

**Planning and Zoning Commission Meeting Minutes of April 23, 2013:**

**13-079M      Conduct a Public Hearing to Consider/Discuss/Comment  
on the Land Use Assumptions for the 2012-2013 Impact  
Fee Update**

Mr. Arrie Mitchell, Planner II for the City of McKinney, explained the Land Use Assumptions for the 2012-2013 Impact Fee Update. He stated that State Law Chapter 395 requires that the Impact Fee Ordinances be reviewed and updated at least every five years. Mr. Mitchell stated that there are three parts to updating the Impact Fee Ordinances which include updating the Land Use Assumptions, Capital Improvement Plans, and setting/adopting the fees in the ordinance. He stated that the determination of impact fees charged is ultimately decided by the City Council. Mr. Mitchell discussed the Land Use Assumptions Report, the 2012 Roadway and Utility Service Area Maps, the methodology used for collecting and projecting population and non-residential data, and the ten-year projections. He stated that the Planning and Zoning Commission serves as the Capital Improvements Advisory Committee (CIAC) and is required to provide written comments to the City Council prior to Council action on the Land Use Assumptions. Mr. Mitchell stated that Staff will forward the CIAC comments to City Council at the May 7, 2013 meeting along with a Resolution scheduling a Public Hearing for June 18, 2013 for Council action on the Land Use Assumptions.

Commission Member Bush asked if the Extraterritorial Jurisdiction (ETJ) was included in the data on Table #2 in the Land Use Assumptions Report. Mr. Mitchell stated that the Land Use Assumptions Report did include the ETJ but did not distribute any projections in the ETJ.

Commission Member Bush asked for the anticipated population of the City of McKinney at build out. Mr. Mitchell stated that the projected population at build out is approximately 358,000. Commission Member Bush stated that the current population is

about a third of the anticipated build out population. He felt that the current non-residential development within the City was lagging behind residential development. Commission Member Thompson commented that this difference affects taxes for the City.

Chairman Clark asked if this information is shared with the McKinney Independent School District (MISD). Mr. Mitchell stated that once the Land Use Assumptions are approved by City Council, the information will be available to the public and a copy will be shared with MISD.

Commission Member Gilmore had questions regarding what constitutes a dwelling unit in the report. Mr. Mitchell stated that it included any unit that a family or house-hold would live in.

Commission Member Gilmore asked what percentage of population would be under the age of 18 at build out. Mr. Mitchell stated that a demographic breakdown was not a part of the projections.

Chairman Clark opened the Public Hearing and called for comments. Being none, on a motion by Commission Member Hilton, seconded by Commission Member Thompson, the Commission voted 6-0-0 to close the Public Hearing and forward the updated Land Use Assumptions Report for the 2012-2013 Impact Fee Update and meeting minutes to City Council.

Mr. Michael Quint, Director of Planning, stated that recommendation of the Planning and Zoning Commission would be forwarded to the City Council for review at the May 7, 2013 meeting.