



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, January 4, 2011

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

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### CALL TO ORDER

### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Jaime Gonzalez, Christ Fellowship

### CONSENT AGENDA

*These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.*

### MINUTES

- 11-003**     [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of December 7, 2010](#)  
**Attachments:**     [Minutes](#)
- 11-004**     [Minutes of the City Council Regular Meeting of December 7, 2010](#)  
**Attachments:**     [Minutes](#)
- 11-005**     [Minutes of the Animal Services Facility Advisory Committee of May 19, 2010](#)  
**Attachments:**     [Minutes](#)
- 11-006**     [Minutes of the Building and Standards Commission of September 13, 2010](#)  
**Attachments:**     [Minutes](#)
- 11-007**     [Minutes of the Library Advisory Board Meeting of November 18, 2010](#)

**Attachments:** [Minutes](#)

**11-008**     [Minutes of the McKinney Airport Development Corporation Meeting of November 11, 2010](#)

**Attachments:** [Minutes](#)

**11-009**     [Minutes of the McKinney Armed Services Memorial Board Meeting of November 10, 2010](#)

**Attachments:** [Minutes](#)

**11-010**     [Minutes of the McKinney Community Development Corporation Board Meeting of October 28, 2010](#)

**Attachments:** [Minutes](#)

**11-011**     [Minutes of McKinney Community Development Corporation Board Retreat for November 10, 2010](#)

**Attachments:** [Minutes](#)

**11-012**     [Minutes of the McKinney Community Development Corporation Meeting of November 10, 2010](#)

**Attachments:** [Minutes](#)

**11-013**     [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of October 25, 2010](#)

**Attachments:** [Minutes](#)

**11-014**     [Minutes of the McKinney Economic Development Corporation Strategic Planning Retreat of November 9, 2010](#)

**Attachments:** [Minutes](#)

**11-015**     [Minutes of the McKinney Economic Development Corporation Board Meeting of November 9, 2010](#)

**Attachments:** [Minutes](#)

**11-016**     [Minutes of the McKinney Housing Authority Board Meeting of November 16, 2010](#)

**Attachments:** [Minutes](#)

- 11-017**     [Minutes of the McKinney Housing Finance Corporation Meeting of October 8, 2010](#)  
*Attachments:*   [Minutes](#)
- 11-018**     [Minutes of the McKinney Housing Finance Corporation Meeting of November 12, 2010](#)  
*Attachments:*   [Minutes](#)
- 11-019**     [Minutes of the McKinney Main Street Board Meeting of November 11, 2010](#)  
*Attachments:*   [Minutes](#)
- 11-020**     [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of November 11, 2010](#)  
*Attachments:*   [Minutes](#)
- 11-021**     [Minutes of the Planning and Zoning Commission Regular Meeting of November 9, 2010](#)  
*Attachments:*   [Minutes](#)

## RESOLUTIONS

- 10-122M**     [Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees.](#)

**Attachments:** [Resolution](#)  
[End of Year Semiannual Report](#)  
[CIP Projects List FY 09-10](#)  
[Roadway Improvements Projects Map FY 09-10](#)  
[Utility Improvements Projects Map FY 09-10](#)  
[Land Use Assumptions](#)  
[CIP- Roadway Impact Fees](#)  
[CIP - Water-Wastewater Impact Fees](#)  
[Service Area Map for Roadway Impact Fees](#)  
[Service Area Map for Utility Impact Fees](#)  
[Roadway Impact Fee Schedule A](#)  
[Roadway Impact Fee Schedule B](#)  
[Roadway Impact Fee Schedule C](#)  
[Utility Impact Fee Schedule](#)

- 11-022** [Consider/Discuss/Act on a Resolution to Authorize the MADC to Negotiate and Contract with Airport and Aviation Appraisals, Inc. for Appraisal Services at Collin County Regional Airport](#)

**Attachments:** [Resolution](#)

## END OF CONSENT

## REGULAR AGENDA

*This portion of the agenda consists of items requiring individual consideration by the Council.*

- 11-023** [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas Indicating Its Preference for the Final Alignment of the Collin County Multimodal Transportation Corridor \(the "Outer Loop"\) within the Territory Subject to McKinney's Jurisdiction](#)

**Attachments:** [Resolution](#)

- 10-083CP** [Consider/Discuss/Act on the Request by Corwin Engineering, on Behalf of Custer West Partners, for Approval of a Concept Plan for The Heights at Westridge, Phase IV, Approximately](#)

33.07 Acres, Located on the East Side of Coit Road and Approximately 800 Feet South of Westridge Boulevard.

**Attachments:** Planning and Zoning Staff Report  
Location Map  
Aerial Exhibit  
Letter of Intent  
Proposed Concept Plan

**10-084PF** Consider/Discuss/Act on the Request by Corwin Engineering, Inc., on Behalf of Custer West Partners IV, L.P., for Approval of a Preliminary-Final Plat for 177 Single Family Residential Lots (The Heights at Westridge, Phase IV), Approximately 33.07 Acres, Located on the East Side of Coit Road and Approximately 800 Feet South of Westridge Boulevard.

**Attachments:** Planning and Zoning Staff Report  
Preliminary-Final Plat Checklist  
Location Map  
Aerial Exhibit  
Letter of Intent  
Proposed Preliminary-Final Plat

**10-131M** Consider/Discuss/Act on a Resolution Establishing what Zoning District(s) are Appropriate for a New and Unlisted Land Use, "Indoor Gun Range."

**Attachments:** Planning and Zoning Meeting Minutes  
Planning and Zoning Staff Report  
Dean Phillips Email  
Chapter 146-43 Regulations  
Chapter 54 Regulations  
Proposed Resolution

## **PUBLIC HEARINGS**

**11-024** Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBGL Inwood, LLC and Willivy Development, L.P. for Approval of a Request to Use Approximately 0.18 Acres of Land Located Within Public Land Designated as a Park (Bonnie

Wenk Park) for the Construction of a Public Roadway within the Wiskbrook Estates and Inwood Hills Phase 2 Subdivisions. Located approximately 450' west of Hardin Boulevard and 1500' north of Bent Creek Road, and Accompanying Ordinance.

**Attachments:** [Location Map](#)  
[Aerial Exhibit](#)  
[Legal Notice](#)  
[Proposed Ordinance](#)  
[Exhibit A](#)

**10-117Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of McKinney Christian Academy, for Approval of a Request to Rezone Approximately 59.98 Acres, from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Bois D'Arc Road and Approximately 800 Feet West of Jordan Road, and Accompanying Ordinance.](#)

**Attachments:** [Planning and Zoning Minutes](#)  
[Planning and Zoning Staff Report](#)  
[Location Map](#)  
[Aerial Exhibit](#)  
[Letter of Intent](#)  
[Legal Notice](#)  
[Property Owner Notice](#)  
[Property Owner Notification List](#)  
[Email in Opposition](#)  
[Planning and Zoning Presentation](#)  
[Planned Development District 2004-06-065](#)  
[Proposed Ordinance A - Staff Recommendation](#)  
[Proposed Ordinance B - PZ Recommendation](#)  
[Proposed Ordinance C - City Council Version](#)  
[Proposed Exhibit A - Location Map](#)  
[Proposed Exhibit B - Site Layout](#)

**10-126Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by CB Jeni Homes, on Behalf of Valliance Bank, for](#)

[Approval of a Request to Rezone Approximately 3.97 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 to Modify the Development Standards, Located Generally on the Southwest Corner of Fort Buckner Drive and Chickasaw Trail and on the East and West Sides of Rowlett Creek Way, Between Chief Spotted Tail Drive and Kickapoo Drive, and Accompanying Ordinance.](#)

**Attachments:** [Planning and Zoning Minutes](#)  
[Planning and Zoning Staff Report](#)  
[Location Map](#)  
[Aerial Exhibit](#)  
[Letter of Intent](#)  
[Legal Notice](#)  
[Property Owner Notice](#)  
[Property Owner Notification List](#)  
[Planning and Zoning Presentation](#)  
[Planned Development District 2005-07-072](#)  
[Proposed Ordinance](#)  
[Proposed Exhibit A - Location Map](#)

## **COUNCIL AND MANAGER COMMENTS AND LIAISON REPORTS**

Council and Manager Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, requests of the City Manager for items to be placed on upcoming agendas, and condolences.

## **CITIZEN COMMENTS**

## **EXECUTIVE SESSION**

In Accordance with the Texas Government Code:

A. 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)

- B. Section 551.071 (1) (A). Litigation / Anticipated Litigation
- McKinney Economic Development Corporation v. McKinney Shores Properties, Inc. et al, Civil Action No. 4:09-CV-00284-RAS; United States District Court for the Eastern District of Texas.
  - City of McKinney v. Craig M. Fahning and JoAnn W. Fahning, 380th District Court, Collin County, Texas, Cause No. 380-00392-2009
- C. Section 551.072. Discuss Real Property
- Municipal Facilities
- D. Section 551.074 Discuss Personnel Matters
- City Manager Search

**ACTION ON EXECUTIVE SESSION ITEMS****ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 29th day of December, 2010 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505 or Blanca Garcia, Assistant City Secretary at 972-547-7504, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.