JOINT MEETING

NOVEMBER 26, 2012

The City Council and the Planning and Zoning Commission of the City of McKinney, Texas met in joint session in the Council Chambers of the Municipal Building on November 26, 2012 at 5:30 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro-Tem Travis Ussery, Council members: David Brooks, Geralyn Kever, Don Day, Ray Ricchi, and Roger Harris.

Planning and Zoning Commission Present: Chairman Robbie Clark, Vice Chairman Rick Franklin, Commissioners: Jim Gilmore, George Bush, David Kochalka, and Matt Hilton. Absent: Commissioner Larry Thompson.

Staff Present: City Manager Jason Gray; Deputy City Manager Rob Daake; City Attorney Mark Houser; City Secretary Sandy Hart; Executive Director of Development Services Barry Shelton; Assistant Director of Development Services Rick Leisner; Director of Planning Michael Quint; Assistant Director of Planning Kevin Spath; Planning Manager Ross Altobelli, Planning Manager Brandon Opiela, and Historic Preservation Officer Guy Giersch.

There were 8 guests present.

Mayor Loughmiller called the City Council meeting to order at 7:07 p.m. after determining a quorum present.

Chairman Clark called the Planning and Zoning Commission meeting to order at 7:07 p.m. after determining a quorum present.

12-1055   Consider and Discuss the Proposed McKinney Town Center Form-Based Zoning Code (Kevin Spath and Scott Polikov) (45 minutes). Assistant Director of Planning Kevin Spath presented the final update on Phase 2 of the Town Center Study Initiative. In 2006 - 2007, there were public workshops held with hundreds of stakeholders throughout the Town Center area coming up with a vision for what they wanted the future area to become over time. This vision was ultimately adopted by the City Council in 2008. In 2009, the City kicked off Phase 2 of the Town Center Study Initiative, which was an implementation phase to find the right

combination of implementation tools to make the vision a reality. Some of the Phase 2 initiatives have included a marketability analysis, a comprehensive parking analysis, and the creation and implementation of a tax increment reinvestment zone. The last critical piece of the Town Center Study Initiative is the proposed Form-Based Zoning. Scott Polikov with Gateway Planning Group presented the purpose of the proposed form-based code zoning for the McKinney Town Center. An analysis of the City's land development regulations led to the drafting of this proposed form-based zoning code specifically for the McKinney Town Center to proactively address unique redevelopment challenges and achieve the desired physical form and character of the adopted community vision. Staff and the consultant team addressed questions from the City Council and the Planning and Zoning Commission. City Council directed Staff and the consultant team to move forward into the formal adoption process in early 2013.

12-1056   Consider and Discuss Possible Amendments to Multiple Sections of the Zoning Ordinance Pertaining to Multi-Family Residential Uses (Michael Quint) (30 minutes). Director of Planning Michael Quint presented the proposed amendments to the Zoning Ordinance as they pertain to multi-family residential uses. The proposed amendments address several specific issues: they provide a clear distinction between multi-family residential, senior multi-family residential, independent living, and assisted living uses; they provide for a modified parking standard for multi-family residential, senior multi-family residential, independent living, and assisted living uses; they provide for modified architectural design standards for multi-family residential and senior multi-family residential uses; they provide an updated Schedule of Use chart which clearly indicates which zoning district each use will be allowed within; and they provide an updated listing of definitions which clearly indicates what multi-family residential, senior multi-family residential, independent living,

and assisted living uses are. In May of 2012, Council requested that Staff reassess the multi-family residential regulations that are posing problems for development and bring back modified regulations that still ensure that a high quality development is constructed. Mr. Quint presented the distinction between the different classifications of multi-family that include Multi-Family Residential: 3 or more units on one lot; Senior Multi-Family Residential: 3 or more age-restricted (55 or older) units on one lot; Independent Living: Private facility that allows for retirement living and which provides on-site meals and transportation services (may include recreation opportunities as well); and Assisted Living: Private facility that provides on-site nursing care. Mr. Quint presented the proposed parking requirements for each classification of multi-family residential properties. Mr. Quint presented the proposed change of uses for each of the multi-family classifications as well as the architectural regulations. The consensus of the Council was to leave the parking requirements as proposed by staff and that any deviation will require City Council approval of a variance as part of the site plan approval.

Commissioners unanimously approved the motion by Commissioner Gilmore, seconded by Commissioner Bush, to adjourn. Chairman Clark adjourned the Planning and Zoning Commission meeting at 8:55 p.m.

Council unanimously approved the motion by Mayor Pro-Tem Ussery, seconded by Council member Brooks, to adjourn. Mayor Loughmiller adjourned the meeting at 8:55 p.m.

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BRIAN LOUGHMILLER
Mayor

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ROBBIE CLARK
Chairman

ATTEST:

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SANDY HART, TRMC, MMC
City Secretary