



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

---

Tuesday, May 20, 2014

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

---

#### AMENDED

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Hugh Porfirio, Director McKinney House of Prayer

#### INFORMATION SHARING

14-484 [Welcome New Corporate Partner to McKinney](#)

14-485 [Water Safety Week Proclamation](#)

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

14-486 [Motorcycle Safety & Awareness Month Proclamation](#)

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

#### 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

14-487 [Minutes of the City Council Work Session of May 5, 2014](#)

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

14-488 [Minutes of the City Council Regular Meeting of May 6, 2014](#)

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

**14-410** [Minutes of the Board of Adjustment Regular Meeting of February 26, 2014](#)

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

**14-386** [Minutes of the Community Grants Advisory Committee Meeting of February 20, 2014](#)

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

**14-431** [Minutes of the Community Grants Advisory Commission Meeting of April 16, 2014](#)

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

**14-332** [Minutes of the Historic Preservation Advisory Board Regular Meeting of February 6, 2014](#)

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

**14-461** [Minutes of the McKinney Housing Finance Corporation Meeting of April 12, 2013](#)

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

**14-462** [Minutes of the McKinney Housing Finance Corporation Meeting of October 11, 2013](#)

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

## RESOLUTIONS

**14-489** [Consider/Discuss/Act on a Resolution Authorizing the City Manager, or their Designee, to Accept and Implement Urban Area Security Initiative \(UASI\) Program Grant Funding from the Department of Homeland Security through the North Central Texas Council of Governments \(NCTCOG\) to Purchase Thermal Imaging Cameras for the City of McKinney Fire Department](#)

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

**14-490** [Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance of the U.S. Department of Justice](#)

2014 Byrne Justice Assistance Grant, if Awarded, and Designating the City Manager, or his Designee, as Official Representative of the City in Matters Relating to the Program

**Attachments:** Resolution  
Interlocal Agreement  
Memorandum of Understanding

**14-491** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Lease for Office Space for the Information Technology Department

**Attachments:** Resolution  
Lease Agreement

#### MISCELLANEOUS

**14-492** Consider/Discuss/Act on the First Modification to the Second Amended and Restated Development Agreement Between the City of McKinney and D.R. Horton - Texas, LTD., Blue Star Coit 32, LLC and 206 McKinney, LLC

**Attachments:** Request for Amended Agreement from Applicant  
Letter from DR Horton  
Thoroughfare Phasing Plan  
Existing Development Agreement  
Proposed Development Agreement Amendment

**14-493** Consider/Discuss/Act on a Development Agreement with CPF Enterprises, Inc., for the Parcel 1017-1018 Addition, Being Fewer than 4 Acres, Located Approximately 120 Feet East of Stonebridge Drive and on the South Side of Eldorado Parkway

**Attachments:** Proposed Agreement

**14-494** Consider/Discuss/Act on Authorizing the City Manager to Execute an Interlocal Agreement by and Between the City of Melissa, Texas and the City of McKinney, Texas for the Clemmons Creek Sewer Line

**Attachments:** Clemmons Creek Sewer Line Location  
ILA-City of Melissa Clemmon's Creek

- 14-519** [Consider/Discuss/Act on a Detention Pond Maintenance and Monitoring Agreement with Beazer Homes Texas, L.P. and the City of McKinney, Texas for the Live Oak Creek Addition](#)  
**Attachments:** [Detention Pond Maintenance and Monitoring Agreement](#)

**END OF CONSENT**

## **REGULAR AGENDA AND PUBLIC HEARINGS**

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

- 14-009Z3** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by NEXmetro Community Development, L.L.C., on Behalf of Hunter 38042, L.P., for Approval of a Request to Rezone Fewer than 11 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, Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and Grassmere Lane, and Accompanying Ordinance](#)  
**Attachments:** [PZ Minutes](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Parking Letter from Applicant 051314](#)  
[Parking Study - Informational](#)  
[Existing PD Ordinance](#)  
[Proposed Ordinance](#)  
[Proposed Zoning Exhibits A-D](#)  
[Proposed Zoning Ex. E \(Applicant\)](#)  
[Proposed Zoning Ex. E \(P&Z\)](#)  
[PowerPoint Presentation](#)

- 14-092GDP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, on Behalf of Himalayan Ventures, L.P., for Approval of a General](#)

Development Plan for a Portion of the Adriatica Town Center District, Being Fewer than 3 Acres, Located Approximately 240 Feet South of Virginia Parkway and on the West Side of Adriatic Parkway

**Attachments:** [Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing General Development Plan](#)  
[Proposed General Development Plan](#)  
[PowerPoint Presentation](#)

**14-091SP** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, on Behalf of Himalayan Ventures, L.P., for Approval of a Site Plan for Medical Office Buildings (Village Center Medpark II), Being Fewer than 3 Acres, Located Approximately 240 Feet South of Virginia Parkway and on the West Side of Adriatic Parkway

**Attachments:** [Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed General Arch. Elevations](#)  
[PowerPoint Presentation](#)

**14-093M2** Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Appendix B (Urban Design Standards for the Regional Employment Center) of Chapter 146, Including Section B-1 (Map of Regional Employment Center Overlay Zones) and Section B-2 (Regional Employment Center - Overlay Urban Design Standards), of the Zoning Regulations, and Accompanying Ordinance

**Attachments:** [PZ Minutes](#)  
[PZ Staff Report](#)  
[Letters of Support](#)  
[Properties within the REC Overlay](#)  
[Requested Modifications Chart](#)  
[Proposed Appendix B Changes](#)  
[Proposed Ordinance](#)  
[Proposed Ordinance Exhibit A](#)

**14-495** [Consider/Discuss/Act on a Resolution Approving the Revised Exterior Elevations as Proposed by Beck Design Related to the Sheraton Gateway Hotel and Events Center Project](#)

**Attachments:** [Resolution](#)  
[Gateway Revised Exterior Elevations](#)

#### **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 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 551.072. Deliberations about Real Property
  - Municipal Facilities

- D. Section 551.074 Discuss Personnel Matters
- City Manager Transition
  - Presiding Municipal Court Judge Dickey--Annual Review
  - Associate Municipal Judge Efren Ordonez – Annual Review
- E. Section 551.087 – Discuss Economic Development Matters
- Project A71 – Gateway
  - Project A90 – Nonagon
  - Project A97 – Olympian
  - Project A108 – Fitness
  - Project A109 – Mayberry
  - Project A110 – Marketplace
  - Project A111 – Heat
  - Project A112 – Commerce
  - Project A113 – Pannier
  - Project A115 – Bambi
  - Project A116 – Forefather
  - Project A118 – Green Pineapple 2
  - Project A119 – Brown
  - Project A120 – Nightingale
  - Project A121 – Nest

#### **ACTION ON EXECUTIVE SESSION ITEMS**

#### **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 16th day of May, 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](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.