

## CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

AUGUST 27, 2019

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, August 27, 2019 at 5:30 p.m.

City Council Present: Charlie Philips and Rick Franklin

Committee Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Dr. Randall Hickman, Cam McCall, Bry Taylor, and Scott Woodruff - Alternate

Committee Member absent: Deanna Kuykendall

Staff Present: Director of Planning Jennifer Arnold; Assistant Director of Planning Mark Doty; Planning Managers Samantha Pickett and Aaron Bloxham; Planners Mitchell Corona, David Soto, Kaitlin Gibbon, and Joseph Moss; GIS Planner Mary Smith; and Administrative Assistant Terri Ramey

There were two guests present.

Chairman Cox called the Capital Improvements Advisory Committee meeting to order at 5:30 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, to approve the following Consent item, with a vote of 8-0-0.

**19-0723** Minutes of the Planning and Zoning Commission Under Its Authority as the City of McKinney Capital Improvements Advisory Committee Meeting of July 23, 2019.

END OF CONSENT

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

**19-0005M4** Introduction to the 2018-2019 Impact Fee Update Process. Mr. Aaron Bloxham, Planning Manager for the City of McKinney, gave an overview

of the 2018-2019 Impact Fee Update process. He briefly explained impact fees, McKinney's 13 service areas, land use assumptions, service units, Capital Improvements Plan (CIP), maximum assessable fee, the process of setting the impact fees, and the timeline for the update. Mr. Bloxham offered to answer questions. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, wanted to clarify that the Capital Improvements Plan for impact fees is not the same thing as the Capital Improvement Program. She stated that the Capital Improvements Plan (CIP) for impact fees is only for projects identified by the Land Use Assumption report. Vice-Chairman Mantzey asked about impact fee credits. Mr. Bloxham stated that developers negotiate and develop the infrastructure for a project. He stated that based upon the current policy the developer is allowed to recoup credits, so they do not have to pay impact fees after building the infrastructure. Mr. Bloxham stated that the credits vary based upon project, what infrastructure they are installing, and the fee calculations to grant the credits. No action was taken on this item.

**19-0005M3** Conduct a Public Hearing to Consider/Discuss/Act on a Resolution to Approve the Land Use Assumptions for the 2018-2019 Impact Fee Update. Mr. Mitchell Corona, Planner for the City of McKinney, gave a presentation on the Land Use Assumptions. He stated that it is State Law to update the Land Use Assumptions, Capital Improvements Plans, impact fee setting, and adopting of the ordinance every five years. Mr. Corona stated that the Land Use Assumptions Report (LUA) is a ten year projection and looks at what growth will be occurring for residential and non-residential properties. He stated that these projections help guide the decisions made through the Capital Improvements Plan (CIP) and taking a look at the impact fee and infrastructure needs overall. Mr. Corona stated that the Land Use Assumptions Report (LUA) is broken down into these sections: Study process, service area maps, baseline

data, ultimate projections, 10-year growth assumptions, and the appendix. He stated that the service area map is the geographic boundary for what fees are charged in each of the 13 areas. Mr. Corona stated that the baseline data used for the report is what is currently on the ground right now. He stated that the ultimate projections are when the City is built out. Mr. Corona stated that 10-year growth assumptions is most relevant to the impact fees and what McKinney and the extraterritorial jurisdiction (ETJ) will look like in 10 years. He stated that there had been some updates to the Roadway Service Area Map. Mr. Corona stated that Staff used the population estimate for the City and ETJ as of January 1, 2019 of 193,012 in the base data used. He stated that for the non-residential square footage data was obtained from Collin Central Appraisal District (Collin CAD). Mr. Corona stated that the non-residential uses were broken down into three categories: Basic (heavier uses like industrial uses), Service (uses like office, medical, governmental, et cetera), and Retail (commercial retail uses). He discussed the Baseline Condition Table, Buildout Conditions Table, and gave the total numbers for each category. Mr. Corona briefly explained the methodology in the ultimate projections used for the report. He stated that Staff used the combination of two methods, Gompertz and Ratio, to project the City's population over the next ten years. Mr. Corona stated that to project the increase in non-residential uses an anticipated ratio of square footage per person for the next ten years was determined and then multiplied by the anticipated population growth expected over the next ten years. He stated that these Land Use Assumptions would be presented to City Council at the September 17, 2019 meeting. Mr. Corona offered to answer questions. Chairman Cox asked if there was any discussion on a particular area that may be developing in a different way than the current zoning. Mr. Corona stated that Staff treated this as a moment in time and used January 1, 2019 as

the cutoff date for the data used for the purpose of this study. He stated that zonings will likely change and some things will not go as intended. Mr. Corona stated that for the "AG" – Agricultural properties Staff used the Future Land Use Plan (FLUP) to determine how that area would build out. Vice-Chairman Mantzey stated that to some extent Staff has to make a projection; however, historic and present day data was used in the report. He stated that trend changes could affect the outcome. Vice-Chairman Mantzey stated that Staff is doing the best they can with what they are presenting now, without knowing the future. Mr. Corona stated that Staff looked back over the changes during the past ten years. He stated that report was moderately successful, so they used some of those practices in this report. Mr. Corona stated that it can be difficult to determine, since it is like a moving target with McKinney growing so fast. Alternate Commission Member Woodruff asked what the City's population was 10 years ago. Mr. Corona stated that the 2010 Census stated that it was 136,000 within the City limits. Alternate Commission Member Woodruff asked when the projected buildout will occur. Ms. Jennifer Arnold, Director of Planning for the City of McKinney, stated that Staff does not typically apply year to buildout, since it is dependent upon growth waves. She stated that she would guess the buildout might occur sometime from 2060 – 2070. Alternate Commission Member Woodruff asked if most of the City's utilities would be installed prior to 2040. Mr. Corona stated that the report includes where the projected population growth would happen within the City during the next ten years. Commission Member McCall asked if consideration for alternative transportation for railways and roadways. Mr. Corona stated that the City has the ability to charge roadway, water, and waste water impact fees. Ms. Arnold stated that the consultant, Kimley-Horn, estimates the travel demands and travel impacts based upon the latest adopted Institute of Transportation Engineering (ITE) Manual. She stated that

Staff could asked the consultants if alternate transportation was taking into consideration. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Committee Member McCall, the Committee unanimously voted to close the public hearing and recommend approval of the proposed Land Use Assumptions for the 2018-2019 Impact Fee Update, with a vote of 8-0-0. Chairman Cox stated that the recommendation will be forwarded to City Council at the September 17, 2019 meeting.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

The Committee unanimously approved the motion by Committee Member Doak, seconded by Alternate Committee Member Woodruff, to adjourn the meeting, with a vote of 8-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:00 p.m.

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BILL COX  
Chairman