

## JOINT MEETING

NOVEMBER 16, 2015

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 16, 2015 at 5:45 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro Tem Travis Ussery, Council members: Chuck Branch, Don Day, Randy P. Pogue, Tracy Rath, and Rainey Rogers.

Planning and Zoning Commission Members Present: Chairman Bill Cox, Vice Chairman Eric Zepp, Board members: Cameron McCall, Deanna Kuykendall, Janet Cobbel, Kevin Egan, and Pamela Smith. Also in attendance: Alternate Member Brian Mantzey.

Staff Present: Interim City Manager Tom Muehlenbeck; Assistant City Manager Barry Shelton; City Attorney Mark Houser; City Secretary Sandy Hart; Planning Director Brian Lockley; Executive Director of Development Services Michael Quint; Director of Engineering Mark Hines; Interim Assistant to the City Manager Chandler Merritt; Director of Parks and Recreation Rhoda Savage; Fire Chief Danny Kistner; Engineering Gary Graham and Carla Easton; Development Manager Brandon Opiela; Assistant Director of Parks and Recreation Ryan Mullins; Housing and Community Services Janay Tieken, Shirletta Best, and Cristel Todd; Planning Jennifer Arnold, Samantha Pickett, Eleana Galacia, Steven Doss, Jason Aprill, Aaron Bloxham, and Neil Ross.

There were approximately 20 guests present.

Mayor Loughmiller called the City Council meeting to order at 6:00 p.m. after determining a quorum present.

Chairman Cox called the Planning and Zoning Commission meeting to order at 6:00 p.m. after determining a quorum present.

**15-1121** Mayor Loughmiller called for discussion on the City Council's Expectations of the Planning and Zoning Commission. Mayor Loughmiller stated that there have been occasions where the Planning and Zoning Commission voted one way and the City Council voted another way. Mayor Loughmiller stated that he does not have an

expectation that Council and Planning & Zoning will always agree but there should be a clear understanding that if there are policies that the Council is trying to implement, those policies should drive the decisions for both Council and the P&Z. Mayor Pro Tem Ussery stated that historical protocol for the Planning and Zoning Commission is that staff would formulate an opinion based on the Ordinances and Council policy. Based on policy and regulations, they would review the application and bring forth a recommendation. Mr. Ussery requested that when the P&Z reviews applications and deviates from the staff recommendation, state for the record why there is a deviation. He also noted that negotiating development points from the dais is not something that is encouraged. Council member Pogue noted that the P&Z members should ask questions that will be reflected in the minutes and will be relayed to the City Council. If a Commissioner dissents on an item, please explain why, especially if it goes against staff's recommendation.

**15-1122** Chairman Cox called for Discussion on Planning and Zoning Commission's Expectations of Staff in Reports and Information Sharing Originating from City Council Meetings. Planning & Zoning Commission Chairman Bill Cox thanked Council for the opportunity to have dialogue about how the process should work. Planning and Zoning Commissioners expressed appreciation to City Staff for the information that is provided to them. Mayor Loughmiller stated there are items that are required by law that it must go through the Planning & Zoning Commission before it goes to City Council. There are also some items that our Ordinances require them to go through the Planning & Zoning Commission. Commissioner Kuykendall indicated that she finds it very helpful when there is a Planning and Zoning Commission work session where Commissioners receive information from staff. Planning Director Lockley stated that if an application has a lot of public input or discussion, a work session is scheduled prior to the regular meeting. Mayor

Loughmiller suggested that before a motion is taken, that the Commissioners have an opportunity for discussion as to why a Commissioner is not in favor of an application and the reasons can be entered into the minutes. Chairman Cox also thanked staff for what they do behind the scenes to prepare the information presented to the Commission.

**15-1123** Mayor Loughmiller called for an Update on the ONE McKinney 2040 Comprehensive Plan Initiative, Specifically as it Relates to Land Use, Growth and Development Decisions in McKinney. Planning Manager Jennifer Arnold presented a brief update on the Comprehensive Plan initiative, specifically as it relates to the decisions that the Planning & Zoning Commission and the City Council will make. The Comprehensive Plan, as it relates to the development and land uses in McKinney, is not to be used as a zoning tool. It is a road map of how the City will grow. The Comprehensive Plan is used to offer information on the zoning ordinance, the subdivision ordinance, the utility master plan, the water master plan, and the master thoroughfare plan. The updated Comprehensive Plan will emphasize the development strategies, the downtown development goals, and include an aviation component. The Comprehensive Plan is to be used as a guide for future development. The Comprehensive Plan update will take 12 to 18 months to complete with community outreach as a large component of the update.

**15-1125** Mayor Loughmiller called for Discussion on the Virginia Parkway Lanes 5 & 6 from US 75 to Ridge Road. CIP and Traffic Manager Gary Graham presented an update on Lanes 5 and 6 of Virginia Parkway. The proposed project of widening Virginia Parkway from US 75 to Ridge Road is divided into two sections - the west side from Ridge Road to just west of Hardin at Bellegrove and the east side from Bellegrove to US 75. The east side has required quite a bit of right-of-way acquisition and relocation of franchise utilities. The project started in October 2013 with

construction starting in early 2016. The project is expected to take at least two years. Mr. Graham addressed site conditions and traffic congestion that has increased as a result of new home development at the intersection of Virginia Parkway and Mallard Lakes. Traffic signalization will be installed at this intersection and will be in the early part of the construction phase to alleviate traffic congestion and provide safe access onto Virginia Parkway from Mallard Lakes. Another area of concern is at Joplin Drive on Virginia Parkway. We have dedicated a turn lane from Virginia Parkway onto Joplin to give more room for vehicles. We will also create a hooded lane to protect vehicles in the intersection. The projected cost for the east side is \$12.2 million and the west side has a projected cost of a little over \$3 million.

**15-1124** Mayor Loughmiller called for an Update on Phase II of the Northwest Sector Study, Specifically to Discuss the Proposed Northwest Sector Streets Policy. Planning Manager Jennifer Arnold presented information on the proposed Northwest Sector Streets Policy. Currently, the study is looking at the local streets policy as it relates to the collectors and residential streets in how they work together in the community. The policy is broken out into three main parts: the Northwest Sector Streets Network Criteria, or the fundamental priority for local streets in McKinney; the street types; and the fundamental connectivity framework. As part of this policy, staff is recommending that the collector classification be broken out into neighborhood streets called Neighborhood Link Major, Neighborhood Link Minor, Neighborhood Place, Local Link, Local Place, Rural/Estate and Residential Alleys. Staff is requesting comments and input from City Council prior to taking this to the Development Advocacy Group. Mayor Pro Tem Ussery would like to see some of the landscape and topography remain intact in the Northwest Sector. Executive Director of Development Services Michael Quint stated that the construction of a four-lane roadway versus a six-lane roadway is

ultimately the decision of the Council but his recommendation for the Northwest Sector is to build the six-lane roadway up front. Ms. Arnold stated that the developer must accommodate for the bike lanes on a neighborhood level street in order to push their development plan forward. The goal for approval of the Northwest Sector Streets Policy by City Council will be early 2016 and the design of implementing the new connectivity plan will take a couple of months after that.

Chairman Cox adjourned the Planning and Zoning Commission meeting at 8:05 p.m.

### **CITY COUNCIL WORK SESSION**

Mayor Loughmiller called for Discussion of Regular Meeting Agenda Items.

Mayor Loughmiller called for discussion on the following work session items with no action taken:

- 15-1148** Discuss and Provide Direction to Staff Regarding Proposed Revisions to the Floodplain Amendment Process
- 15-1126** Present/Discuss Housing and Community Development Policies, Programs and Goals for FY16
- 15-1127** Consider/Discuss Potential Approach for Orderly Growth and Annexation Planning

Mayor Loughmiller called for Council Liaison Updates.

Mayor Loughmiller recessed the meeting into executive session at 9:38 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 551.074 Discuss Personnel Matters, and Section 551.087 Discuss Economic Development Matters as listed on the posted agenda. Mayor Loughmiller recessed to the open session at 10:31 p.m.

Council unanimously approved the motion by Mayor Pro Tem Ussery, seconded by Council member Day, to adjourn. Mayor Loughmiller adjourned the City Council meeting at 10:32 p.m.

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BRIAN LOUGHMILLER  
Mayor

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BILL COX  
Chairman

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary