

**INFRASTRUCTURE & DEVELOPMENT COUNCIL COMMITTEE**  
**FEBRUARY 4, 2026**  
**MINUTES**

Council Present:

Dan McClendon, Chair  
Chris Fletcher  
Alexa Boedeker

Council Absent:

Staff:

Tommy Ludwig, City Manager  
Harlan Jefferson, Deputy City Manager  
Amanda Campos, City Secretary  
Lisandra Leal, Assistant City Secretary  
Matt Ribitzki, Deputy City Attorney

**1. CALL TO ORDER – 9:00 a.m.**

Chair Dan McClendon called the meeting to order. **Time: 9:00 a.m.**

**2. CITIZEN APPEARANCES**

- No speakers.

**3. GENERAL**

**A. Minutes from the December 15, 2025 Infrastructure & Development committee meeting. (Staff Contact: Amanda Campos, City Secretary)**

Motion was made by Chris Fletcher and seconded by Alexa Boedeker to approve the minutes.

Motion passed 3-0.

**4. REPORTS AND PRESENTATIONS**

**A. Receive a report, hold a discussion, and provide recommendations to the city council regarding the City's Capital Improvement Plan and the proposed FY 27 CIP. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)**

Randy Morrison, P.E., Director of Capital Engineering, presented the City's Capital Improvement Plan (CIP) to the committee. The presentation included the new Capital Improvement Plan spreadsheet, current CIP projects, and new project considerations for fiscal year 2027 – 2031.

Committee discussion included the improvements made to the CIP tracking spreadsheet and how those updates will change the way project funding is managed. Staff explained that the revised format provides a more detailed breakdown of project phases and funding sources, including bonds and debt

services issued. Projects are now categorized by project type rather than funding source, which allows for better reporting and transparency to Council and the public. The updated spreadsheet also includes project phases tracking for items such as design, right away or land acquisition, construction, debt issuance, and reimbursement resolutions. Staff stated that the spreadsheet now includes data from previous years, allowing it to show the entire cost of every project.

Chris Fletcher asked whether projects are listed by priority. Mr. Morrison explained they are not listed by priority but instead are listed by project number and categorized by the type of project. Eric Oscarson, Deputy City Manager explained that staff is updating cost estimates for FY 2027–2031 and preparing a list of unfunded projects. This list will be presented later in the meeting for discussion and prioritization of the Capital Improvement Plan. Chair McClendon requested a definition for the term “unprogrammed” shown on the summary sheet. Mr. Morrison explained that unprogrammed projects include a combination of newly identified projects as well as cost increases for projects already included in the CIP where funding has not yet been identified. These are essentially unfunded, and funding decisions have not been made.

Chris Fletcher inquired whether the spreadsheet is supported by a software program or managed through Excel? Staff stated that reporting is being done through Excel, however they are actively working with the Information Technology Department to develop a software program that will capture the same data and allow for scenario modeling. The Committee was in favor of the updated spreadsheet.

Following the presentation, staff requested that the Committee provide a recommend priority list for the unprogrammed projects included in the FY 2027 – 2031 CIP. The Committee stated the importance of projects anticipated for completion in 2026 should remain a priority to ensure they get accomplished. Tommy Ludwig, City Manager, stated that Mr. Morrison and his team have been working hard to complete projects and the goal is to meet the 2026 timeline. The Committee did not recommend a priority list at this time and directed staff to return with priority options based on various financial scenarios for further discussion.

### **RECESS AND BACK TO ORDER**

Chair Dan McClendon recessed for a short break at 11:19 a.m. and called the meeting back to order at 11:32 a.m. with all members present.

#### **B. Receive a report, hold a discussion, and provide recommendations to the city council on possible amendments to the future land use map (FLUM) of the City's 2020 Midpoint Update of the Comprehensive Plan. (Staff Contact: Tony D. McIlwain, Development Services Director)**

Tony McIlwain, Development Services Director, presented possible amendments to the future land use map (FLUM) of the City's 2020 Midpoint Update of the Comprehensive Plan to the committee. The presentation included

medium to high density residential along the IH-35 and Chisholm Trail Corridor, Industrial and heavy industrial uses within the employment growth center and Chisholm Trail Corridor FLUM categories, re-designation of the TOD FLUM category, and addendum to 2020 Midpoint Plan Update.

Committee discussion included:

- Medium to High density residential along the IH-35.
  - Removed text: Medium to high density residential may be allowed as part of missed use development.
  - New text: Apartments complexes may be suitable on parcels within the I-35 overlay of this future land use category that also have adequate infrastructure and connectivity to support density.
- Chisholm Trail Corridor
  - New text: Medium to high density single-family and multifamily residential may be allowed as part of a mixed-use developments on non major intersection parcels as adequate infrastructure and connectivity becomes available.
- Re-designating Transit-Oriented Development Category
  - Incorporated boundary areas along Alsbury and SW Hulén Intersection into Community Commercial
  - Remaining areas re-designate as new Mixed Use FLUM category (PD)
  - New text: Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.
  - New text: Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability.
  - New text: Mixed-use developments consisting of office, retail, cultural facilities, and housing are encouraged. Housing options include a range of medium-to-high density single-family and multifamily residential.
  - New text: Mixed use developments should be integrated at key nodes, focusing on placemaking and walkability, both with in the node and from surrounding neighborhoods.
- Industrial/Heavy Industrial-Employment Growth Center
  - Changes to the 2020 Midpoint Plan will need to be incorporated to align with Council's direction on a new Heavy Industrial zoning district.
  - Staff recommends an addendum to the Midpoint Plan in instances where: text and map changes are approved by the Council, plan goals/and or actions have been completed, or need to be revised, changes to the plan to accommodate increases in residential density (where appropriate), changes to the plan to include a new heavy industrial zoning category to allow segregation of high energy production uses such as large-scale data centers, wind/solar farms, power plants, etc., changes accounting for reclassification of non-

residential uses along commercial corridors, and modifications to minimum parking requirements.

Staff clarified that the proposed amendments to the future land use map does not constitute a zoning change. The FLUM is a tool that visually represents the City's goal to help guide future development. The Committee was in favor of the proposed amendments and recommended staff present the item to the Planning and Zoning Commission for further discussion and to engage with the development community.

**C. Receive a report, hold a discussion, and provide recommendations to the city council on an update on traffic engineering operations. (Staff Contact: Errick Thompson, Public Works Director)**

Errick Thompson, Public Works Director, introduced James Bailey, City Traffic Engineer, to present an update on traffic engineering operations to the committee.

Discussion Included:

- Traffic Signals/Traffic Management Center
- Signs & Marking
- Street Lighting
- Maintenance Projects
- TxDOT Highway Safety Improvement Grant Submissions

No action taken.

**D. Receive a report, hold a discussion, and provide recommendations to the city council on the Asterra leak detection assessment. (Staff Contact: Errick Thompson, Director of Public Works)**

The Committee recommended that the item be forwarded to the full Council; however, the presentation was not provided.

**5. REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS**

- Staff proposed a meeting in March 2026.

**6. RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

**A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**

- None.

**7. ADJOURN**

There being no further discussion Chair Dan McClendon adjourned the meeting.

**Time: 1:04 p.m.**

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Lisandra Leal  
Assistant City Secretary