



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, October 21, 2014

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Father Jovita Okoli, St. Gabriel the Archangel Catholic Community

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

14-1055 [Minutes of the City Council Work Session of October 6, 2014](#)

Attachments: [Minutes](#)

14-1056 [Minutes of the City Council Regular Meeting of October 7, 2014](#)

Attachments: [Minutes](#)

14-964 [Minutes of the Historic Preservation Advisory Board Regular Meeting of August 7, 2014](#)

Attachments: [Minutes](#)

14-999 [Minutes of the McKinney Armed Services Memorial Board of September 10, 2014](#)

Attachments: [Minutes](#)

14-1008 [Minutes of the McKinney Housing Finance Corporation Meeting](#)

[of September 5, 2014](#)

Attachments: [Minutes](#)

14-994 [Minutes of the Main Street Board Meeting of September 11, 2014](#)

Attachments: [Minutes](#)

14-1004 [Minutes of the Parks, Recreation and Open Space Advisory Board of September 11, 2014](#)

Attachments: [Minutes](#)

RESOLUTIONS

14-913 [Consider/Discuss/Act on a Resolution Readopting the City of McKinney Comprehensive Policy Statement on Economic Development and Community Redevelopment Incentives \(Tax Abatement Policy\)](#)

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

14-1057 [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Developer Participation Agreement with M/I Homes of DFW, LLC for Sewer Improvements to Serve a City Tract and the Proposed Park Ridge Subdivision](#)

Attachments: [Resolution](#)
[Off-site Sanitary Sewer Cost Estimate](#)
[Developer Participation Agreement](#)
[Location Map](#)
[Park Ridge Project Bid](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

- 14-171Z3** [Conduct a Public Hearing to Consider/Discuss/Act on the Request to Rezone Fewer than 13 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 Allow for Single Family Detached Residential Uses and Modify the Development Standards, Located on the South Side of McKinney Ranch Parkway and East Side of Ridge Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 8.12.14](#)
[PZ Minutes 9.23.14](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Fiscal Analysis](#)
[Comprehensive Plan Maps](#)
[Existing PD Ord. No. 2014-02-012](#)
[Proposed Ordinance](#)
[Proposed Exhibits A - B](#)
[PowerPoint Presentation](#)
[Applicant Presentation](#)

- 14-223CP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Concept Plan for Commercial, Retail, Restaurant and Self-Storage Uses, Being Fewer than 30 Acres, Located on the Northeast Corner of Stacy Road and State Highway 121 \(Sam Rayburn Tollway\)](#)

Attachments: [PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Concept Plan](#)
[PowerPoint Presentation](#)

14-224SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Self-Storage Facility, Being Fewer than 4 Acres, Located Approximately 1,200 Feet North of State Highway 121 \(Sam Rayburn Tollway\) and on the East Side of Stacy Road](#)

Attachments: [PZ Minutes](#)
[PZ Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[PowerPoint Presentation](#)

14-227Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone Fewer than 26 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Westridge Boulevard and Approximately 320 Feet West of Independence Parkway; and on the South Side of Westridge Boulevard and on the East Side of Coit Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 09.23.14](#)
[PZ Minutes 10.14.14](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Existing PD Ord. No. 2001-08-087](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[PowerPoint Presentation](#)

14-1058 [Consider/Discuss/Act on an Ordinance Amending Ordinance 2014-09-069 to Locate the Subject Property within City Council District Number Two](#)

Attachments: [Proposed Ordinance](#)
[Ordinance No. 2014-09-069](#)
[Location Map and Aerial Exhibit](#)

14-988 [Consider/Discuss/Act on an Ordinance Renaming Millerd Pond Drive to Millard Pond Drive from Rosebury Circle to Stonebridge Drive](#)

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

14-1064 [Consider/Discuss/Act on a Resolution Authorizing an Operations and Maintenance Agreement with the USDA-NRCS and the Collin County Soil and Water Conservation Service for East Fork above Lavon Floodwater Retarding Structure Site 2A](#)

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

14-922 [Consider/Discuss/Act on an Ordinance Amending Ordinance No. 2006-06-082 that Established a Sinking Fund for the Funding of Operations and Maintenance Obligations Under the Operation and Maintenance Agreements with the USDA-NRCS for Certain Floodwater Retarding Structures in the City of](#)

McKinney, Collin County, Texas by Providing for the Inclusion of Future Funding Obligations Associated with Operations and Maintenance Agreements for Additional Floodwater Retarding Structures in Said Sinking Fund and by Providing for the Periodic Update of Costs Associated with Said Sinking Fund

Attachments: [Ordinance](#)
[O M Agreement Site 2A](#)
[2006 Agreement EFAL FRS](#)
[Map](#)

14-1059 Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract and All Necessary Change Orders with Crescent Constructors, Inc. for the Construction of the University Pump Station 10 MG Ground Storage Tank Project

Attachments: [Resolution](#)
[Location Map](#)
[Bid Tabulation](#)
[Award Recommendation Letter](#)

14-1060 Consider/Discuss/Act on a Meritorious Exception to the Sign Ordinance, on Behalf of the City of McKinney Communications and Marketing Department, for Special Event Banners Displayed on Light Poles within City of McKinney Right-of-Way

Attachments: [Photo 1](#)
[Photo 2](#)

14-1061 Consider/Discuss/Act on a Resolution Approving TAPS Proposed Changes to Fixed Routes in McKinney.

Attachments: [Resolution](#)
[Fixed Route Presentation](#)
[Fixed Route Maps](#)

14-1062 Consider/Discuss/Act on an Agreement Modifying the Extraterritorial Jurisdiction Boundary Between the City of McKinney and the Town of Fairview

Attachments: [Existing Boundary Line Exhibit](#)
[Proposed Boundary Line Exhibit](#)
[Proposed Boundary Agreement](#)

14-1063 [Consider/Discuss/Act on Naming the Event Rooms at the Gateway Events Center](#)

Attachments: [Event Center Rooms](#)

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 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
 - El Dorado Land Company, LP v. City of McKinney, Cause No. 380-03745-20099, 380th District Court, Collin County, Texas
- C. Section 551.074 Discuss Personnel Matters
 - City Manager Transition
- D. Section 551.087 – Discuss Economic Development Matters
 - Project A71 – Gateway

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 16th day of October, 2014 at or before 6:00 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.