

CITY COUNCIL SPECIAL MEETING

MARCH 2, 2015

The City Council of the City of McKinney, Texas met in special session in the Council Chambers of the Municipal Building on March 2, 2015 at 5:30 p.m.

Council Present: Mayor Pro Tem Travis Ussery, Council members: Geralyn Keever, Don Day, Roger Harris, and Randy P. Pogue. Absent: Mayor Brian Loughmiller and Council member Ray Ricchi.

Mayor Pro Tem Ussery called the meeting to order at 5:32 p.m. after determining a quorum present.

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; Assistant to the City Manager Darrek Ferrell; Budget Manager Mark Holloway; Assistant Director of Development Services Rick Leisner; Director of Planning Michael Quint; Director of Engineering Mark Hines; Director of Parks, Recreation, and Open Space Rhoda Savage; Fire Chief Danny Kistner; Director of Public Works Chris Browning; Assistant Director of Public Works Paul Sparkman; CIP and Traffic Engineer Gary Graham; Assistant Fire Chief Chris Lowry; Assistant Fire Chief Tim Mock; Housing and Community Services Manager Janay Tieken; Community Services Administrator Shirletta Best; Airport Executive Director Ken Wiegand; and Community Services Coordinator Will Honea.

There were 12 guests present.

Mayor Pro Tem Ussery called the meeting to order after determining a quorum present.

14-189A Mayor Pro Tem Ussery called for a Public Hearing to Consider and Discuss a Request to Annex the Property Located Approximately 500 Feet North U.S. Highway 380 (University Drive) and on the South Side of Wilmeth Road. Director of Planning Michael Quint stated that the applicant is requesting to annex approximately 314 acres into the City of McKinney. The property is located approximately 1700 feet west of Lake Forest and approximately 500 feet north of US 380. The City considers a number of factors prior to annexing property into the city limits. These

factors include the ability to serve and provide city utilities, the current population of the land to be annexed, and the fiscal impact to the city. Staff has evaluated these factors and has no concerns. Tonight is the first public hearing with the second public hearing being held March 3rd at 6:00 p.m., and the final public hearing will be held April 7th at 6:00 p.m., at which time the associated zoning request will also be considered. Staff recommends Council conduct a public hearing and take no further action at this time. Applicant, Mr. Jerry Sylo, JBI Partners, 1601 Quorum Drive, Addison, spoke on behalf of JBI Partners who represents the property owner. Mr. Sylo noted that they have been working diligently for years on this property and wanted to thank the excellent staff for their hard work in providing information in order to get this item before Council tonight. Mayor Pro Tem Ussery called for public comment and there were none. Council unanimously approved the motion by Council member Pogue, seconded by Council member Kever, to close the public hearing.

- 15-028A** Mayor Pro Tem Ussery called for a Public Hearing to Consider and Discuss a Request to Annex the Subject Property, Located on the East Side of State Highway 5 (McDonald Street) and on the South Side of County Road 278. Director of Planning Michael Quint stated that the applicant is requesting to annex approximately 307 acres of land into the City of McKinney. The property is located generally east of S.H. 5 and south of County Road 278. The current property is subject to a development agreement with the City as previously approved by Council. The City considers a number of factors prior to annexing property into the city limits, first being the current population of the land, the next being the ability to provide city services and utilities, and the last being the fiscal impact to the city. Staff has evaluated these factors and has no concerns. This is the first public hearing, the second public hearing will occur on March 3rd at 6:00 p.m., and the last public hearing will occur on

April 7th at 6:00 p.m. at which time the associated zoning will also be considered by the Council. Staff recommends Council conduct a public hearing and take no further action at this time. The applicant cannot comply with straight zoning on this property because there is a pre-annexation agreement already in place. The PD zoning will have to be in accordance with the entitlements that were granted as part of that development agreement. Mayor Pro Tem Ussery called for public comment and there were none. Council unanimously approved the motion by Council member Kever, seconded by Council member Pogue, to close the public hearing.

Mayor Pro Tem Ussery called for Discussion on Regular Meeting Agenda Items

Mayor Pro Tem Ussery called for discussion on the following items with no action taken:

- 15-207** CDBG Façade Improvement Program
- 15-208** Virginia Street and Louisiana Street Traffic Calming Project Update
- 15-209** Discuss Budget Policies and Guidelines for Fiscal Year 2015-16
- 15-157** A "State of the Arts" Update from McKinney Arts Commission Chair, Linda Spina

Mayor Pro Tem called for Council Liaison Updates and there were none.

Mayor Pro Tem Ussery recessed the meeting into executive session at 6:53 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 Pro Tem Ussery recessed to the open session at 7:20 p.m.

Council unanimously approved the motion by Council member Pogue, seconded by Council member Harris, to adjourn. Mayor Pro Tem Ussery adjourned the meeting at 7:22 p.m.

TRAVIS USSERY
Mayor Pro Tem

ATTEST:

SANDY HART, TRMC, MMC
City Secretary