

**JOINT MEETING OF THE MCKINNEY CITY COUNCIL &
THE PLANNING & ZONING COMMISSION**

JULY 27, 2021

The City Council of the City of McKinney, Texas met in Joint session with the Planning & Zoning Commission in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, July 27, 2021 at 5:00 p.m.

City Council Present: Mayor George Fuller, and Council Members Charlie Philips, Dr. Geré Feltus, and Frederick Frazier - Remote

City Council Absent: Mayor Pro Tem Rainey Rogers, and Council Members Justin Beller and Rick Franklin

Planning & Zoning Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, and Commission Members Bry Taylor, Hamilton Doak, Cam McCall, and Alternant Member Charles Wattley.

Planning & Zoning Commission Members Absent: Christopher Haeckler, Deanna Kuykendall, and Alternate Member Scott Woodruff

City of McKinney Staff Present: City Manager Paul Grimes, City Attorney Mark Houser, City Secretary Empress Drane, Assistant City Secretary Joshua Stevenson, Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold, Planning Manager Caitlyn Strickland, Planner II Alek Miller, Planners Jake Bennett and Sofia Sierra, and Planning Administrative Assistant Terri Ramey.

There were approximately 12 members of the public present.

Mayor Fuller called the meeting to order at 5:00 p.m. upon determining a quorum of the City Council and Planning & Zoning Commission Members were present.

Mayor Fuller called for Public Comments on the Non-Public Agenda Items. Ms. Karee Sowards, 625 Sorrell Road, McKinney, TX, had questions regarding the missing middle housing illustration in the New Code McKinney presentation and comments regarding the public notification process.

Mayor Fuller called for the discussion of the Joint Meeting Agenda Item.

- 21-0659** Consider/Discuss the New Code McKinney Initiative (Development Regulations Update), Specifically Related to Residential Uses and Districts.

Ms. Jennifer Arnold, Director of Planning for the City of McKinney, gave a presentation regarding the New Code McKinney Initiative, specifically related to residential uses and districts. She stated that missing middle illustration in the presentation was a standard graphic available through many professional planning publications. Ms. Arnold stated that it does not show a ratio of different types of housing products in a single community, but a spectrum of housing options. She stated that one of the goals of the New Code McKinney Initiative was to improve the spectrum of housing options available in McKinney. Ms. Arnold explained the differences of the proposed residential uses and proposed residential zoning districts. She asked for feedback and direction regarding the proposed residential uses and districts. Ms. Arnold offered to answer questions.

Commission Member Doak asked if someone could develop a 10-story high-rise building under the proposed new code update. Ms. Arnold stated that they would mostly likely need to develop under a Planning Development (PD) District.

Council Member Feltus asked if having Planned Development (PD) Districts, even though they are more cumbersome, gives the City more development control. Ms. Arnold stated that the City might not be able to tie down a layout for multi-family projects under straight zoning. She stated that Staff's recommendation was to consider straight zoning districts due to predictability, standardization, the fact that they would still be subject to development requirements, and if there are added things that are important to the City then they could be included in a straight multi-family zoning district.

Council Member Feltus asked when the affordable housing would be discussed. Ms. Arnold stated that there were some affordable housing policy discussions that still need to take place, so Staff felt it was premature to fold those into the potential zoning codes. Mr. Paul Grimes, City Manager for the City of McKinney, stated there had been some recent Affordable Housing and

Neighborhood Preservation studies. He stated that Staff would be presenting various policies and recommendations based upon these studies in the coming months and years.

Commission Member McCall asked if a five-story building could be built adjacent to single-family residential and if screening and buffering would still be required under the new code update. Ms. Arnold stated that screening and buffering would still be required.

Commission Member McCall asked if the proposed new code update would make it easier for multi-family to be developed. Ms. Arnold stated that if the property was not already zoned for multi-family, then it would still need to be rezoned. She stated that the proposed new multi-family districts aims to standardize the requirements, so it could be easier for them in that sense.

Mayor Fuller inquired about how condominiums would be addressed in the new code update. Ms. Arnold stated that condominiums are an ownership structure and not directly related to a zoning code. She stated that there was nothing in the code right now that would exclude condominiums from being developed in any particular district. Mayor Fuller expressed concerns that a 25-unit condominium development would need to apply under a multi-family zoning district. He stated that most people have a misconception when they see multi-family instead of condominium. Ms. Arnold stated that if they were trying to develop 25-units in a single building, then it would currently go under a multi-family zoning district. She stated that if they developed under a triplex or quadplex form, then they could go into one of the other zoning districts. Ms. Arnold stated that Staff can go back to see if there was a better way to integrate condominiums.

Mayor Fuller called for Council and Manager comments. There were none.

Chairman Cox called for Commission Comments. Chairman Cox stated that this is very timely. He stated that it acknowledges that people have difference needs and McKinney has different ways to live.

Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Feltus, to adjourn the Joint meeting at 6:00 p.m.

The Commission unanimously approved the motion by Commission Member Doak, seconded by Commission Member McCall, to adjourn the Joint meeting at 6:00 p.m.

GEORGE C. FULLER
Mayor

BILL COX
Planning & Zoning Chairman

ATTEST:

EMPRESS DRANE
City Secretary
City of McKinney, Texas