



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, July 15, 2014

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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### CALL TO ORDER

### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Michael Gamble, Radiant Life Church

### CITIZEN COMMENTS

### INFORMATION SHARING

**14-660**     [Keep Texas Beautiful, Sustained Excellence Award](#)

**14-661**     [Youth Peace Day International Proclamation](#)

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

**14-662**     [U Matter Presentation](#)

**Attachments:**     [UMatter Awards Video](#)

### 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

**14-663**     [Minutes of the City Council Work Session of June 16, 2014](#)

**Attachments:**     [Minutes](#)

**14-664**     [Minutes of the City Council Regular Meeting of June 17, 2014](#)

**Attachments:**     [Minutes](#)

- 14-665**     [Minutes of the City Council Special Meeting of June 20, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-542**     [Minutes of the Community Grants Advisory Commission Meeting of May 7, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-607**     [Minutes of the Library Advisory Board Meeting of May 15, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-618**     [Minutes of the McKinney Airport Development Corporation Meeting of May 15, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-597**     [Minutes of the McKinney Armed Services Memorial Board Meeting of May 14, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-588**     [Minutes of the McKinney Community Development Corporation Board Meeting of January 7, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-589**     [Minutes of the McKinney Community Development Corporation Board Meeting of May 22, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-611**     [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of April 22, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-612**     [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of April 17, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-613**     [Minutes of the McKinney Convention & Visitors Bureau Marketing Committee Meeting of April 17, 2014](#)

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

- 14-614** [Minutes of the McKinney Convention & Visitors Bureau Development Meeting of May 1, 2014](#)

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

- 14-577** [Minutes of the McKinney Economic Development Corporation Board Meeting of May 20, 2014](#)

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

- 14-666** [Minutes of the McKinney Housing Authority Meeting of May 27, 2014](#)

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

- 14-550** [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of April 10, 2014](#)

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

- 14-548** [Minutes of the Planning and Zoning Commission Regular Meeting of May 27, 2014](#)

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

- 14-626** [Minutes of the Planning and Zoning Commission Regular Meeting of June 10, 2014](#)

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

## ORDINANCES

- 14-667** [Consider/Discuss/Act on an Ordinance Establishing Speed Limit on Coit Road](#)

**Attachments:** [Ordinance](#)  
[Location Map](#)

- 14-668** [Consider/Discuss/Act on an Ordinance Revising Ordinance 2014-06-035 which Established School Zones and Crosswalks for Scott Elementary School, and Modifying Crosswalks at McGowen Elementary and Scott Johnson Middle Schools](#)

**Attachments:** [Ordinance](#)  
[Locator Map - Scott Elem](#)  
[Locator Map - McGowen Elem](#)  
[Locator Map - Scott Johnson Middle](#)

## RESOLUTIONS

**14-669** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Request the Release of Spur 359 from the State Highway System from US 75 to SH 5](#)

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

**14-670** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute an Agreement with TxDOT to Furnish and Install City-Wide Bicycle Signage](#)

**Attachments:** [Resolution](#)  
[Bicycle Facilities Map](#)  
[Example Treatments](#)

**14-671** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager, or Authorized Designee, to Execute an Interlocal Agreement between the Cities of McKinney, Frisco, and Plano, Texas for Participation in First-Time Homebuyer Education Classes for Residents of Each Municipal Jurisdiction Who Wish to Purchase a Home](#)

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

**14-672** [Consider/Discuss/Act on a Resolution Authorizing Execution of a Project Participation Agreement with the Texas Department of Transportation for the Reimbursement of Land Acquired by the City of McKinney for Airport Use](#)

**Attachments:** [Resolution](#)  
[FAA Form 5100-120](#)

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

- 14-673**      [Consider/Discuss/Act on an Ordinance Authorizing the Refunding of Certain Outstanding Tax and Limited Pledge Airport Revenue Tax Notes, Taxable Series 2013 and Delegation of Authority to Pricing Officer\(s\) to Sell and Deliver the Bonds](#)  
**Attachments:**    [Ordinance](#)  
                              [Summary](#)
- 14-674**      [Consider/Discuss/Act on an Ordinance Authorizing the Refunding of Certain Outstanding General Obligation Bonds, Series 2005 and Certificates of Obligations, Series 2005 and Delegation of Authority to Pricing Officer\(s\) to Sell and Deliver the Bonds](#)  
**Attachments:**    [Ordinance](#)  
                              [Summary](#)
- 14-675**      [Consider/Discuss/Act on a Resolution Approving and Authorizing Publication of Notice of Intention to Issue Tax Exempt Series 2014A Certificates of Obligation](#)  
**Attachments:**    [Resolution](#)  
                              [Summary](#)
- 14-676**      [Consider/Discuss/Act on a Resolution Approving and Authorizing Publication of Notice of Intention to Issue Tax Exempt Series 2014B Certificates of Obligation](#)  
**Attachments:**    [Resolution](#)  
                              [Summary](#)  
                              [Airport Hanger Pro-Forma](#)
- 14-677**      [Consider/Discuss/Act on a Resolution Approving and Authorizing Publication of Notice of Intention to Issue Taxable Series 2014 Certificates of Obligation](#)

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

- 14-678** [Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Certain Property for Public Use by Eminent Domain for Right-of-Way \(in Fee Simple\) and Temporary Construction Easement for the Construction, Access and Maintenance Associated with a Roadway Infrastructure Project Along Redbud Boulevard from Approximately 1000 Feet North of Wilmeth Road to Bloomdale Road and Authorizing the Interim City Manager to Establish Procedures for Acquiring the Right-of-Way \(in Fee Simple\) and Temporary Construction Easement on Said Properties, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions](#)

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

- 14-137Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Emerald Cottages of Stonebridge, Ltd., on Behalf of Fourteenth Street, L.P., for Approval of a Request to Rezone Fewer than 8 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allow Senior Multi-Family Residential Uses, Located Approximately 900 Feet North of Eldorado Parkway and on the East Side of Alma Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 6.24.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[Comprehensive Plan Maps](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-E](#)  
[PowerPoint Presentation](#)

- 14-076Z5** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dowdey, Anderson & Associates, Inc., on Behalf of](#)

Paul Lehner & Virginia R. Lehner, for Approval of a Request to Rezone Fewer than 102 Acres from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Establish Development Regulations that Allow for the Development of Neighborhood Center, Multi-Family, Single Family Attached and Detached Residential Uses, and Civic Uses, Located on the Southeast Corner of Stacy Road and Alma Road, and Accompanying Ordinance

**Attachments:** PZ Staff Report  
PZ Minutes 6.24.14  
PZ Minutes 5.27.14  
PZ Minutes 5.13.14  
PZ Minutes 4.22.14  
Location Map and Aerial Exhibit  
Letter of Intent  
Letter of Opposition (WITHDRAWN)  
Fiscal Analysis  
Comprehensive Plan Maps  
Proposed Ordinance  
Proposed Zoning Exhibits A-F  
Applicant Presentation  
Powerpoint Presentation

- 14-013Z2** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Southbrook Investments, Inc., on Behalf of Collin CR Wellness Communities, L.L.C., for Approval of a Request to Rezone Fewer than 26 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 on the Southeast Corner of Alma Road and Kickapoo Drive, and Accompanying Ordinance

**Attachments:** [PZ Minutes 6.10.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis](#)  
[Comprehensive Plan Maps](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[PowerPoint Presentation](#)

**14-129Z3** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, P.C., on Behalf of Frisco Independent School District and LCGRCRI, L.P., for Approval of a Request to Rezone Fewer than 55 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 on the South Side of Stacy Road and at the Terminus of McKinney Ranch Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 6.24.14](#)  
[PZ Minutes 6.10.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Analysis SFA and MF](#)  
[Fiscal Analysis SFD and MF](#)  
[Comprehensive Plan Maps](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[PowerPoint Presentation](#)

**14-118Z3** [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 (REQUEST TO BE TABLED)

**Attachments:** Location Map and Aerial Exhibit

**14-679** Consider/Discuss/Act on a Resolution Approving Changes to the Airport Layout Plan Drawing

**Attachments:** Resolution  
Proposed ALP Drawing Changes  
Existing ALP 2012  
Proposed ALP

**14-680** Consider/Discuss/Act on a Resolution Amending Stage 3 Policy for the Drought Contingency Plan

**Attachments:** Resolution  
Exhibit A

**14-681** Consider/Discuss/Act on Approving Additional Funding for the Council Chambers Seating

**14-682** Consider/Discuss/Act on a Resolution Authorizing to Extend the Usrey and Associates, Inc. Contract for Interim Human Resources Director Services

**Attachments:** Resolution

#### **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)

B. Section 551.072. Deliberations about Real Property

- Municipal Facilities
- Land Development – FM 546 to US 380 and Highway 5 to New Hope Road
- 1392 Old Mill Road, 75.0665 Acres in G.B. Pilant Survey, Abstract No. 691

C. Section 551.074 Discuss Personnel Matters

- City Manager Transition
- City Council Self- Evaluation, Roles /Responsibilities under Home Rule Charter

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
- Project A126 – Project Electron
- Landon Homes

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

Posted in accordance with the Texas Government Code, Chapter 551, on the 11th day of July, 2014 at or before 5:00 p.m.

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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](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.