

Planning and Zoning Commission Meeting Minutes of February 24, 2015:

15-018M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Section 146-101 ("CC" - Corridor Commercial Overlay District) and Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance (Chapter 146 of the Code of Ordinances)

Mr. Michael Quint, Director of Planning for the City of McKinney, discussed the proposed amendments to Section 146-101 ("CC" – Corridor Commercial Overlay District) and Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance (Chapter 146 of the Code of Ordinances). He showed a PowerPoint presentation that illustrated the major changes to the ordinances and showed some visual examples of buildings that could and could not be built under the proposed ordinances. Mr. Quint stated that Staff recommends approval of the proposed amendments to the Zoning Ordinance.

Commission Member Stevens expressed his opinion about the Linkside Office Building's garage on the first floor located on Virginia Parkway. He thought it might have been a better design if it had been enclosed or had appropriate screening to block the view into the garage. Mr. Quint stated that when garages were enclosed that it could cause code issues and gave the examples of air quality and fire suppression issues. He stated that screening of parking garages was not addressed in the proposed amendments to the Zoning Ordinance.

Commission Member Gilmore asked if the proposed amendments to the Zoning Ordinance would add additional costs to new projects. Mr. Quint stated that it would be

giving Architects more flexibility and variety in their designs and could even reduce costs.

Commission Member Stevens stated that he was not as concerned about the costs of the buildings as much as how the buildings will look in the future.

Chairman Franklin opened the public hearing and called for comments. There being none, on a motion by Commission Member Stevens, seconded by Vice-Chairman Hilton, the Commission voted unanimously to close the public hearing and recommend approval of the proposed amendments to Section 146-101 (“CC” – Corridor Commercial Overlay District) and Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance (Chapter 146 of the Code of Ordinances), with a vote of 7-0-0.

Chairman Franklin stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 17, 2015.