JOINT MEETING

JANUARY 26, 2015

The City Council of the City of McKinney, Texas and the Planning and Zoning Commission met in a joint session in the Council Chambers of the Municipal Building on January 26, 2015 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 Commissioners Present: Chairman Rick Franklin, Commissioners Deanna Kuykendall, Mark McReynolds, Dick Stevens, Eric Zepp, and Jim Gilmore. Vice Chairman Matt Hilton arrived at 5:40 p.m. Also present: Alternate Commissioner Cameron McCall.

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; Director of Planning Michael Quint; Assistant to the City Manager Darrek Ferrell; McKinney Community Development Corporation President Cindy Schneible; Facilities Construction Manager Patricia Jackson; Communications and Marketing - CoCo Good and Anna Clark; Chief Building Official Rick Herzberger; Planning - Jennifer Arnold, Jason Aprill, Steven Doss, and Aaron Bloxham; Chief of Police David James; Assistant Director of Development Services Rick Leisner; Director of Public Works Chris Browning; Assistant Director of Public Works Paul Sparkman, Director of Parks, Recreation, and Open Space Rhoda Savage; and Assistant Director of Parks, Recreation, and Open Space Ryan Mullins.

There were approximately 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. after determining a quorum was present.

15-104 Mayor Loughmiller and Chairman Franklin called for discussion of possible amendments to the City's Architectural and Site Standards.

Director of Planning Michael Quint presented the potential modifications to the Architectural and Site Standards. Discussion included: Non-residential point system is eliminated, more materials are permitted and the ability for new materials to be utilized is introduced, façade offsets, fenestration and roof treatment become more important to the building's design, all building designs are evaluated on a "per elevation" basis rather than a "per wall" basis, Tripartite design is added as an option in order to create architectural organization in façade design, added visual representations of subjective design features, meritorious exception process is eliminated; instead, the original submittal may be processed for Board approval rather than requiring a new submittal, standards are clear, concise and should be easier to implement. No significant changes are being made to the multi-family standards adopted by Council in 2012 with the exception of elevations will be evaluated on an elevation basis instead of per wall basis in order to be consistent. Mr. Quint requested input from Council and Planning and Zoning Commission on several questions: (1) Should building expansions for buildings constructed prior to the effective date of the architectural standards ordinance be required to meet minimum architectural standards? The consensus was that if it is a current business where the construction was previously approved, Council does not want to deter them from expanding their business and the tax base. (2) Should façade replacements for building constructed prior to the adoption of the architectural standards be required to meet a minimum standard? Council would like to see some type of standard but be consistent with the previous façade unless the applicant is effectively replacing the entire façade. (3) Should the architectural standards for multi-family residential buildings be modified? The consensus is for the architectural standards for multi-family to be 50% brick or stone, allowing up to 50% stucco. (4) Should tripartite design be mandated? The majority of the Council would

like for tripartite design to remain an option. (5) Should parking garages be required to match the materials used on the primary building? The Council agreed that materials used on parking garages should be complementary to materials used on the primary building. Once these five points are integrated into the draft ordinance, it will be brought to Planning and Zoning Commission at the second meeting in February and to Council for adoption at the second meeting in March.

15-105 Mayor Loughmiller and Chairman Franklin called for discussion of the final update on the Northwest Sector Planning Initiative. Long Range Planning Manager Jennifer Arnold presented the final update for the Northwest Sector Planning Initiative. Phase 1 Report will be presented to Council on February 17th for final approval. Staff will then be ready to begin refining Phase 2 with the hope to be ready to kick off the Phase 2 initiative by end of April.

Chairman Franklin adjourned the Planning and Zoning Commission meeting at 7:25 p.m.

CITY COUNCIL WORK SESSION ITEMS

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

15-106 Update on Citizen Survey – Ray Turco with Raymond Turco and Associates presented the results of the survey.

15-107 Consider and Discuss Topics Pertaining to the Site Evaluations and Site Selection for a Structured Parking Facility Located in Downtown McKinney – Interim Assistant City Manager Barry Shelton and Facilities Construction Manager Patricia Jackson led the discussion. The consensus was to have the Consultant study Site 1 and Site 2 for possible locations for a future downtown parking garage.

15-108 Consider/Discuss a Future Resolution Adopting a 10 year Financial Plan and Potential Bond Election – Chief Financial Officer Rodney Rhoades

presented the item for discussion.

Mayor Loughmiller recessed the meeting into executive session at 9:10 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 9:50 p.m.

Council unanimously approved the motion by Mayor Pro Tem Ussery, seconded by Council member Ricchi to adjourn. Mayor Loughmiller adjourned the meeting at 9:50 p.m.

_____
BRIAN LOUGHMILLER
Mayor

_____
RICK FRANKLIN
Chairman

ATTEST:

_____
SANDY HART, TRMC, MMC
City Secretary