary to the existing wooden residential privacy fences, and removes concerns of a potential "no man's land" if there were to be two walls back-to-back. Mr. Wilson stated that Staff recommends approval of the proposed variance to the site plan and offered to answer questions. There were none. Mr. Eric Seeley, Westwood Professional Services, 2740 Dallas Parkway, Plano, TX, concurred with the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if there had been any discussions held with the residential property owner to the south of the subject property. Mr. Seeley stated that he was not aware of any such discussions. Chairman Cox asked if there were other screening devices considered when meeting with Staff on the project. Mr. Seeley stated that the standard screening devices were

considered. He stated that they came before the Planning and Zoning Commission several years ago and the living screen was approved at that time, so they kept it on the site plan as is. Chairman Cox opened the public hearing and called for comments. Mr. Clarence Boyd, 809 Rockwall Street, McKinney, TX, spoke in opposition to the proposed variance to the site plan request. He briefly discussed some of the residential properties, existing churches, Fitzhugh Park, and the old City of McKinney water building in the area. Mr. Boyd expressed concerns regarding the value of his property changing, vehicles parking on the streets causing egress and ingress issues, increased traffic, and speeding traffic using the area as a shortcut from Airport Drive. Chairman Cox asked Staff to explain how street parking issues could be addressed. Mr. Wilson stated that the onsite parking should be adequate for this site. He stated that the Engineering Department reviewed the on-street parking about a year ago for this area. Chairman Cox asked Staff to help Mr. Boyd to get in touch with Staff from the Engineering Department to discuss his some of his parking and traffic concerns. Vice-Chairman Mantzey stated that it should be a low impact service six days per week. He stated that there are 3 – 4 churches in a half block area; therefore, Sundays could be parking issues overall. Commission Member Kuykendall asked if Staff could speak to how to address noise concerns in the area. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that residents could contact the City's Code Enforcement Department during regular business hours or the Police Department's non-emergency line during afterhours to come out to see what is going on. Commission Member Woodruff asked what the property was currently zoned. Mr. Wilson stated that it is zoned "RS 60" – Single Family Residence District. Ms. Pickett stated that the only action being considered on this request is the screen device. Chairman Cox called for a motion. On a motion by Vice-Chairman Mantzey,

seconded by Commission Member Woodruff, the Commission unanimously voted to close the public hearing and approve the variance to the site plan request as recommended by Staff, with a vote of 7-0-0.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox continued the meeting with the Discussion Items on the agenda.

**19-0006M2** Consider/Discuss Legislative Updates and Upcoming Ordinance Amendments from the 86th Legislature. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that following the closing of the 86<sup>th</sup> Legislature, several changes to Texas Local Government Code were adopted on June 16, 2019 and will take effect on September 1, 2019. She briefly discussed how House Bill 3314, House Bill 2439, and House Bill 3167 would affect the City's ordinances and procedures. Commission Member Kuykendall asked what happens when a submittal needs to come before the Commission for consideration prior to the next scheduled meeting. Ms. Pickett stated that Staff is looking into having the submittal go straight to City Council to meeting the timeline. Vice-Chairman Mantzey asked how these changes might affect Staff's workload and if additional Staff would need to be hired. He also asked if there might be an increase in submittal fees due to these changes. Ms. Pickett stated that all was still being discussed. She stated that the proposed Zoning Ordinance amendments would be presented at a Planning and Zoning Commission Work Session on Tuesday, August 13, 2019. Chairman Cox stated that these changes will have far reaching effects on how a City develops. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff is meeting to discuss these with our legal department, Staff, and sister cities. She stated that we are still receiving interpretations of the House Bills.

**19-0602** Consider/Discuss the Development Code Update Kick-Off Discussions with Clarion Associates. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that one of the ONE McKinney 2040

Comprehensive Plan was adopted late last year. She stated that one of the primary implementation tools for that plan is to evaluate the City's development codes and the updates that may need to be made in order to implement the comprehensive plan. Ms. Arnold stated that Clarion Associates was hired to help with this project through a competitive bid process. She stated that the City's development codes were very layered and engrained with one another. Ms. Arnold stated that to dissect and update the development codes with quality will take time. She stated that this week is the kick off to the Development Code Update. Ms. Arnold stated that the representatives of Clarion Associates would be meeting with City Council, Planning and Zoning Commission, staff from various City departments, and will hold some small group interviews with people who have insight with the City's development process. She stated that we are excited to receive the initial input and feedback from the various individuals. Mr. Matt Goebel, Director for Clarion Associates, stated that they were very excited to be part of this big project. He gave a presentation going over the Clarion Associates team that will be working on the update, overview of Clarion Associates, timeline, explained the various processes for rewriting codes, and mentioned some of the other Texas cities where they rewrote their development codes. Mr. Goebel stated that they will be holding stakeholder meetings throughout the life of the project. He stated that the development code needs to be user friendly, clear, and concise. Mr. Goebel stated that illustrations help convey what the community is trying to achieve with development in the future. He explained the project scope, timeline, and their goals. Mr. Goebel stated that there is a project website ([www.newcodemckinney.com](http://www.newcodemckinney.com)) to access project materials, ask questions, provide feedback, sign up to receive updates, and view the project calendar. He stated that they are aware of the changing legal landscape of the new bills that become effective in September. Mr.

Tareq Wafaie, Principal with Clarion Associates, reiterated that the Clarion Associates team is excited to be working on this project. He continued the presentation and went over the update process. Mr. Wafaie stated that he feels there is a lot of room for improvement. He stated that putting information in a summary table would make it easier to find important information. Mr. Wafaie stated that a lot of communities are putting their regulations into a streamlined document where they combine subdivision, zoning, and other development regulations. He stated that this document has one table of contents, and it's easy to find the information, there are only one set of definitions. Mr. Wafaie stated that they will also be looking at where changes could be made to improve the whole process. He asked the Commission for their thoughts on the review procedures and what updates they would suggest. Chairman Cox stated that when Staff has the best tools available that it also helps the Commission. Mr. Wafaie briefly discussed the City's zoning districts and possible changes that could be made to them. He stated that they would like to incorporate the district layouts into the document. Mr. Wafaie briefly discussed the City's Schedule of Use Regulations table and possible improvements to it. He stated that there are some big policy questions and he gave some examples. Mr. Wafaie asked if the Commission if they had any priorities for updating the zoning districts and use regulations. He reiterated that they have a survey on the project website ([www.newcodemckinney.com](http://www.newcodemckinney.com)) where the Commission can provide comments. Chairman Cox stated that if the City considers rezoning or doing away with certain classifications it will get the attention of the residents if a property right is threatened. He stated that we would need input from the property owners. Mr. Wafaie stated that this update could not be done without a lot of public input. He stated that would take time to complete the update. Mr. Wafaie stated that a new lineup of zoning districts would not take away entitlements that have been

negotiated through planned development districts (PDs). He stated that they hope to give us a better menu of tools to apply to future development. Commission Member Woodruff stated that the known developers in McKinney need to be involved in the process. Mr. Wafaie stated that they want input from our key stakeholders, development community, architects, landscape architects, civil engineers, et cetera. Ms. Arnold stated that key stakeholder interviews are being held this week that range from land developers, attorneys, engineers, architects, builders, and the McKinney Development Committee. She stated that the on-line survey is available to anybody to provide input and feedback. Mr. Goebel continued the presentation with what sets McKinney apart from our sister communities. He stated that the standards for access and connectivity, stormwater and drainage, landscaping and fences, tree preservation, building and site design, outdoor lighting, parking and loading, and signage are the most tailored parts of a development code. Mr. Goebel stated that we cannot have a one size fits all approach. He gave some examples of including flexibility to accommodate market demands and where flexible alternatives could be built into the development standards. Mr. Goebel stated that they would be giving examples of how our sister cities have addressed some of the same issues that we face. He offered to answer questions regarding this category of issues. There were none. Mr. Goebel asked the Commission to fill out the online survey to submit input on the project. Chairman Cox thanked Mr. Goebel and Mr. Wafaie for their presentations. Ms. Arnold stated that the Commission would be seeing the Clarion Associates team several times over the next year or so. She stated that feedback and guidance would be appreciated from the Commission Members. Ms. Arnold stated that there will be check points along the process. She stated that there are number of different ways to take a stab at the update and we want to make sure that we are doing



it in the best interest of the City. Ms. Arnold stated that we would be using all of our resources to accomplish it.

END OF THE DISCUSSIONS ITEMS

On a motion by Commission Member Doak, seconded by Commission Member McCall, the Commission unanimously voted to adjourn the meeting, with a vote of 7-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 8:03 p.m.

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BILL COX  
Chairman