



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, February 4, 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 Randy Moore, Revolution 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

- 14-118** [Minutes of the City Council Regular Meeting of January 21, 2014](#)
Attachments: [Minutes](#)
- 14-119** [Minutes of the City Council and McKinney Economic Development Corporation Joint Meeting of January 27, 2014](#)
Attachments: [Minutes](#)
- 14-036** [Minutes of the Animal Services Facility Advisory Committee Meeting of December 4, 2013 at 12:00 p.m.](#)
Attachments: [Minutes](#)
- 14-037** [Minutes of the Animal Services Facility Advisory Committee Meeting of December 4, 2013 at 12:15 p.m.](#)
Attachments: [Minutes](#)

- 14-038 [Minutes of the Animal Services Facility Advisory Committee Meeting of December 4, 2013 at 12:30 p.m.](#)
Attachments: [Minutes](#)
- 14-053 [Minutes of the Board of Adjustment Regular Meeting of September 25, 2013](#)
Attachments: [Minutes](#)
- 14-032 [Minutes of the Library Advisory Board Meeting of December 19, 2013](#)
Attachments: [Minutes](#)
- 14-040 [Minutes of the McKinney Airport Development Corporation Meeting of December 23, 2013](#)
Attachments: [Minutes](#)
- 14-023 [Minutes of the McKinney Arts Commission Meeting of October 17, 2013](#)
Attachments: [Minutes](#)
- 14-067 [Minutes of the McKinney Community Development Corporation Board Meeting of December 19, 2013](#)
Attachments: [Minutes](#)
- 14-068 [Minutes of the McKinney Community Development Corporation Strategic Retreat on December 19, 2013](#)
Attachments: [Minutes](#)
- 14-054 [Minutes of the McKinney Economic Development Corporation Board Meeting of December 10, 2013](#)
Attachments: [Minutes](#)
- 14-055 [Minutes of the McKinney Economic Development Corporation Special Board Meeting of January 7, 2014](#)
Attachments: [Minutes](#)
- 14-120 [Minutes of the McKinney Housing Authority Board Meeting of](#)

[October 22, 2013](#)

Attachments: [Minutes](#)

14-121 [Minutes of the McKinney Housing Authority Meeting of January 14, 2014](#)

Attachments: [Minutes](#)

14-122 [Minutes of the McKinney Housing Authority Meeting of December 21, 2013](#)

Attachments: [Minutes](#)

14-123 [Minutes of the McKinney Housing Authority Meeting of December 16, 2013](#)

Attachments: [Minutes](#)

14-035 [Minutes of the Planning and Zoning Commission Regular Meeting of December 10, 2013](#)

Attachments: [Minutes](#)

MISCELLANEOUS

14-124 [Consider/Discuss/Act on Authorizing the City Manager to Execute the First Amendment to the 2012 Development Agreement with CH-B Trinity Falls, LP](#)

Attachments: [Proposed Dev. Agreement 1st Amendment](#)
[2012 Trinity Falls Development Agreement](#)
[Location Map](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

13-154Z3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of McKinney](#)

Housing Authority, for Approval of a Request to Rezone Fewer than 6 Acres from "BG" - General Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of McDonald Street (State Highway 5) and on the North Side of McMakin Street, and Accompanying Ordinance

Attachments: [PZ Minutes](#)
[PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[PowerPoint Presentation](#)
[Applicant Presentation](#)

13-262Z2 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Texas North Residential, L.L.C., on Behalf of RHC/Teek, Ltd., and Builders Carpet, for Approval of a Request to Rezone Fewer than 12 Acres from "PD" - Planned Development District to "RG 27" - General Residence Townhome District, Located Approximately 1,180 Feet South of Eldorado Parkway and on the West Side of Alma Road, and Accompanying Ordinance

Attachments: [PZ Minutes](#)
[PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Proposed Ordinance](#)
[Fiscal Analysis](#)
[Proposed Exhibits A-B](#)
[Powerpoint Presentation](#)

13-218A2 Conduct a Public Hearing to Consider/Discuss on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of Starnes Creek Venture, Ltd., and Crown S, Ltd., on a Petition to Annex Fewer than 400 Acres, Located Generally on the North Side of

F.M. 1461 and Along the West Side of C.R. 168

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

13-230Z4 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by City of McKinney, McKinney Economic Development Corporation and McKinney Community Development Corporation, for Approval of a Request to Rezone Fewer than 68 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 and Allowed Land Uses, Located on the Southwest Corner of Marketplace Drive and Medical Center Drive, and Accompanying Ordinance](#)

Attachments: [PZ Meeting Minutes](#)
[PZ Staff Report](#)
[Location Map and Aerial Exhibits](#)
[PD 2007-12-135](#)
[PD 2012-04-013](#)
[Proposed Ordinance with Exhibits](#)
[PowerPoint Presentation](#)

14-125 [Conduct a Public Hearing to Consider/Discuss on an Ordinance Granting Oncor Electric Delivery Company, LLC, a Non-Exclusive Franchise to Use Public Rights-of-Way for the Purpose of Constructing and Operating an Electric Distribution System](#)

Attachments: [Ordinance](#)

- 14-126** [Consider/Discuss/Act on an Ordinance Creating a Municipal Setting Designation \(MSD\) as Requested by International Paper Company to Prohibit the Use of the Groundwater Beneath the Property Located at 2050 Couch Drive](#)
Attachments: [Proposed Ordinance](#)
 [Location Map and Aerial](#)
- 14-127** [Consider/Discuss/Act on an Appeal Denial of a Gaming Permit for Lucky Gems](#)
Attachments: [Lucky Gems Appeal Request](#)
- 14-128** [Consider/Discuss/Act on Authorizing the City Manager to Execute a Lease Agreement with Plano Sports Authority Regarding Improvements in Gabe Nesbitt Park](#)
Attachments: [PSA Lease Agreement](#)
 [Location Map](#)
 [City Cost Projection](#)
- 14-129** [Consider/Discuss/Act on Appointment of Three Directors to the McKinney Main Street Board](#)
Attachments: [Main Street Applicants](#)
- 14-130** [Consider/Discuss Act on a Resolution to the Texas Department of Community Affairs Confirming that the City, Based on the City's Support of the McKinney Housing Authority in their Efforts to Comply with the Modified Consent Decree with the Inclusive Communities Project, Inc., supports the Millenium 2 proposal for Affordable, Rental Housing Located on the East Side of McKinney Ranch Parkway and Terminus of Silverado Trail](#)
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 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 551.072. Deliberations about Real Property
- Municipal Facilities
- C. Section 551.074 Discuss Personnel Matters
- Presiding Municipal Court Judge Dickey--Annual Review
 - Associate Municipal Judge Efren Ordonez – Annual Review
- D. Section 551.087 – Discuss Economic Development Matters
- Project A71 – Gateway
 - Project A90 – Nonagon
 - Project A97 – Olympian
 - Project A98 – Butterfly
 - Project A105 – Reshore
 - Project A108 – Fitness
 - Project A109 – Mayberry
 - Project A110 – Marketplace
 - Project A111 – Heat
 - Project A112 – Commerce
 - Project A113 – Pannier

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 31st day of January, 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.