



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, March 17, 2015

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Campus Discipleship Pastor John Stamper, First Baptist McKinney

INFORMATION SHARING

15-246 [Recognition of the McKinney Ice Hockey Varsity Team](#)

Attachments: [Certificates of Recognition](#)

15-247 [Multiple Myeloma Awareness Month Proclamation](#)

Attachments: [Multiple Myeloma Awareness Month](#)

15-248 [Presentation of Texas Municipal Library Directors \(TMLDA\)
"2014 Achievement of Library Excellence"](#)

Attachments: [Award Letter](#)

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

15-249 [Minutes of the City Council Special Meeting of March 2, 2015](#)

Attachments: [Minutes](#)

- 15-250 [Minutes of the City Council Regular Meeting of March 3, 2015](#)
Attachments: [Minutes](#)
- 15-197 [Minutes of the McKinney Community Development Corporation Meeting of February 3, 2015](#)
Attachments: [Minutes](#)
- 15-196 [Minutes of the McKinney Community Development Corporation Meeting of January 22, 2015](#)
Attachments: [Minutes](#)
- 15-195 [Minutes of the McKinney Community Development Corporation Finance Committee Meeting of January 14, 2015](#)
Attachments: [Minutes](#)
- 15-251 [Minutes of the McKinney Housing Authority Meeting of January 27, 2015](#)
Attachments: [Minutes](#)
- 15-206 [Minutes of the Planning and Zoning Commission Regular Meeting of February 10, 2015](#)
Attachments: [Minutes](#)

ORDINANCES

- 15-252 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2014-2015 Annual Budget and Amending the 2015-2019 Capital Improvements Program, to Provide Additional Funds for ST9158 US 380 from Custer Road to Lake Forest Drive](#)
Attachments: [Ordinance](#)
 [Location Map](#)
- 15-253 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2015 Annual Budget and Amending the 2015-2019 Capital Improvements Program, to Provide Additional Funding for the Kings Lake Bank Stabilization Project \(DR1205\)](#)

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

15-254 [Consider/Discuss/Act on an Amendment to the Ordinance Governing Noise in Downtown McKinney](#)

Attachments: [Ordinance](#)

RESOLUTIONS

15-255 [Consider/Discuss/Act on a Resolution Adopting the Budget Policies and Guidelines for Fiscal Year 2015-16](#)

Attachments: [Resolution](#)
[Budget Guidelines](#)

15-256 [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Gateway Planning Group, Inc. - A Vialta Group Partner for Professional Services to be Provided in Support of Phase II of the Northwest Sector Study Initiative](#)

Attachments: [Resolution](#)
[Gateway Planning Group Contract](#)

15-257 [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute an Amended Valuation Services Proposal in the Amount of \\$75,000 with Steven J. Kunkel & Associates, Inc. to Provide Additional Appraisal Valuation Services for the Acquisition of Right-of-Way and Easements Associated with the Virginia Parkway Lanes 5 and 6 Widening Project from Bellegrove Drive to US 75](#)

Attachments: [Resolution](#)
[Location Map](#)
[Amended Valuation Services Proposal](#)

15-258 [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute Development Agreements Associated with the City of McKinney's Pending Annexation Proceedings at the Intersection of Laud Howell Parkway \(F.M. 543 Connector\), Trinity Falls Parkway \(F.M. 543\), and Central Expressway \(U.S. Highway 75\)](#)

Attachments: [Resolution](#)
[Location Map and Aerial Exhibit](#)

15-259 [Consider/Discuss/Act on a Resolution Adopting the City of McKinney Hazard Mitigation Plan](#)

Attachments: [Resolution](#)
[City of McKinney Hazard Mitigation Plan.pdf](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

14-271Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southwest Corner of Park Hill Lane and Harmony Lane \(800 Harmony Lane\) and on the Southwest Corner of Dorman Lane and Hermitage Lane \(900 Hermitage Lane\), and Accompanying Ordinance](#)

Attachments: [PZ Minutes 02.24.15](#)
[PZ Minutes 02.10.15](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Ex. PD Ord. No. 2004-08-087](#)
[Prev. PD Ord. No. 2004-02-017](#)
[Concept Plans - Informational Only](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)
[PowerPoint Presentation](#)

14-166Z6 [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District, Generally to Allow for Townhome Uses, Located on the Southwest Corner of McKinney Place Drive and Collin McKinney Parkway, and Accompanying Ordinance](#)

Attachments: [CC Minutes 03.03.15 Placeholder](#)
[CC Minutes 02.17.15](#)
[PZ Minutes 01.27.15](#)
[PZ Minutes 01.13.15](#)
[PZ Minutes 12.09.14](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Comprehensive Plan Maps](#)
[Fiscal Analysis](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 2008-08-084](#)
[Prev. PD Ord. No. 2007-12-120](#)
[Prev. PD Ord. No. 2007-10-104](#)
[Prev. PD Ord. No. 2002-05-038](#)
[07-312SP Approved Plans](#)
[Proposed Ordinance](#)
[Proposed Exhibits](#)
[PowerPoint Presentation](#)

15-018M2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Section 146-101 \("CC" - Corridor Commercial Overlay District\) and Section 146-139 \(Architectural and Site Standards\) of the Zoning Ordinance \(Chapter 146 of the Code of Ordinances\), and Accompanying Ordinance](#)

Attachments: [PZ Meeting Minutes](#)
[Allen Arch Stds](#)
[Frisco Arch Stds](#)
[Plano Arch Stds](#)
[Current Sec 146-101](#)
[Proposed Sec 146-101 Changes](#)
[Current Sec 146-139](#)
[Proposed Sec 146-139](#)
[Proposed Ordinance](#)
[PowerPoint Presentation](#)

15-036M2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Section 146-45 \(Site Plan Approval\) of the Code of Ordinances Pertaining to Appeals to the City Council, and Accompanying Ordinance](#)

Attachments: [PZ Meeting Minutes](#)
[Proposed Sec 146-45 Changes](#)
[Proposed Ordinance](#)

15-260 [Consider/Discuss/Act on an Ordinance Amending Chapter 122 \(Construction Regulations\) of the Code of Ordinances Pertaining to Permitting within McKinney's Corporate Limits and its Extraterritorial Jurisdiction \(ETJ\)](#)

Attachments: [Proposed Ordinance](#)
[City-County Plat Approval Agreement](#)

15-261 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2014-2015 Annual CIP Budget and Amending the 2015-2019 Capital Improvements Program to Provide Funds for the Sonntag Neighborhood/School Park Project](#)

Attachments: [Ordinance](#)

15-262 [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with North Rock Construction, LLC of Denton, Texas for the Construction of Sonntag Neighborhood/School Park Project](#)

Attachments: [Resolution](#)
[Location Map](#)
[Sonntag Park Bid Tab](#)

15-263 [Consider/Discuss/Act on Revised Chapter 380 Economic Development Agreements between the City of McKinney and Landon Homes, LP, and between the City of McKinney and Pulte Homes of Texas, LP.](#)

Attachments: [Council Minutes 091614](#)
[380 Agreement with Pulte Homes](#)
[380 Agreement with Landon Homes](#)
[Landon Agreement Applicant Version](#)
[Pulte Agreement Applicant Version](#)
[Landon Agenda Item 091614](#)
[Pulte Agenda Item 091614](#)
[Local Sales and Use Tax Bulletin](#)
[Applicant's Sales vs. Use Tax Diagram](#)
[Applicant's overview Texas Use Tax](#)

15-264 [Consider/Discuss/Act on a Resolution Adopting the City Council Goals and Strategies](#)

Attachments: [Resolution](#)
[Council Goals and Strategies](#)

15-222 [Consider/Discuss/Act on Appointment of Members and Providing Direction and Charge to the 2015 Bond Election Committee](#)

Attachments: [2015 Bond Election Revised Timeline](#)

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) and legal consultation on the following item(s), if any:

- Annexation Process

B. Section 551.074 Discuss Personnel Matters

- City Manager Transition
- Police Chief Recruitment

C. Section 551.087 – Discuss Economic Development Matters

- Project A71 – Gateway
- Project A129 - Ernst

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of March, 2015 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.