

## CITY COUNCIL REGULAR MEETING

**MARCH 15, 2011**

The City Council of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on March 15, 2011 at 3:00 p.m.

Council Present: Council member Don Day, Council member Geralyn Keever, Council member Pete Huff, Mayor Brian Loughmiller, Council member Travis Ussery, Council member David Brooks

Absent: Council member Ray Ricchi

Staff Present: Deputy City Manager Jim Parrish; Interim Deputy City Manager Lemuel Randolph; City Attorney Mark Houser; City Secretary Sandy Hart; Director of Engineering Jack Carr; Planning Director Jennifer Cox; Transportation Engineering Manager Gary Graham; Communications and Media Manager Anna Clark; Police Sergeant David Rodriguez; Executive Director of Development Services John Kessel; Parks - Laura Cegelski, Steve Brainerd, Tim White, Ryan Mullins, Sharon Lewis, Charlie Bryant, Trish Yanes, Christen Klement, Kristal Jimenez, and Suzanne Audette, Executive Director of Public Works Hal Cranor; and Senior Help Desk Technician Amy Greer.

There were 42 guests present.

Mayor Loughmiller called the meeting to order at 6:05 p.m. after determining a quorum was present. Invocation was given by Pastor Arnulfo Alvarado, First Hispanic Assembly of God. Mayor Loughmiller led the Pledge of Allegiance.

### INFORMATION SHARING

**11-131** Mayor Loughmiller accepted a check from County Commissioner Joe Jaynes for Bloomdale Road Project

**11-132** Lemuel Randolph presented the Texas Recreation and Parks Society Gold Medal Award.

Mayor Loughmiller called for Citizen Comments

Mr. Randy Hubbard, 5419 Mill Run Drive, McKinney, complimented the Streets Department for the outstanding job they did on repairing the sidewalk in front of his house.

Council unanimously approved the motion by Council member Ussery, seconded by Council member Brooks, to approve the following consent items:

- 11-133** Minutes of the City Council Work Session of February 28, 2011
- 11-134** Minutes of the City Council Work Session of March 1, 2011
- 11-135** Minutes of the City Council Regular Meeting of March 1, 2011
- 11-136** Minutes of the McKinney Community Development Corporation Meeting of January 27, 2011
- 11-137** Minutes of the McKinney Convention & Visitors Bureau Board Meeting of January 24, 2011
- 11-138** Minutes of the McKinney Economic Development Board Meeting of January 25, 2011
- 11-139** Minutes of the McKinney Economic Development Special Board Meeting of February 1, 2011
- 11-140** Minutes of the McKinney Main Street Board meeting of January 13, 2011
- 11-141** Minutes of the Planning and Zoning Commission Regular Meeting of February 8, 2011
- 11-142** Consider/Discuss/Act on an Ordinance Modifying the School Zone for Cockrill Middle School. Caption reads as follows:
- ORDINANCE NO. 2011-03-013
- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS MODIFYING THE SCHOOL ZONE FOR  
COCKRILL MIDDLE SCHOOL
- 11-145** Ordinance Authorizing a Budget Amendment modifying a loan agreement from the Solid Waste Fund for Construction of the Oak Hollow Clubhouse. Caption reads as follows:
- ORDINANCE NO. 2011-03-014
- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS AUTHORIZING CERTAIN BUDGET  
AMENDMENT PERTAINING TO THE FISCAL YEAR 2010-2011  
BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE  
HEREOF
- 11-143** Mayor Loughmiller called for Consideration/Discussion/Action on Filling a Vacant Position on the Animal Service Facility Advisory Committee.

Council unanimously approved the motion by Council member Kever, seconded by Mayor Pro-Tem Huff, to appoint Dr. Ewa Cissik to fill the unexpired term ending September 30, 2011 on the Animal Service Facility Advisory Committee.

**11-144** Mayor Loughmiller called for a Public Hearing for Consideration/Discussion/Action on Application #11-01 as Submitted by G.H. Sports Group Requesting \$300,000 for Construction of an Artificial Turf Sports Complex. McKinney Community Development Corporation Director Cindy Schneible presented the request for approval of a \$300,000 grant to support the construction of an all weather artificial training facility. She stated that a previous application was approved by both the McKinney Community Development Corporation (MCDC) Board and the City Council for a \$300,000 grant and a \$300,000 repayable loan. On December 2010, G.H. Sports provided an update and stated that a number of factors contributed to a a decision to downsize the project and select an alternative site. The MCDC rescinded the original approval of the grant and GH Sports submitted a new application. The new application downsized the facility and the request is for \$300,000. The new location is on Stacy Road north of the soccer fields and near the Crape Myrtle World Collection. Applicants Gordon Hill and Greg Vinez were available to answer questions from council. Mr. Paul Rouse, 6803 Woodland Drive, Dallas, explained the development of the training facility and provided renderings of the proposed project. Mayor Loughmiller called for public comment.

The following individuals spoke in favor of this request:

Mr. Fred Jones, 404 Dogwood Trail, McKinney

Ms. Kimberly Waggoner, 5220 Pine Meadow Lane, McKinney

Mr. Mark Carswell, 2109 Rock Wood Lane, McKinney

Mr. Alex Heppner, 7216 Faraday, McKinney

The following individuals spoke against this request:

Ms. Linda Clark, 2216 Forest Creek, McKinney

Ms. Christy Lane, 802 W. Hunt Street, McKinney

Mr. T. J. Lane, 802 W. Hunt Street, McKinney

Mr. James Robertson, project financier stated that the project will be \$2.6 million, \$1.9 in debt financing and \$450,000 of equity contributed by G.H. Sports Group. Council member Brooks explained the importance of athletic fields and addressed his concerns about the project being smaller and the public use hours are less. We have talked a lot over the last few months about the long list of projects before us. It is not prudent of us to advance \$300,000 for this project. Council unanimously approved the motion by Mayor Pro-Tem Huff, seconded by Council member Ussery, to close the public hearing. Council member Kever stated she supported this project but has a problem with public subsidy of it. Parks, Recreation, and Open Space Director Lemuel Randolph stated that he has concerns with the public hours of use. Council unanimously approved the motion by Council member Kever, seconded by Council member Brooks, to deny the application and request.

**10-118Z** Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on the Request by Standard Pacific of Texas, Inc., on Behalf of Standard Pacific of Texas, Inc. and Coit/Plano Parkway, J.V., for Approval of a Request to Rezone Approximately 83.29 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally for Single Family Residential Uses and to Modify the Development Standards, Located on the East Side of Alma Road and on the North Side of Silverado Trail, and Accompanying Ordinance. Planning Director Jennifer Cox stated that the applicant has requested that this item be tabled until the April 5<sup>th</sup> meeting. Mayor Loughmiller called for public comment and there was none. Council unanimously approved the motion by Council member Ussery,

seconded by Mayor Pro-Tem Huff, to continue the public hearing and table this item until the April 5, 2011 meeting.

**11-010Z** Mayor Loughmiller called for a Public Hearing for Consideration/Discussion/Action on the Request by Gurpal Singh, for Approval of a Request to Rezone Approximately 1.01 Acres from "AG" - Agriculture District to "BG" - General Business District, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 2,200 Feet West of Bridgefarmer Road, and Accompanying Ordinance. Planning Director Jennifer Cox stated that the applicant is proposing to rezone approximately 1.01 acres of land, located on the south side of U.S. Highway 380 (University Drive) and approximately 2,200 Feet West of Bridgefarmer Road from "AG" - Agricultural District to "BG" - General Business District. She stated that the applicant has not indicated any proposed uses or development plans for the subject property. Staff is recommending approval. Applicant, Mr. Gurdarshan S. Brar, 7515 Danfield Court, Dallas, was available for questions from Council and there were none. Mayor Loughmiller called for public comment and there was none. Council unanimously approved the motion by Mayor Pro-Tem Huff, seconded by Council member Day, to close the public hearing and approve the Ordinance rezoning approximately 1.01 acres from "AG" - Agriculture District to "BG" - General Business District, located on the south side of U.S. Highway 380 (University Drive) and approximately 2,200 feet west of Bridgefarmer Road, with the following conditions: The subject property shall develop in accordance with "BG" - General Business District regulations. Caption reads as follows:

ORDINANCE NO. 2011-03-015

AN ORDINANCE AMENDING ORDINANCE NO. 1270, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 1.01 ACRE PROPERTY, LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 380 (UNIVERSITY DRIVE) AND APPROXIMATELY 2,200 FEET WEST OF BRIDGEFARMER ROAD, IS REZONED FROM "AG" - AGRICULTURAL DISTRICT TO "BG" - GENERAL BUSINESS DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR

THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE;  
PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS  
ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE  
HEREOF

Mayor Loughmiller called for Council and Manager Comments and Liaison Reports.

Council member Brooks stated that the McKinney Armed Services Memorial Board has met and continues their work on the Veterans Memorial Project and the opening in November.

Council member Ussery thanked Staff for all that they do in not so pleasant of times. Their energies do not go unnoticed.

Mayor Pro-Tem Huff thanked Rick Chaffin, Jim Parrish, and Lemuel Randolph for carrying this City the last several months. "There was never a doubt that the City was well managed. Mr. Huff thanked City Secretary Sandy Hart for all the work that she does. Mr. Huff commented on G.H. Sports Complex item that was denied tonight. Mr. Huff stated that he would still like to see the complex built by the private sector. Mr. Huff stated that he hopes that the market will provide a profitable business for Mr. Hill.

Council member Day did not have any comments.

Council member Kever stated that the Council member for a Strategic Planning Retreat last week on Thursday and Friday. Ms. Kever stated that it was a very productive meeting that was also attended by the new City Manager, Jason Gray who will start his new position on March 21st.

Mayor Loughmiller stated that he attended a very productive Collin County Days in Austin. Mr. Loughmiller stated that one of the hot topics in Austin related to the State's redistricting. Mr. Loughmiller stated that there is another move to place limitations on how cities use their 4A and 4B monies to create an investment in new development and new business opportunities. "I will continue to fight that fight to not place limitations on the use of the 4A and 4B monies." Mr. Loughmiller thanked John Kessel who is moving on to Shertz, Texas as the Economic Development Director. "I appreciate what you have done for the City of McKinney and wish you all the best of luck in the future." Mr. Loughmiller also thanked the rest of the Staff for all their hard work.

Deputy City Manager Jim Parrish expressed a special thanks to Lemuel Randolph who served as Interim Deputy City Manager. "We are going to miss him in our office." Mr. Parrish stated that we are going to miss John Kessel and his wife. Staff is excited about Jason Gray starting to work on Monday and we are looking forward to supporting him.

Mayor Loughmiller expressed his condolences to the family of Sgt. David "Wojo" Waldschmidt who passed away yesterday from a heart attack. He served as a McKinney Police officer for 20 years and a Collin County Sheriff's Deputy for 11 years.

Mayor Loughmiller called for Citizen Comments and there were none.

Council unanimously approved the motion by Council member Ussery, seconded by Mayor Pro-Tem Huff, to adjourn. Mayor Loughmiller adjourned the meeting at 7:30 p.m.

---

BRIAN LOUGHMILLER  
Mayor

ATTEST:

---

SANDY HART, TRMC, MMC  
City Secretary