



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

---

Tuesday, September 16, 2014

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

---

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Senior Minister Neill Grimes, First Christian Church of McKinney

#### INFORMATION SHARING

**14-902**     [PANDAS Awareness Day Proclamation](#)

**Attachments:**   [Proclamation](#)

**14-903**     [Professional Firefighters of McKinney Presentation of Proceeds from the Muscular Dystrophy Fill the Boot Campaign](#)

#### 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

**14-904**     [Minutes of the City Council Regular Meeting of September 2, 2014](#)

**Attachments:**   [Minutes](#)

**14-837**     [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of July 22, 2014](#)

**Attachments:**   [Minutes](#)

- 14-838**     [Minutes of the McKinney Convention & Visitors Bureau Development Committee Meeting of May 14, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-839**     [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of May 22, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-840**     [Minutes of the McKinney Convention & Visitors Bureau Marketing Committee Meeting of May 22, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-841**     [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of July 17, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-842**     [Minutes of the McKinney Convention & Visitors Bureau Marketing Committee Meeting of July 17, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-762**     [Minutes of the Main Street Board Meeting of July 10, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-847**     [Minutes of the Planning and Zoning Commission Regular Meeting of August 12, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-871**     [Minutes of the Tax Reinvestment Zone Number One Meeting of March 17, 2014](#)  
**Attachments:**   [Minutes](#)
- 14-869**     [Minutes of the Tax Reinvestment Zone Number Two Meeting of March 18, 2014](#)  
**Attachments:**   [Minutes](#)

**ORDINANCES**

- 14-905**     [Consider/Discuss/Act on an Ordinance Establishing Speed Limit on Laud Howell Parkway from US 75 to Trinity Falls Parkway](#)  
**Attachments:**   [Ordinance](#)  
                         [Locator Map](#)

**RESOLUTIONS**

- 14-906**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Release a Portion of a Water Line Easement Located within the Republic Self Storage Addition](#)  
**Attachments:**   [Resolution](#)  
                         [Partial Release -Water Line Easement](#)  
                         [Location Map](#)
- 14-908**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Rich Leidl, P.C. for Federal Legislative Services](#)  
**Attachments:**   [Resolution](#)  
                         [Contract](#)
- 14-909**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with "The Retail Coach" for a Retail Economic Development Plan](#)  
**Attachments:**   [Resolution](#)  
                         [Proposal](#)
- 14-912**     [Consider/Discuss/Act on a Resolution Adopting the Fiscal Year 2014-2015 Financial Policies](#)  
**Attachments:**   [Resolution](#)  
                         [Financial Policies FY15](#)  
                         [Financial Policies FY15-Redline](#)
- 14-914**     [Consider/Discuss/Act on a Resolution Adopting the Investment Policy for Fiscal Year 2014-2015](#)

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

**14-915** [Consider/Discuss/Act on a Resolution Amending the Policy on Board and Commission Member Appointment and Eligibility and Mayor's Liaison Appointments](#)

**Attachments:** [Resolution](#)  
[Board and Commission Policy-Redline](#)

**14-923** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute an Agreement with Affion Public for an Assistant City Manager Search](#)

**Attachments:** [Resolution](#)  
[Affion Public Proposal](#)

**14-924** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute an Agreement with The Mercer Group for a Chief of Police Search](#)

**Attachments:** [Resolution](#)  
[The Mercer Group Proposal](#)

**END OF CONSENT**

## **REGULAR AGENDA AND PUBLIC HEARINGS**

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

**13-195Z5** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Skorborg Company, on Behalf of Amegy Bank, for Approval of a Request to Rezone Fewer than 13 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow Townhome Uses and Modify the Development Standards, Located Approximately 600 Feet South of Virginia Parkway and on the East Side of Hardin Boulevard, and Accompanying Ordinance](#)

***Attachments:*** [PZ Minutes 08.26.14](#)  
[PZ Minutes 07.22.14](#)  
[PZ Minutes 04.08.14](#)  
[PZ Minutes 03.25.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Fiscal Analysis](#)  
[Comprehensive Plan Maps](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[PowerPoint Presentation](#)  
[Applicant PowerPoint Presentation](#)

**14-144A3** [Conduct a Public Hearing to Consider/Discuss on the Request by Shaddock Developers, Ltd., on Behalf of Clyde and Lucretia Geer and Frances Melton, a Petition to Annex Fewer than 30 Acres, Located Approximately 1,900 Feet North of Eldorado Parkway and on the East Side of Custer Road, and Accompanying Ordinance](#)

***Attachments:*** [CC Minutes 8.19.14](#)  
[CC Minutes 8.18.14](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Petition Requesting Annexation](#)  
[Proposed Ordinance](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Legal Description](#)  
[Exhibit C - Service Plan](#)  
[Exhibit D - Property Description](#)  
[PowerPoint Presentation](#)

**14-145Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Shaddock Developers, Ltd., on Behalf of Frances](#)

Melton and Clyde and Lucretia Geer, for Approval of a Request to Zone Fewer than 30 Acres to "PD" - Planned Development District, Located Approximately 1,900 Feet North of Eldorado Parkway and on the East Side of Custer Road, and Accompanying Ordinance

**Attachments:** PZ Minutes 8.26.14  
PZ Report  
Location Map and Aerial Exhibit  
Letter of Intent  
Letter of Support  
Fiscal Analysis  
Comprehensive Plan Maps  
Surrounding Zoning Information  
Stonebridge Ranch Map  
Proposed Ordinance  
Proposed Exhibits A-C  
PowerPoint Presentation  
Applicant PowerPoint Presentation

**14-916** Consider/Discuss/Act on a Development Agreement with Frances Melton, Clyde Geer, and Lucretia Geer, Located Approximately 1,900 Feet North of Eldorado Parkway and on the East Side of Custer Road

**Attachments:** Location Map and Aerial Exhibit  
Proposed Development Agreement

**14-215Z2** Conduct a Public Hearing to Consider/Discuss/Act on the Request by SLC McKinney Partners, L.P., for Approval of a Request to Rezone Fewer than 14 Acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northwest Corner of Fleetwood Street and State Boulevard, and Accompanying Ordinance

**Attachments:** [PZ Minutes 08.26.14](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD Ord. No. 2010-10-042](#)  
[Comprehensive Plan Maps](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

- 14-148Z3** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Megatel Homes III, L.L.C., on Behalf of Betty M. Bacon Trust and McKinney Independent School District, for Approval of a Request to Rezone Fewer than 20 Acres from "AG" - Agricultural District to "RS 45" - Single Family Residence District, Located Approximately 1,400 Feet South of U.S. Highway 380 \(University Drive\) and on the West Side of Bois D'Arc Road, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

- 14-917** [Conduct Second Public Hearing to Consider/Discuss/Act on the Adoption of the Budget Appropriation Ordinance for FY 2014-15](#)

**Attachments:** [Ordinance](#)  
[Presentation](#)

- 14-918** [Consider/Discuss/Act on an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2014-15 Budget as a Result of the City Receiving More Revenues from Property Taxes than the Previous Fiscal Year](#)

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

- 14-919** [Consider/Discuss/Act on an Ordinance Adopting a Tax Rate for Fiscal Year 2014-15](#)

**Attachments:** [Ordinance](#)  
[Presentation](#)

- 14-920**     [Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services](#)  
**Attachments:**    [Ordinance](#)  
                          [Summary of Fee Changes](#)  
                          [Ordinance-Redline Version](#)  
                          [Presentation](#)
- 14-921**     [Conduct a Public Hearing to Consider/Discuss/Act on a Sign Variance Request by CR Midway Investments, LP, Appealing the Denial of a Sign Permit for Additional Wall Signage, Located at the Southeast Corner of University Drive and Graves Street](#)  
**Attachments:**    [Schlotzsky Elevation](#)  
                          [Schlotzsky Elevation 2](#)
- 14-925**     [Consider/Discuss/Act on a Chapter 380 Economic Development Agreement between the City of McKinney and Landon Homes, LP](#)  
**Attachments:**    [Chapter 380 Agreement](#)
- 14-926**     [Consider/Discuss/Act on a Chapter 380 Economic Development Agreement between the City of McKinney and Pulte Homes of Texas, LP](#)  
**Attachments:**    [Chapter 380 Agreement](#)

#### **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 551.071 (1) (A). Litigation / Anticipated Litigation
  - El Dorado Land Company, LP v. City of McKinney, Cause No. 380-03745-20099, 380th District Court, Collin County, Texas
- C. Section 551.072. Deliberations about Real Property
  - Municipal Facilities

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

Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of September, 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](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.