

## CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

SEPTEMBER 8, 2020

The Planning and Zoning Commission, along with Dr. Randall Hickman, met under its authority as the City of McKinney Capital Improvements Advisory Committee per resolution No. 95-02-11 (R) as amended by Resolution No. 2019-06-074 (R) in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, September 8, 2020 at 5:30 p.m.

Committee Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Cam McCall, Bry Taylor, and Alternate Member Charles Wattle. Alternate Scott Woodruff was in attendance; however, he did not participate in the meeting.

Committee Members Absent: Dr. Randall Hickman and Deanna Kuykendall

Staff Present: Director of Planning Jennifer Arnold, Planning Manager Aaron Bloxham, Planner II Danielle Mathews, Planners Mitchell Corona and Joseph Moss, and Administrative Assistant Terri Ramey

There were two guests present.

Chairman Cox called the meeting to order at 5:30 p.m. after determining a quorum was present.

Chairman Cox called for public comments on non-public hearing agenda items. There were none.

The Committee unanimously approved the motion by Committee Member Doak, seconded by Committee Member McCall, to approve the following Consent item, with a vote of 6-0-0.

**20-0767** Minutes of the McKinney Capital Improvements Advisory Committee Meeting of July 28, 2020.

END OF CONSENT AGENDA

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda. Committee Member Haeckler arrived at 5:35 p.m.

**19-0010M5** 2019 Impact Fee Update - Information Series Presentation #2. Mr. Aaron Bloxham, Planning Manager for the City of McKinney, gave a

presentation on the progress of the 2019 Impact Fee Update. Vice-Chairman Mantzey asked about the land use assumptions and how it was stressed tested. Mr. Bloxham explained that there were a lot of technical calculations used for the various land uses in the study. He stated that the impact fees were updated every five years and the Semi-Annual Impact Fee Reports were given to review the data twice a year. Commission Member Doak asked how changing zonings on properties impacted it. Mr. Bloxham stated that a change in zoning could make a small impact. Commission Member Doak asked why Staff was redlining #4 shown in the Staff Report. Mr. Bloxham stated that it would take the City up to the maximum impact fee for every single item we have, which would put us out of touch with what our sister cities collect in impact fees. He stated that there could be some unique situations where we would need to make some changes. Mr. Bloxham stated that the City tries to be developer friendly. Chairman Cox asked for clarification on what Staff will be recommending for the wastewater impact fee amount. Mr. Bloxham stated that Staff will go back to look at the numbers compared to what the sister cities charge. Mr. Bloxham stated that the next presentation should be held in October 2020. No action was taken on this item.

END OF REGULAR AGENDA ITEM AND PUBLIC HEARING ITEMS

On a motion by Committee Member McCall, seconded by Committee Member Taylor, the Committee 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 5:55 p.m.

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BILL COX  
Chairman