

CITY COUNCIL JOINTMEETING

JUNE 2, 2014

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 June 2, 2014 at 5:30 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro Tem Travis Ussery, Council members: Geralyn Kever, Don Day, Ray Ricchi, Roger Harris, and Randy P. Pogue.

Planning and Zoning Commission Present: Matt Hilton, Rick Franklin, Larry Thompson, Dick Stevens, and Jim Gilmore. Absent: Commissioner George Bush.

Staff Present: Interim City Manager Tom Muehlenbeck; Deputy City Manager Jose Madrigal; Interim Assistant City Manager Barry Shelton; City Attorney Mark Houser; City Secretary Sandy Hart; Chief Financial Officer Rodney Rhoades; Assistant Director of Development Services Rick Leisner; Director of Planning Michael Quint; Assistant to the City Manager Darrek Ferrell; Planning - Jennifer Arnold, Matt Robinson, Steven Doss, Neil Rose, and Jason Aprill; Interim Parks, Recreation, and Open Space Director Ryan Mullins; Fire Chief Danny Kistner; Director of Water Utilities and Infrastructure Chris Browning; Assistant Director of Water Utilities and Infrastructure Paul Sparkman; Airport Executive Director Ken Wiegand; CIP and Traffic Engineer Gary Graham; Chief Information Officer Chris Chiancone; Assistant Director of Engineering Michael Hebert; Civil Drainage Engineer Lissa Shepard; Traffic Engineer II Robyn Root; and Investment and Treasury Manager Kelvin Bryant. There were 30 guests present.

Mayor Loughmiller called the City Council meeting to order at 5:32 p.m. after determining a quorum was present. Chairman Franklin called the Planning and Zoning Commission meeting to order at 5:33 p.m.

14-529 Mayor Loughmiller and Chairman Franklin called for Consideration/Discussion on a Preliminary Draft of the State Highway 5 Corridor Context Sensitive Master Plan. Planning Manager Jennifer Arnold gave a presentation on the Highway 5 Corridor Study and Preliminary Master Plan. The SH 5 Corridor Study builds off of the Town Center Study Initiative and was initiated in order to study ways to

revitalize the State Highway 5 Corridor into a functional urban thoroughfare that fits its physical setting, preserves aesthetic, historic and environmental resources, and maintains mobility and safety throughout the length of the roadway. The 16-month study included an analysis of existing conditions, identification of issues and opportunities along the corridor; a series of public outreach events; the development of design parameters and alternatives; and extensive coordination with the North Central Texas Council of Governments (NCTCOG) and Texas Department of Transportation (TxDOT). The goal of the study was to create a corridor master plan as changes occur over the life of the corridor. At the root of the study is the ITE Manual known as the Designing Walkable Urban Thoroughfares Report published by the Institute of Transportation Engineers in 2010, how the roadway will serve as a multi-modal roadway, as well as how it will impact the land uses around it. This is a concept plan that our engineers and developers will utilize over time as a reference on how to develop and re-develop in and around State Highway 5. CIP and Traffic Engineer Gary Graham stated that the first rural transition from the southern city limits at Spur 399 and Highway 5 and then north of Powerhouse up to the northern city limits will be a four-lane roadway, eleven foot travel lanes with a raised median with left turn lanes allowing for a safer environment and controlled access with a shared-use path on each side. The next section is the suburban section from the intersection of Highway 5 and Spur 399 up to Old Mill Road where the new FM 546 will come in. At the connection of Highway 5 and Tennessee we are proposing an alternate route for bike accommodations. This is something that TxDOT is requiring on new projects, that we either provide a 14-foot wide outside lane or a five-foot wide bike lane. We are proposing a parallel route going up Tennessee through downtown and connecting on the north side. Mr. Graham stated that last Friday, the City turned in an application to the North Central

Texas Council of Governments (NCTCOG) for a \$3 million grant to construct the urban zone. We will begin our design and schematic phase with TxDOT and they have agreed to accept the responsibility of the project as a project partner at their cost. Ms. Arnold stated that some of the funding could come from the TIRZ No. 1 since it does extend the length of Highway 5. Mr. Graham stated that if we start the process now, we won't get to construction for State Highway 5 until late 2016. That will provide the ability to move some of that traffic over to the completed US 75. We met with TxDOT today and they gave us some funding possibilities for closing the gap on the FM 546 project and we anticipate bidding that project September 2015 with construction completed late 2016. Ms. Arnold stated that the intent of the form-based code established last year was to establish some overlay districts that extended north and south of downtown along the State Highway 5 corridor to accommodate development challenges seen with older lots. Mr. Quint made a series of zoning amendments several months ago that will accommodate some of the challenges we see in the Town Center area. Council member Kever stated that they met with TxDOT today and emphasized that the goal was to get FM 546 finished. The Prop 1 funds will be core in providing that funding gap as they cannot be used on any toll roads. They encouraged us to get with NCTCOG and build a large scale proposal taking FM 546 from Highway 5 up to US 380 and present that as a plan. Ms. Arnold stated that historically, State Highway 5 has carried between 15,000 and 20,000 cars per day and within the past year that number has increased to 25,000 cars per day. This count was taken after the start of construction on US 75 started and the hope is that once US 75 is completed it will alleviate some of the traffic. Chairman Franklin praised staff for the excellent job on the study. With growth in our area, it is going to be very difficult to accommodate the transportation through our area. We need to start looking at the alternatives.

Chairman Franklin adjourned the Planning and Zoning Commission Meeting at 6:35 p.m.

Mayor Loughmiller called for Discussion on Regular Meeting Agenda Items.

Mayor Loughmiller called for discussion on the following Work Session items with no action taken:

14-530 Consider/Discuss a Status Report on the 120-day Investigation/Feasibility/Development Plan Establishment for the Proposed Collide Village a +/- 9.2 acre Tract of Land with Respect to a Potential Development Agreement

14-531 Discuss Mayor Loughmiller's 2014-2015 Liaison Appointments

14-532 Discuss Naming Committee for City Owned Properties

Mayor Loughmiller recessed the meeting into executive session at 8:22 p.m. per Texas Government Code Section 551.071 (2) Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed), Section 551.072, Deliberations about Real Property, Section 551.074 Personnel Matters, and Section 551.087 Discuss Economic Development Matter as listed on the posted agenda. Mayor Loughmiller recessed to the open session at 8:46 p.m.

Council unanimously approved the motion by Council member Pogue, seconded by Council member Harris, to adjourn. Mayor Loughmiller adjourned the meeting at 8:46 p.m.

BRIAN LOUGHMILLER
Mayor

RICK FRANKLIN
Chairman

ATTEST:

SANDY HART, TRMC, MMC
City Secretary