

Planning and Zoning Commission Meeting Minutes of April 28, 2015:

15-075M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Sections 146-99 (REC Regional Employment Center Overlay District), 146-132 (Fences, Walls, and Screening Requirements), and 146-139 (Architectural and Site Standards) of the Zoning Ordinance (Chapter 146 of the Code of Ordinances); and to Amend Sections 1 (Introduction), 7 (Land Use Element), 8 (Transportation), 11 (Urban Design), and Appendix E (An Informal Guide to the Multi-Family Policy in the City of McKinney) of the Comprehensive Plan

Mr. Brandon Opiela, Planning Manager for the City of McKinney, briefly discussed the proposed amendments to Sections 146-99 (REC Regional Employment Center Overlay District), 146-132 (Fences, Walls, and Screening Requirements), and 146-139 (Architectural and Site Standards) of the Zoning Ordinance (Chapter 146 of the Code of Ordinances); and to Sections 1 (Introduction), 7 (Land Use Element), 8 (Transportation), 11 (Urban Design), and Appendix E (An Informal Guide to the Multi-Family Policy in the City of McKinney) of the Comprehensive Plan pertaining to the Regional Employment Center (REC) Overlay, which establishes a new approach and vision for future development within this area of the City. He briefly discussed a timeline regarding the amendments and an overview of the proposed changes to multiple sections of the Zoning Ordinance and Comprehensive Plan. Mr. Opiela stated that subsequent to the April 6, 2015 City Council Work Session, Staff added verbiage to Sections 7 and 11 stating that residential uses within the Tollway Commercial module should generally be located no closer than 1,000 feet from State Highway 121. He briefly discussed the proposed Future Land Use Plan (FLUP), Future Land Use Plan Module Diagram (FLUP MD), and changes to the Multi-family Policy. Mr. Opiela asked

for additional feedback from the Planning and Zoning Commission on the proposed amendments.

Commission Member Stevens stated that he would like more time to review all of the proposed amendments, since there were so many attachments to review in the packet for this item. Mr. Michael Quint, Director of Planning for the City of McKinney, stated that Staff was trying to address a series of development issues as quickly as possible and also stated that the proposed amendments had been posted on the City's website for the past month for the Planning and Zoning Commission and Public to review. Mr. Quint stated that there had been various stakeholder meetings and joint meetings with City Council and the Planning and Zoning Commission which also discussed the proposed amendments.

Commission Member Gilmore asked if this was the same material that was discussed in the previous joint meeting held with City Council and the Planning and Zoning Commission. Mr. Quint explained that the only changes made were to address the City Council's feedback to preserve the first 1,000 feet of depth along State Highway 121 for commercial uses.

Chairman Franklin stated that he would like the City Council to consider allowing higher maximum single family detached residential densities (4.5-4.7 dwelling units per acre) within the REC area. Chairman Franklin suggested changing the maximum densities allowed in the ordinance.

Commission Member Zepp asked if the zoning had been changed for the two parcels of land that had submitted letters of opposition. Mr. Quint said the zoning on those properties will not be changed with the amendments, and felt that the property

owners had concerns about potential future entitlements that were not currently on the property.

Commission Member Stevens asked how this zoning would compare to what Allen had zoned on the other side of the highway. Mr. Quint did not know what the City of Allen had planned for their area.

Commission Member Stevens asked if Staff met with other municipalities to discuss developing areas like this. Mr. Quint stated that there have been opportunities for this type of coordination but the proposed amendments did not take into account the zoning south of State Highway 121.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Zepp, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and recommend approval of the proposed amendments to multiple sections of Chapter 146 (Zoning Regulations) of the Code of Ordinances and multiple sections of the Comprehensive Plan as listed in the Staff report, with a vote of 6-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on May 5, 2015.