



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, June 17, 2014

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Brian Belflower, Intersect Church

CITIZEN COMMENTS

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

14-564 [Minutes of the City Council Joint Meeting with Planning & Zoning Commission of June 2, 2014](#)

Attachments: [Minutes](#)

14-565 [Minutes of the City Council Regular Meeting of June 3, 2014](#)

Attachments: [Minutes](#)

14-483 [Minutes of the Board of Adjustment Regular Meeting of May 1, 2014](#)

Attachments: [Minutes](#)

14-545 [Minutes of the Historic Preservation Advisory Board Regular Meeting of May 1, 2014](#)

Attachments: [Minutes](#)

14-566 [Minutes of the McKinney Housing Authority Special Board](#)

[Meeting of April 15, 2014](#)

Attachments: [MHA Minutes 041514](#)

14-567 [Minutes of the McKinney Housing Authority Regular Board Meeting of April 22, 2014](#)

Attachments: [MHA Minutes 042214](#)

14-528 [Minutes of the Planning and Zoning Commission Regular Meeting of May 13, 2014](#)

Attachments: [Minutes](#)

ORDINANCES

14-568 [Consider/Discuss/Act on an Ordinance to Change Certain Sections of Airport Minimum Standards and Rules and Regulations](#)

Attachments: [Ordinance](#)
[Ordinance - redline](#)

RESOLUTIONS

14-569 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a License Agreement with Bob Tomes Ford for Communication System Improvements under North Brook Drive](#)

Attachments: [Resolution](#)
[License Agreement](#)
[Exhibit C - Conduit Plan and Profile](#)
[Location Map](#)

14-570 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with JFB McKinney/2003, Ltd. for the Maintenance of Public Improvements for Lake Forest Drive and Bloomdale Road](#)

Attachments: [Resolution](#)
[Maintenance Agreement](#)
[Location Map](#)

- 14-571** [Consider/Discuss/Act on a Resolution Authorizing Agreement Between New Cingular Wireless PCS, LLC, a Delaware limited liability company and City of McKinney for Placement of a Wireless Communication Antennae on a Water Tower Located at 109 Industrial Boulevard](#)
Attachments: [Resolution](#)
 [Lease Agreement](#)
- 14-572** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager, or their Designee, to Accept and Implement a Urban Area Security Initiative \(UASI\) Program Grant Award from the Department of Homeland Security through the North Central Texas Council of Governments \(NCTCOG\) Combining Two Existing Grants to Purchase a Multi-Use Mass Casualty Incident \(MCI\) Vehicle to be Housed at the McKinney National Airport](#)
Attachments: [Resolution](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

- 14-573** [Consider/Discuss/Act on a Resolution Ratifying the Third Meet and Confer Agreement with the McKinney Fire Fighters Association](#)
Attachments: [Resolution](#)
 [2014 Meet and Confer Agreement](#)
 [McKinney Professional Fire Fighters Ratification Presentation](#)
- 14-574** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Determining No Objection to the Application of the "Lakes of Eldorado" to the Texas Department of Housing and Community Affairs \(TDHCA\), for 4% Tax Credits for the Rehabilitation of Multi-Family Units Within the Project](#)

Attachments: [Resolution](#)
[Executive Summary](#)
[MHFC Inducement Resolution](#)

14-121SU2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Monica Rojas Baker, on Behalf of Lisa Day and Nye Gore Langton, for Approval of a Specific Use Permit Request for a Bed and Breakfast, Being Less than 1 Acre, Located on the East Side of Tennessee Street and Approximately 150 Feet North of Christian Street, and Accompanying Ordinance](#)

Attachments: [PZ Report](#)
[PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Photo of 703 S. Tennessee](#)
[Proposed Ordinance](#)
[Proposed Zoning Exhibits A-B](#)
[PowerPoint Presentation](#)

14-118Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Spiars Engineering, Inc., on Behalf of Ysis Partners, L.P., for Approval of a Request to Rezone Fewer than 17 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Bloomdale Road and on the West Side of Lake Forest Drive, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Module Tracking Worksheet](#)
[Existing PD Ord. No. 2004-02-014](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[PowerPoint Presentation](#)

- 14-066PF** [Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of GA Land Development, L.P., for Approval of Preliminary-Final Plat for 441 Single Family Lots, 1 Multi-Family Residential Lot, and 18 Common Areas \(Southern Hills at Craig Ranch\), Being Fewer than 136 Acres, Located Approximately 240 Feet East of Custer Road and Approximately 325 Feet South of Collin McKinney Parkway](#)

Attachments: [PZ Staff Report.doc](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Concept Plan - Informational Only](#)
[Master Thoroughfare Plan](#)
[3rd Amd. to 380 Agr. for Craig Ranch](#)
[PowerPoint Presentation](#)

- 14-146M** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Adopting the State Highway 5 Corridor Context Sensitive Master Plan](#)

Attachments: [Presentation](#)
[Legal Notice](#)
[Resolution](#)
[Exhibit A](#)

- 14-575** [Consider/Discuss/Act on an Ordinance Naming a Section of F.M. 543 Between U.S. Highway 75 and Trinity Falls Parkway and Naming a Newly Constructed Roadway Section Between U.S. Highway 75 and Former F.M. 543](#)

Attachments: [Ordinance](#)
[Name Submission List](#)
[Name Submission Bios](#)
[Location Map](#)

- 14-576** [Consider/Discuss/Act on Filling the Vacant Position on the Planning and Zoning Commission](#)

Attachments: [Osuna Resignation 052014](#)
[Applicants](#)

CITIZEN COMMENTS

COUNCIL AND MANAGER COMMENTS

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.

EXECUTIVE SESSION

In Accordance with the Texas Government Code:

A. Section 551.071 (2). Consultation with 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)

- AKAL IX Management, LLC aka LaQuinta Inn & Suites, 6501 Henneman Way

B. Section 551.072. Deliberations about Real Property

- Municipal Facilities

C. Section 551.074 Discuss Personnel Matters

- City Manager Transition

D. Section 551.087 – Discuss Economic Development Matters

- Project A71 – Gateway
- Project A90 – Nonagon
- Project A97 – Olympian
- Project A108 – Fitness
- Project A109 – Mayberry
- Project A110 – Marketplace
- Project A111 – Heat
- Project A112 – Commerce
- Project A113 – Pannier
- Project A115 – Bambi
- Project A116 – Forefather
- Project A118 – Green Pineapple 2
- Project A119 – Brown
- Project A121 – Nest

- Project A122 – Project Silver Fox
- Project A123 – Project GEO
- Project A124 – Project Waterworld
- Project A125 – Project Gymnast

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of June, 2014 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email contact-adacompliance@mckinneytexas.org with questions or for accommodations.