



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, January 6, 2015

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 John Blacklock, First Presbyterian McKinney

#### INFORMATION SHARING

**15-013**     [Blue Star Flag Presentation to John and Lynn Windle in Honor of their Son, Staff Sergeant Robert R. Mackle, U.S. Air Force](#)

**Attachments:**     [Blue Star Certificate](#)

#### 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

**15-003**     [Minutes of the City Council Work Session of December 15, 2014](#)

**Attachments:**     [Minutes](#)

**15-004**     [Minutes of the City Council Regular Meeting of December 16, 2014](#)

**Attachments:**     [Minutes](#)

**14-1313**     [Minutes of the Library Advisory Board of November 20, 2014](#)

**Attachments:**     [Minutes](#)

- 14-1274 [Minutes of the Main Street Board Meeting of November 13, 2014](#)  
**Attachments:** [Minutes](#)
- 14-1282 [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of November 24, 2014](#)  
**Attachments:** [Minutes](#)
- 14-1283 [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of November 21, 2014](#)  
**Attachments:** [Minutes](#)
- 14-1340 [Minutes of the McKinney Community Development Corporation Meeting of November 20, 2014](#)  
**Attachments:** [Minutes](#)
- 14-1316 [Minutes of the McKinney Economic Development Corporation Meeting of November 18, 2014](#)  
**Attachments:** [Minutes](#)
- 15-005 [Minutes of the McKinney Housing Authority Meeting of October 28, 2014](#)  
**Attachments:** [Minutes](#)
- 14-1165 [Minutes of the McKinney Housing Finance Corporation Meeting of October 10, 2014](#)  
**Attachments:** [Minutes](#)
- 14-1280 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of November 13, 2014](#)  
**Attachments:** [Minutes](#)
- 14-1273 [Minutes of the Planning and Zoning Commission Regular Meeting of November 11, 2014](#)  
**Attachments:** [Minutes](#)

**RESOLUTIONS**

**15-006**     [Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

**Attachments:**   [Resolution](#)  
                          [Exhibit A \(Semiannual Report\)](#)  
                          [Semiannual Report Appendix](#)

**15-007**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Abandon Drainage Easements and a Detention Pond Maintenance Agreement within the Heatherwood Phase 4 Addition](#)

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

**15-008**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Freese and Nichols, Inc., for Engineering Design Services for the Intersection Improvements to Custer Road at Stonebridge and Community Avenue at Wilmeth Road, and Any Necessary Supplemental Agreements](#)

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

**15-009**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Enter Into an Agreement with Genesis Health Technologies, L.L.C.](#)

**Attachments:**   [Resolution](#)  
                          [Genesis Health Agreement](#)

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**14-295SU2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for a Restaurant with Drive-Through Window, Located Approximately 250 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**14-317SU2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Event Center \(Five Star Concierge\), Located Approximately 80 Feet East of Tennessee Street and on the North Side of Davis Street, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Photos of 207 E. Davis](#)  
[Proposed Ordinance](#)  
[Proposed Exhibit A](#)  
[Powerpoint Presentation](#)

**15-010** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Determining No Objection to the Application of the "Newsome Homes" to the Texas Department of Housing and Community Affairs \(TDHCA\), for 4% Tax Credits for the Rehabilitation of Multi-Family Units Within the Project](#)

**Attachments:** [Resolution](#)  
[MHFC Inducement Resolution](#)

**15-011** [Consider/Discuss/Act on an Ordinance Adopting the 2012 International Property Maintenance Code as the Referenced Code for Chapter 122 \(Construction Regulations\), Sections 122-38 and 122-39 and Chapter 126 \(Housing\)](#)

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

**15-012** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute an Agreement with the Texas Department of Transportation to Contribute Right of Way Funds for the FM 546 Project](#)

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

#### **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) Consultations with Attorney on any Work Session. Special Session, 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

- 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

**D. Section 551.087 – Discuss Economic Development Matters**

- Project A71 – Project Gateway
- Project A72 – Airport
- Project A128 – Project Beasley
- Project Electron

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

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