

INFRASTRUCTURE & DEVELOPMENT COUNCIL COMMITTEE
DECEMBER 15, 2025
DRAFT MINUTES

Council Present:

Dan McClendon, Chair
Chris Fletcher

Council Absent:

Alexa Boedeker

Staff:

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

1. CALL TO ORDER – 3:00 p.m.

Chair Dan McClendon called the meeting to order. **Time: 3-03 p.m.**

2. CITIZEN APPEARANCES

- No speakers.

3. GENERAL

A. Minutes from the November 5, 2025 Infrastructure & Development committee meeting. (Staff Contact: Monica Solko, Deputy City Secretary)

Motion was made by Chris Fletcher and seconded by Dan McClendon to approve the minutes.

Motion passed 2-0. Alexa Boedeker absent.

4. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion, and provide staff direction regarding accessory dwelling units, drive-through design and stacking requirements, and vehicle parking regulations. (Staff Contact: Tony McIlwain, AICP, CFM, Development Services Director)

Lidon Pearce, Principal Planner Development Services, presented accessory dwelling units (ADU), drive-through design and stacking requirements and vehicle parking regulations to the committee.

- Review of ADU regulations and definition. An example of a 900sq ft ADU was presented for visual review
- Standards were discussed and agreed upon by the members of the committee

- Drive-thru Design and Stacking requirements were presented and reviewed.
- Multiple drive-thru lanes for auto repairs, quick lube, and state inspection establishments were highlighted with the change to be that they can reduce lanes to 40ft from 80ft if there are double lanes, each lane to be 40ft
- Vehicle Parking Regulations were reviewed with examples of front and side entry garages stating the new regulation is minimum depth of 36ft and width of 20ft residential. Non residential was reviewed as well and agreed with the specifications
- Mitigation to prevent overparking of sites was reviewed with the following addition of regulation: additional 100 sf of landscaping in the front yard for each additional parking space exceeding the 110 percent threshold

The committee recommended all the redlines changes to be presented to the Planning & Zoning Commission for review and comment. After Planning & Zoning the item is to move forward to the full city council for consideration.

Staff will return to the committee with Comp Plan updates; clarify suitably of apartments along IH35 and Chisholm Trail PKWY, and proposed changes to TOD area.

5. REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

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

- No executive session needed.

7. ADJOURN

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

Time: 3:14 p.m.

Amanda Campos
City Secretary