



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, February 5, 2013

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Arnulfo Alvarado, First Hispanic Assembly of God

INFORMATION SHARING

13-102 [Presentation of 2012 National Night Out Award](#)

Attachments: [Agenda Item Summary](#)

13-103 [Presentation of 2012 Gold Leadership Circle Award for Financial Transparency](#)

Attachments: [Award](#)

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

13-104 [Minutes of the City Council Work Session of January 14, 2013](#)

Attachments: [Minutes](#)

13-105 [Minutes of the City Council Regular Meeting of January 15, 2013](#)

Attachments: [Minutes](#)

- 13-106** [Minutes of the City Council Special Meeting of January 15, 2013](#)
Attachments: [Minutes](#)
- 13-107** [Minutes of the City Council Work Session of January 28, 2013](#)
Attachments: [Minutes](#)
- 13-010** [Minutes of the Collin County Airport Development Corporation Meeting of December 19, 2012.](#)
Attachments: [Minutes](#)
- 13-024** [Minutes of the Historic Preservation Advisory Board Regular Meeting of December 6, 2012](#)
Attachments: [Minutes](#)
- 13-031** [Minutes of the Library Advisory Board Meeting of November 15, 2012](#)
Attachments: [Minutes](#)
- 13-034** [Minutes of the McKinney Arts Commission Work Session of November 14, 2012](#)
Attachments: [Minutes](#)
- 13-035** [Minutes of the McKinney Arts Commission Special Meeting of November 14, 2012](#)
Attachments: [Minutes](#)
- 13-017** [Minutes of the McKinney Armed Services Memorial Board Meeting of November 7, 2012](#)
Attachments: [Minutes](#)
- 13-075** [Minutes of the McKinney Community Development Corporation Board Meeting of December 20, 2012](#)
Attachments: [Minutes](#)
- 13-068** [Minutes of the Mckinney Convention & Visitors Bureau Meeting of December 4, 2012](#)

Attachments: [Minutes](#)

13-059 [Minutes of the McKinney Economic Development Corporation Board Meeting of November 20, 2012](#)

Attachments: [Minutes](#)

13-108 [Minutes of the McKinney Housing Authority Board of Commissioners Meeting of December 11, 2012](#)

Attachments: [Minutes](#)

13-109 [Minutes of the McKinney Housing Authority Board of Commissioners Meeting of December 18, 2012](#)

Attachments: [Minutes](#)

13-110 [Minutes of the McKinney Housing Authority Board of Commissioners Meeting of December 31, 2012](#)

Attachments: [Minutes](#)

13-027 [Minutes of the McKinney Housing Finance Corporation Meeting of November 9, 2012](#)

Attachments: [Minutes](#)

13-001 [Minutes of the McKinney Main Street Board meeting of December 13, 2012](#)

Attachments: [Minutes](#)

13-006 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of December 13, 2012](#)

Attachments: [Minutes](#)

13-088 [Minutes of the Planning and Zoning Commission Regular Meeting of January 8, 2013](#)

Attachments: [Minutes](#)

ORDINANCES

13-111 [Consider/Discuss/Act on an Ordinance Calling the May 11, 2013](#)

General Election(Considerar/Discutir/Actuar en una Ordenanza para Llamar la Elección General de Mayo 11, 2013)

Attachments: [Agenda Item Summary](#)
[Ordinance - English](#)
[Ordinance - Spanish](#)

13-112 Consider/Discuss/Act on an Ordinance to the Modify the School Zone Times at Imagine Charter School in McKinney

Attachments: [Agenda Item Summary](#)
[Ordinance](#)
[Location Map](#)

13-113 Consider/Discuss/Act on an Ordinance to Modify the School Zone and Parking Restrictions at Wilmeth Elementary School

Attachments: [Agenda Item Summary](#)
[Ordinance](#)
[Location Map - School Zone](#)
[Location Map - Parking](#)

RESOLUTIONS

13-114 Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Engineering Services for the Design of Major Utility Improvements

Attachments: [Agenda Item Summary](#)
[Resolution](#)

13-115 Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Engineering Services for the Design of Major Roadway Improvements

Attachments: [Agenda Item Summary](#)
[Resolution](#)

13-116 Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Engineering Services for the Design of Minor Roadway Improvements

Attachments: [Agenda Item Summary](#)
[Resolution](#)

13-117 [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Engineering Services for the Design of Minor Utility Improvements](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)

13-118 [Consider/Discuss/Act on a Resolution Authorizing the Purchase of Replacement Vehicles and Equipment](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)

13-119 [Consider/Discuss/Act on a Resolution Amending the McKinney Police Department Personnel Policies](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[501.00 Personnel Complaints Investigations-Redline](#)
[502.00 Corrective Measures - Redline](#)
[411.00 Promotional Procedures-Redline](#)
[402.00 Hiring - Redline](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

13-120 [Consider/Discuss/Act on Filling the Vacant Position on the McKinney Housing Authority](#)

Attachments: [Agenda Item Summary](#)
[Candidates](#)

13-121 [Discuss Police and Fire Accreditation](#)

Attachments: [Agenda Item Summary](#)
[PD Presentation](#)
[FD Presentation](#)

13-122 [Discuss Process of Substandard Housing Abatement](#)

Attachments: [Agenda Item Summary](#)
[Building and Standards Presentation](#)
[210 S. Bradley](#)
[212 N. Oak](#)
[413 Oak](#)
[503 N. McDonald](#)
[515 N. Wood](#)
[1107 Hunt](#)
[Substandard Notice](#)
[Substandard Structure Checklist](#)

12-067A3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of Clark Partners, L.P., on a Petition to Annex Fewer than 67 Acres, Located on the Southeast Corner of Bloomdale Road \(C.R. 123\) and Custer Road, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[01-15-13 Special Meeting Minutes](#)
[01-15-13 Regular Meeting Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Petition Requesting Annexation](#)
[Letter of Support](#)
[Proposed Ordinance and Exhibits](#)
[Exhibit A - Location Map](#)
[Exhibit B - Legal Description](#)
[Exhibit C - Service Plan](#)
[Exhibit D - Annexation Exhibit](#)
[PowerPoint Presentation](#)

12-068Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the](#)

[Request by JBI Partners, Inc., on Behalf of Clark Partners, L.P., for Approval of a Request to Zone Fewer than 67 Acres to "PD" - Planned Development District, Generally for Single Family Residential and Commercial Uses, Located on the Southeast Corner of Bloomdale Road \(C.R. 123\) and Custer Road, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Staff Report](#)
[PZ Meeting Minutes 010813](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Land Use Module Tracking](#)
[Fiscal Analysis](#)
[Proposed Ordinance with Exhibits](#)
[Proposed Zoning Exhibit A](#)
[Proposed Zoning Exhibit B](#)
[PowerPoint Presentation](#)

13-123 [Consider/Discuss/Act on a Development Agreement with Clark Partners L.P., Being Fewer than 67 Acres, Located at the Southeast Corner of Custer Road and Bloomdale Road \(C.R. 123\)](#)

Attachments: [Agenda Item Summary](#)
[Location Map and Aerial Exhibit](#)
[Proposed Annexation Agreement](#)

12-236Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Early B. & Lena Milstead, for Approval of a Request to Rezone Less than 16 Acres from "ML" - Light Manufacturing District to "PD" - Planned Development District, Generally to Allow for a Homeless Shelter and Related Uses, Located Approximately 350 Feet North of Power House Drive and on the East Side of State Highway 5 \(McDonald Street\) \(REQUEST TO BE TABLED\)](#)

Attachments: [Agenda Item Summary](#)
[Location Map and Aerial Exhibit](#)

12-229Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Independent School District, for Approval of a Request to Rezone Less than 14 Acres from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Modify the Development Standards for Single Family Residential Uses, Located Approximately 300 Feet East of Hardin Boulevard and on the South of White Avenue, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[010813 PZ Minutes](#)
[Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Impact Analysis](#)
[Proposed Ordinance with Exhibits](#)
[Zoning Exhibit A - Location Map](#)
[Zoning Exhibit B - Site Layout](#)
[Zoning Exhibit C - Arch Elevations](#)
[PowerPoint Presentation](#)

12-216Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by h/z studio P.L.L.C., on Behalf of Collin County Texas Property, for Approval of a Request to Rezone Less than 12 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Waddill Street and U.S. Highway 380 \(University Drive\), and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[010813 PZ Minutes](#)
[Staff Report](#)
[Location Map and Aerial Exhibits](#)
[Letter of Intent](#)
[Fiscal Impact Analysis](#)
[Existing PD Ord No. 2008-07-067](#)
[Proposed Ordinance with Exhibits](#)
[Zoning Exhibit A - Location Map](#)
[Zoning Exhibit B - Site Layout](#)
[Zoning Exhibit C - Arch Elevations](#)
[PowerPoint Presentation](#)

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.

CITIZEN COMMENTS

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 – Public Works
 - Land Development – Virginia Parkway to US 380 and Ridge Road to Lake Forest
 - Land Development – FM 546 to US 380 and Airport Drive to New Hope Road
 - John Crutchfield Survey, Abstract 206, Tracts 6, 27 and 28
 - o 3550 N. Custer Road
 - o 3598 N. Custer Road

C. Section 551.087 – Discuss Economic Development Matters

- Project A71
- Project A72
- Project A78
- Project A87
- Project A90
- Project A91
- Project A92
- Project A93

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 31st day of January, 2013 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505 or Blanca Garcia, Assistant City Secretary at 972-547-7504, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.