

## PLANNING AND ZONING COMMISSION

SEPTEMBER 25, 2018

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, September 25, 2018 at 6:00 p.m.

Commission Member Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Cam McCall, Pamela Smith, and Rick Franklin - Alternate

Commission Members Absent: Janet Cobbel, Deanna Kuykendall, and Mark McReynolds

Staff Present: City Secretary Empress Drane; Interim Director of Planning Jennifer Arnold; Planning Manager Samantha Pickett; Planner II Aaron Bloxham; Planners Melissa Spriegel, David Soto, Rhys Wilson, Mitch Corona, and Kaitlin Gibbon; and Administrative Assistant Terri Ramey

There were approximately eight 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 McCall, seconded by Alternate Commission Member Franklin, to approve the following Consent item.

**18-809** Minutes of the Planning and Zoning Commission Regular Meeting of September 11, 2018.

END OF CONSENT

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

**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 area within city limits is currently 68 square miles. Mr. Bloxham stated that there is currently approximately 40 square miles of undeveloped land in McKinney's Extraterritorial 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 online 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 parking was a specific regulation that would be found in the Subdivision or Zoning Ordinance. 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 anything 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 the airport and airport uses. He stated that depending on the proposed district, 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 has 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.

**18-0100Z** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial Overlay District and "CC" - Corridor Commercial Overlay District, Located Approximately 800 Feet East of Hardin Boulevard and on the North Side of State Highway 121 (Sam Rayburn Tollway) (REQUEST TO BE TABLED). Ms. Melissa Spriegel, AICP, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item be tabled to the October 9, 2018 Planning and Zoning Commission meeting due to public notification signs not being posted on the subject property within the timeframe required by the Zoning Ordinance. She 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 Smith, seconded by Commission Member McCall, the Commission

unanimously voted to continue the public hearing and table the item as recommended by Staff.

**18-0183MRP** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 7R3 and 9, Block A of the Adriatica Addition, Located on the East Side of South Stonebridge Drive and on the North Side of Mediterranean Drive. Ms. Melissa Spriegel, AICP, Planner I for the City of McKinney, explained the proposed minor replat. She stated that the applicant is proposing to replat one lot into two lots, Lot 7R3 (approximately 4.52 acres) and Lot 9 (approximately 0.31 acres). Ms. Spriegel stated that the applicant has met all of the requirements of the Subdivision Ordinance. She stated that Staff recommends approval of the proposed minor replat and offered to answer questions. Chairman Cox asked if this item came before the Commission approximately a month ago. Ms. Samantha Pickett, AICP, Planning Manager for the City of McKinney, stated that this property was different from the zoning request. Mr. Jonathan Hake, Cross Engineering, 131 S. Tennessee Street, 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 Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the item as recommended by Staff.

#### END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Ms. Jennifer Arnold, AICP, Interim Director of Planning, stated that Staff is drafting a memo with some training opportunities for the Commission Members as requested at the previous Planning and Zoning Commission meeting by Commission Member Smith.

Mr. Arnold stated that two new Commission Members will be starting their new Planning and Zoning Commission terms at the next meeting. She stated that Staff was would be providing the new members with training prior to their first meeting on Tuesday, October 9<sup>th</sup>.

Chairman Cox thanked Commission Members McReynolds and Cobbel for their service on the Planning and Zoning Commission. He stated that they both were valued members of the Commission. Chairman Cox stated that he appreciated their input, dedication, and service to the City of McKinney.

Commission Members McCall and Smith thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:30 p.m.

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BILL COX  
Chairman