

**JOINT MEETING OF THE MCKINNEY CITY COUNCIL &  
THE PLANNING & ZONING COMMISSION  
SEPTEMBER 28, 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, September 28, 2021 at 5:00 p.m.

City Council Present: Mayor George Fuller, and Council Members Justin Beller, Dr. Geré Feltus, Rick Franklin, and Charlie Philips

City Council Absent: Mayor Pro Tem Rainey Rogers and Council Member Frederick Frazier

Planning & Zoning Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, and Commission Members Hamilton Doak, Christopher Haeckler, and Bry Taylor, and Alternant Members Charles Wattley and Scott Woodruff

Planning & Zoning Commission Members Absent: Deanna Kuykendall and Cam McCall

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Secretary Joshua Stevenson, Director of Planning Jennifer Arnold, Planners Jake Bennett and Sofia Sierra, and Planning Administrative Assistant Terri Ramey

There were two members of the public present.

Mayor Fuller and Chairman Cox called the meetings to order at 5:03 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. There were none.

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

**21-0860** Update on the New Code McKinney Initiative (Development Regulations Update), Specifically Related to Proposed Improvements to the Development Standards Sections of the City's Development Codes.

Mr. Aaron Bloxham, Planning Manager for the City of McKinney, gave a presentation on the New Code McKinney Initiative (Development Regulations Update) specifically related to Proposed Improvements to the Development Standards of the City's Development Codes. He discussed the Code Update goals and timeline. Mr. Matt Goebel, Director for Clarion Associates, continued the presentation. He gave an overview of the proposed changes. Mr. Goebel stated that the proposed organization of ordinances would make the new document easier to use. He stated that they cleaned up the language and added illustrations in the document. Mr. Goebel discuss the various flexibility in the proposed changes. Council Member Philips asked if Staff would have some discretion, without having to come before City Council, to get certain requests approved that did not follow the ordinances. Mr. Goebel stated that the proposed alternate compliance for landscaping and screening to see if they met the intent of the ordinance. Council Member Philips stated that he has confidence in Staff to make the decisions without having to come before the Planning & Zoning Commission or City Council. Mr. Goebel stated that the New Code McKinney Initiative (Development Regulations Update) is a living document and updates made over time. He offered to answer questions. Council Member Beller had questions regarding the proposed four spaces per dwelling unit, two of which must be enclosed and on-site and up to two required spaces may be provided off-site within a common area owned and maintained by the HOA, listed on page 25 in Table 2-13: Minimum Vehicle Parking and Stacking Requirements. Mr. Goebel stated that was what the current draft says on page 25. He stated that the intent was to carryover the two parking spaces per each unit and including two covered or enclosed parking spaces. Council Member Beller gave an example and stated that seems like a lot of required parking. He also had questions regarding the minimum building setbacks for non-residential or multi-family residential building with multiple stories that is adjacent to a residential zone or use. He gave an example of building a two-story quadplex building with a 5' setback versus building a two-story multi-family building with five units with a 50' setback. Mr. Goebel stated that you could do a stepdown with the building to have a one-story within the setback area and then it could become a two-story at the 50' setback. Council Member Beller asked if an HOA would be required for developing a residential neighborhood

today due to the buffering requirement of a common ownership with a governing body over it. Mr. Bloxham stated that any neighborhood that provides a common area is required to have an HOA for the maintenance of the common area. Mr. Goebel stated that requirement was in the current ordinance. Council Member Beller discussed bringing about a different type of housing stock that is more affordable. He stated that we could not recreate the unique older McKinney area under the current regulations. Council Member Beller expressed concerns about the parking, buffering, et cetera regulations needing to be addressed for the missing middle housing options to be built. Mr. Goebel stated that we are getting to a point in the project where we can look at the whole document to see what changes need to be made and if anything has been left out of it. Mr. Bloxham stated that we are currently in the outreach process. He stated that the draft is online and available for everyone to review, make comments, and ask questions. He stated that the public survey is also available. Mr. Bloxham mentioned some of the previous meetings held to discuss the project. He stated that Staff plans to a public outreach campaign through the Spring of 2022 to give everyone time to review, comment, and ask questions on the document. Mayor Fuller stated that after the last joint meeting, Council tasked Staff with reviewing various housing strategies to address the missing middle housing options. He stated that another joint meeting would need to be held to discuss the options.

Mayor Fuller called for Council and Manager comments. Council Member Philips expressed his appreciation to Commission Members Haeckler and McCall for their service on the Planning & Zoning Commission. Mayor Fuller and Council Member Philips wished Ms. Inez Philips a happy 100<sup>th</sup> birthday. Council Member Philips thanked Mayor Fuller for participating in her birthday celebration.

Chairman Cox called for Commission Comments. There were none.

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Philips, to adjourn the Joint meeting at 5:42 p.m., with a vote of 5-0-0.

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Doak, to adjourn the Joint meeting at 5:42 p.m., with a vote of 7-0-0.

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GEORGE C. FULLER  
Mayor

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BILL COX  
Planning & Zoning Chairman

ATTEST:

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EMPRESS DRANE  
City Secretary  
City of McKinney, Texas