

PLANNING AND ZONING COMMISSION

OCTOBER 27, 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, October 27, 2020 at 5:30 p.m.

Committee Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Dr. Randall Hickman, Deanna Kuykendall, and Charles Wattley - Alternate

Committee Members Absent: Christopher Haeckler, Cam McCall, Bry Taylor, and Scott Woodruff – Alternate

Staff Present: Director of Planning Jennifer Arnold; Assistant Director of Planning Mark Doty; Planning Manager Aaron Bloxham; Planner IIs Kaitlin Gibbon, Danielle Mathews, and Alek Miller; Planner I Joseph Moss, and Administrative Assistant Terri Ramey

There were five 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 Vice-Chairman Mantzey, seconded by Committee Member Hickman, to approve the following Consent item, with a vote of 5-0-0.

20-0951 Minutes of the Capital Improvements Advisory Committee Regular Meeting of September 8, 2020.

END OF THE CONSENT AGENDA.

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

Committee Member Kuykendall arrived.

19-0010M16 Conduct a Public Hearing to Consider/Discuss/Comment on the Updated Capital Improvements Plans and Potential Amendments to Impact Fees for the 2019 Roadway Impact Fee Update. Mr. Aaron Bloxham, Planning Manager for the City of McKinney, explained the process and recommendations for the updated Capital Improvements Plans and potential amendments to the impact fees for the 2019 Roadway Impact Fee Update. Vice-Chairman Mantzey asked if any of the Roadway Impact Fee money was spent in the “ETJ” – Extraterritorial Jurisdiction. Mr. Bloxham stated that as far as he knew the roadway impact fees collected could only be spent within the city limits. Vice-Chairman Mantzey asked if these funds could be spent towards road maintenance. Mr. Bloxham stated that the roadway impact fees collected could not be used for the maintenance of any roadways. He stated that the funds could only be used for expansion and new compacity. Vice-Chairman Mantzey inquired about how the recommended fees were determined compared to what other sister cities were charging. Mr. Bloxham stated that the setting the fee determination is made during the fees setting and adoption process as part of the impact fee update. Vice-Chairman Mantzey asked if the McKinney community Development Corporation (MCDC) or McKinney Economic Development Corporation (MEDC) were involved in the process. Mr. Bloxham stated that they have been included on some of the information presentations and would be allowed to make comments on the proposed updates. He stated that they have not made any comments yet. Committee Member Doak asked for clarification on roads could be expanded; however, not for the maintenance of the roads. Mr. Bloxham stated that was correct. He stated that the roadway impact fees could only be used for the expansion portion of the roadway and not the rest of the roadway if the road was redone. Mr. Bloxham stated that Staff recommends that minutes be filed and the updated Capital

Improvements Plans and potential amendments to the impact fees for the 2019 Roadway Impact Fee Update be forwarded to the City Council for review. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Committee Member Doak, seconded by Alternate Committee Member Wattley, the Committee unanimously voted to close the public hearing and recommend to file the minutes and forward the updated Capital Improvements Plans and potential amendments to the impact fees for the 2019 Roadway Impact Fee Update per Staff's recommendation, with a vote of 6-0-0. Chairman Cox stated that this item will be forwarded to the City Council meeting on December 1, 2020.

19-0010M17 Conduct a Public Hearing to Consider/Discuss/Comment on the Updated Capital Improvements Plans and Potential Amendments to Impact Fees for the 2019 Utility Impact Fee Update. Mr. Aaron Bloxham, Planning Manager for the City of McKinney, explained the process and recommendations for the updated Capital Improvements Plans and potential amendments to the impact fees for the 2019 Utility Impact Fee Update. He stated that this consists of impact fees collected for water and wastewater. Mr. Bloxham stated that the Utility Impact Fee service area covers the whole City and the "ETJ" - Extraterritorial Jurisdiction due to being one system. He stated that the Utility Impact Fees were based on meter size. Vice-Chairman Mantzey asked when the changes to the fees would take place. Mr. Bloxham stated that it would be nine months from when City Council adopts the ordinance. Chairman Cox asked if the development community was involved in this process. Mr. Bloxham stated that the options were presented to the development community. He stated that they received varied responses on the proposed fees. Mr. Bloxham stated that Staff tried to stay competitive in the fees being charged compared to the sister cities. He stated that Staff recommends that minutes be filed and the updated

Capital Improvements Plans and potential amendments to the impact fees for the 2019 Utility Impact Fee Update be forwarded to the City Council for review. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Committee Member Hickman, the Committee unanimously voted to close the public hearing and recommend to file the minutes and forward the updated Capital Improvements Plans and potential amendments to the impact fees for the 2019 Utility Impact Fee Update per Staff's recommendation, with a vote of 6-0-0. Chairman Cox stated that this item will be forwarded to the City Council meeting on December 1, 2020.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

On a motion by Committee Member Kuykendall, seconded by Committee Member Doak, the Committee unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 5:58 p.m.

BILL COX
Chairman