



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, March 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 Mike Connaway, V Life Church

INFORMATION SHARING

14-226 [Presentation of the City of McKinney's IOS Class 1 Rating by State Fire Marshal Chris Conneally](#)

14-227 [Multiple Myeloma Awareness Month Proclamation](#)
Attachments: [Proclamation](#)

14-228 [Presentation of Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended September 30, 2012](#)
Attachments: [2012 Award Press Release](#)
 [GFOA Award FY2012](#)

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

14-229 [Minutes of the City Council Work Session of February 17, 2014](#)
Attachments: [Minutes](#)

- 14-230 [Minutes of the City Council Regular Meeting of February 18, 2014](#)
Attachments: [Minutes](#)
- 14-231 [Minutes of the City Council Special Meeting of February 24, 2014](#)
Attachments: [Minutes](#)
- 14-143 [Minutes of the Joint McKinney Community Development Corporation and Parks Advisory Board Meeting of December 12, 2013.](#)
Attachments: [Minutes](#)
- 14-140 [Minutes of the Main Street Board Meeting of December 12, 2013](#)
Attachments: [Minutes](#)
- 14-147 [Minutes of the Planning and Zoning Commission Regular Meeting of January 28, 2014](#)
Attachments: [Minutes](#)

ORDINANCES

- 14-232 [Consider/Discuss/Act on an Amendment to Chapter 14 and Chapter 122 of the Code of Ordinances of the City of McKinney Relating to Sidewalk Use Permits; and Accompanying Ordinance](#)
Attachments: [Ordinance](#)
[Existing Sidewalk Permit Zone](#)
[Proposed Sidewalk Permit Zone](#)
[Proposed Type A License Agreement](#)
[Proposed Type B License Agreement](#)
- 14-237 [Consider/Discuss/Act on an Ordinance Amending the 2013-2014 Annual Budget to Allow for a Fire Department Training Tower in Fire Improvement Funds](#)

Attachments: [Ordinance](#)
[Budget Amendment](#)

RESOLUTIONS

14-233 [Consider/Discuss/Act on a Resolution Authorizing a Deputy City Manager to Execute a Contract with Nathan D. Maier Consulting Engineers, Inc., for Engineering Services to Evaluate the Existing Bridge and Adjacent Roadway on Stonebridge Drive Across Rowlett Creek and Any Necessary Supplemental Agreements](#)

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

14-234 [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Approving a Chapter 380 Agreement by and Between the City of McKinney, Texas and SLMP Facility, L.L.C, and Authorizing the Deputy City Manager to Execute the Agreement; and Providing an Effective Date](#)

Attachments: [Resolution](#)
[Chapter 380 Agreement](#)

14-236 [Consider/Discuss/Act on a Resolution Approving a List of Neighborhood Streets East of US 75 to be Included in the 2014-2016 Infrastructure Initiative Program](#)

Attachments: [Resolution](#)
[Ranking Matrix](#)
[Location Map](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

14-011Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by McKinney Christian Academy, for Approval of a](#)

[Request to Rezone Fewer than 60 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the South Side of Bois D'Arc Road and Approximately 800 Feet West of Jordan Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition with Photos](#)
[Existing PD Ord. No. 2011-01-002](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[PowerPoint Presentation](#)

14-030CVP [Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of CH-B Trinity Falls, L.P., for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the Trinity Falls North Addition, Being Fewer than 1,200 Acres, Located on the Southeast Corner of County Road 281 and County Road 206](#)

Attachments: [CC Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)
[Powerpoint Presentation](#)

14-031CVP [Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of Grayson Collin Electric Cooperative, for Approval of a Conveyance Plat for Lots 1 and 2, Block A, of the GCEC Chambersville Substation Addition, Being Fewer than 7 Acres, Located on the Southeast Corner of County Road 281 and County Road 206](#)

Attachments: [CC Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance Plat](#)
[Powerpoint Presentation](#)

13-218A3 [Conduct a Public Hearing to Consider/Discuss/Act 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, and Accompanying Ordinance](#)

Attachments: [CC Minutes 2.4.14](#)
[CC Minutes 2.3.14](#)
[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](#)

14-235 [Consider/Discuss/Act on a Development Agreement with Starnes Creek Venture, LTD. And Crown S, LTD., Located on the North Side of F.M. 1461 and on the West Side of C.R. 168.](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Proposed Development Agreement](#)

13-219Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of Starnes Creek Venture, Ltd. and Crown S, Ltd., for Approval of a Request to Zone Fewer than 400 Acres to "PD" - Planned Development District, Located on the North Side of F.M. 1461 and Along the West Side of C.R. 168, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Module Tracking Worksheets SF](#)
[Module Tracking Worksheets IL](#)
[Starnes Creek Fiscal Analysis](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[PowerPoint Presentation](#)

14-010Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cates Clark Associates, on Behalf of 810/811 Ventures at Stonebridge Ranch, Ltd., for Approval of a Request to Rezone Fewer than 27 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Eldorado Parkway and Custer Road and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Concept Plan - Informational Only](#)
[Existing PD Ord No. 2005-11-114](#)
[Proposed Ordinance](#)
[Proposed Zoning Exhibits A-B](#)
[Powerpoint Presentation](#)

14-014M2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Sections 146-46 \(Definitions\), 146-70 \(RS 120 District\), 146-71 \(RS 84 District\), 146-72 \(RS 72 District\), 146-73 \(RS 60 District\), 146-74 \(RS 45 District\), 146-75 \(RD 30 District\), 146-76 \(RG 27 District\), 146-77 \(RG 25 District\), 146-83 \(NC District\), 146-84 \(BN District\), 146-85 \(BG District\), 146-86 \(C District\), 146-87 \(O-1 District\), 146-88 \(O District\), 146-89 \(BC District\), 146-90 \(ML District\), 146-91 \(MH District\), 146-130 \(Vehicle Parking\),](#)

Appendix F-1 (Schedule of Yards and Setbacks), Appendix F-2 (Schedule of Heights, Areas, and Densities) and Appendix F-4 (Schedule of Uses) of the Zoning Regulations; and to Establish Sections 146-102 (SF12 District), 146-103 (SF10 District), 146-104 (SF8 District), 146-105 (SF7.2 District), 146-106 (SF5 District), 146-107 (DR District), 146-108 (TH District), 146-109 (SO District), 146-110 (RO District), 146-111 (C1 District), 146-112 (C2 District), 146-113 (C3 District), 146-114 (LI District) and 146-115 (HI District) of the Zoning Regulations, and Accompanying Ordinance

Attachments: PZ Meeting Minutes
PZ Staff Report
Proposed 146-46 Changes
Proposed District Regulation Changes
Proposed 146-130 Changes
Proposed F-1 Changes
Proposed F-2 Changes
Proposed F-4 Changes - By Section
Proposed Ordinance
Ordinance Exhibits A and B

14-187 Consider/Discuss/Act on a Resolution Approving the Payment of Additional Funds to Gateway Hotel One, Ltd. as Reimbursement for Additional Architectural Services and Authorizing a Deputy City Manager to Make Said Payment for those Architectural Services Related to Potential Exterior Enhancements on the Sheraton Gateway and Events Center Project

Attachments: Resolution

14-238 Consider/Discuss/Act on a Resolution Authorizing a Deputy City Manager to Negotiate an Agreement with Jason Adams, CEO of Curious Complex for the Redevelopment of City-Owned Real Property (Primary Downtown Site of approximately 9.2-acres) in the Downtown Area for a period of 120-days.

Attachments: Resolution
Presentation

14-239 Consider/Discuss/Act on Filling the Vacant Position on the

[Planning and Zoning Commission](#)

Attachments: [Kochalka Resignation Applicants](#)

14-240 [Consider/Discuss/Act on the Acceptance of the Comprehensive Annual Financial Report \(CAFR\) and the Federal Single Audit Report for the Fiscal Year Ended September 30, 2013](#)

Attachments: [CAFR - Draft](#)
[City of McKinney Single Audit-Draft](#)

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)
- Meet and Confer Contracts
- B. Section 551.072. Deliberations about Real Property
- Municipal Facilities
 - John Crutchfield Survey, Abstract 206, Tracts 6, 27 and 28
 - o 3550 N. Custer Road
 - o 3598 N. Custer Road
- C. Section 551.074 Discuss Personnel Matters
- City Manager Transition
 - EEOC

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 27th day of February, 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.