

CITY COUNCIL SPECIAL MEETING

APRIL 18, 2016

The City Council of the City of McKinney, Texas met in special session in the Council Chambers of the Municipal Building on April 18, 2016 at 5:30 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.

Staff Present: Interim City Manager Tom Muehlenbeck; Deputy City Manager Jose Madrigal; 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; Director of Strategic Services Chandler Merritt; Director of Parks and Recreation Rhoda Savage; Assistant Director of Parks and Recreation Ryan Mullins; Assistant Director of Public Works Paul Sparkman; Engineering - Gary Graham and Nicholas Ataie; Development Manager Brandon Opiela; Housing and Community Services Manager Janay Tieken; McKinney Convention and Visitors Bureau - Dee-dee Guerra and Beth Shumate; Emergency Management - Karen Adkins and Randall Gurney; Fire Chief Danny Kistner; Construction Facilities Manager Patricia Jackson; Planning - Samantha Pickett, Guy Giersch, and Neil Rose; McKinney Economic Development Corporation - Abby Liu and John Valencia; McKinney Community Development Corporation President - Cindy Schneible; and Chief Building Official Rick Herzberger.

There were approximately 55 guests present.

Mayor Loughmiller called the meeting to order at 6:00 pm. after determining a quorum present.

16-390 Mayor Loughmiller called for a Public Hearing to Consider/Discuss the Renderings for the Proposed Mixed-Use Development on the "Nine-Acre" Site, Located Generally Between Davis Street, Tennessee Street, McDonald Street (State Highway 5), and Anthony Street. Planning Manager Samantha Pickett stated Columbus Realty has provided design plans for public comments. Applicant, Mr. Robert Shaw, Columbus Realty Partners, presented highlights of the renderings to the

development of the nine-acre site. Mr. Shaw stated that at the corner of Davis Street and Tennessee Street there is proposed 20,000 square feet of retail space. The plan includes Chestnut Street in order to break the site into smaller grid blocks instead of one large grid and to have a connection to Chestnut Square within the site. Next to Chestnut Square, there will be a pocket park that can be utilized during some of their events. The building heights are stepped down from four story on the retail side to three story on the residential side. The east side next to Highway 5 is planned for an office building with surface parking to the south, which will be available to the City for non-peak use and available for Chestnut Square events. The first two levels of the structured parking garage includes 200 spaces that will be available for public parking. There are 120+/- spaces of on-street parking spaces available to and managed by the City. The elevations of the buildings will be very urban in design and will blend with the varied architecture in downtown McKinney. There will be different window details with a lot of masonry and flat roof design. There will be wide sidewalks with trees in between the buildings. Mr. Shaw stated that originally there was a diagonal pedestrian walkway through the middle of the site that provided access from the north end of the site to Chestnut Square. As the design team worked with the project, the diagonal design tended to fracture the site and created a lot of retail that would not be filled. The current design is a grid street pattern that people understand and is more favorable for automobile and pedestrian navigation. The groundbreaking is planned for November 7, 2016 with an expectation to complete the first units in 12 months. The plan is to turn a building or section of a building about once a month after that with construction completed in 18 months. During excavation, the only parking available will be the lot at Chestnut Square. The project contains three blocks with the north and south blocks being built at the same time. Mayor Loughmiller called for public comments.

Mr. Tom McCowan, 1108 Tucker Street, McKinney spoke in opposition to the proposed site due to the lack of pedestrian-friendly design and lack of connectivity with the downtown square

Council unanimously approved the motion by Mayor Pro Tem Ussery, seconded by Council member Pogue, to close the public hearing. Mr. Shaw stated they intend on closing on the site in early summer. The plat has been approved and the engineering team will begin working with City staff on the permitting and development process. Any questions from the public regarding this development may be directed to City staff or to Columbus Realty.

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:

- 16-391** Presentation Regarding a Resort Hotel at Craig Ranch (David Craig, Bill Stadler, and Dave Johnson)
- 16-392** Discuss and Provide an Update on the Laud Howell Parkway Alignment Study from Trinity Falls Parkway to FM1461/Lake Forest Drive

Mayor Loughmiller recessed the meeting into executive session at 8:00 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 Personnel Matters, and Section 551.087 Discuss Economic Development Matters as listed on the posted agenda. Mayor Loughmiller recessed to the open session at 9:35 p.m.

Council unanimously approved the motion by Council member Rogers, seconded by Mayor Pro Tem Ussery, to adjourn. Mayor Loughmiller adjourned the meeting at 9:35 p.m.

BRIAN LOUGHMILLER
Mayor

ATTEST:

SANDY HART, TRMC, MMC
City Secretary