



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, April 15, 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 Cynthia Allen, Believer's Tabernacle

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

14-363 [Minutes of the City Council Work Session of March 31, 2014](#)

Attachments: [Minutes](#)

14-364 [Minutes of the City Council Regular Meeting of April 1, 2014](#)

Attachments: [Minutes](#)

14-293 [Minutes of the McKinney Community Development Corporation Board Meeting of February 27, 2014](#)

Attachments: [Minutes](#)

14-302 [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of February 25, 2014](#)

Attachments: [Minutes](#)

14-279 [Minutes of the McKinney Economic Development Corporation Board Meeting of February 18, 2014](#)

Attachments: [Minutes](#)

14-247 [Minutes of the McKinney Main Street Board Meeting of February 13, 2014](#)

Attachments: [Minutes](#)

14-310 [Minutes of the Planning and Zoning Commission Regular Meeting of March 11, 2014](#)

Attachments: [Minutes](#)

ORDINANCES

14-365 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2013 - 2014 Annual Budget and Amending the 2014-2018 Capital Improvements Program, to Provide Funds for the Median Landscape and Irrigation of Medians along Alma Road between Joshua Tree Trail and Stacy Road and Silverado Trail between Big Fork Trail and Ironstone Lane and Stacy Road between Haystack Drive and Custer Road](#)

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

14-366 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2013-2014 Annual Budget and Amending the 2014-2018 Capital Improvements Program, to Provide Funds for the Construction of Collin-McKinney Parkway Between Stacy Road and Village Park Drive](#)

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

14-367 [Consider/Discuss/Act on an Ordinance Amendment to Chapter 110, Article VI of the Code of Ordinances Relating to Drought Contingency Plans](#)

Attachments: [Ordinance](#)

14-368 [Consider/Discuss/Act on an Ordinance Amendment to Chapter 110, Article VIII of the Code of Ordinances Relating to Landscape Water Management](#)

Attachments: [Ordinance](#)

RESOLUTIONS

- 14-369** [Consider/Discuss/Act on a Resolution Adopting a Modified North Texas Municipal Water District's Model Water Conservation and Water Resource and Emergency Management Plan](#)
- Attachments:** [Resolution](#)
[McKinney Model WREM Plan](#)
[McKinney Water Conservation Plan](#)
- 14-370** [Consider/Discuss/Act on a Resolution Establishing the School Zone Summer Hours for Each School Holding Summer School for 2014](#)
- Attachments:** [Resolution](#)
[Location Map](#)
- 14-371** [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Landscape Architectural Services for Design of Various Parks, Recreation, and Open Space and/or Public Right of Way Improvements](#)
- Attachments:** [Resolution](#)
- 14-372** [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Execute a Professional Services Contract with Architects Phelps/ Wood of Frisco, Texas for Architectural and Engineering Services Related to the Design and Construction of the McKinney Community Center Patio and Playground Project](#)
- Attachments:** [Resolution](#)
[Location Map](#)
- 14-373** [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Execute a Contract and All Necessary Supplemental Agreements with Civil Consulting Group, PLLC, for Engineering Design Services for Lake Forest Drive Lanes 5 and 6 from SH 121 to McKinney Ranch Parkway](#)

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

14-374 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Participate in Execution of Special Warranty Deed for 605 Howard Street, McKinney Outlots Addition, Lot 876 and Tract 247, Block 3, Out of Abstract 248 in the William Davis Survey, McKinney, Texas](#)

Attachments: [Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

14-375 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Participate in Execution of Special Warranty Deed for 1510 Anthony Street, Lot 40D, Block 10, W.J.S. Russell's Third Addition, McKinney, Texas](#)

Attachments: [Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

14-376 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Participate in Execution of Special Warranty Deed for 315 Watt Street, Lot 761A, McKinney Outlots Addition, McKinney, Texas](#)

Attachments: [Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

14-377 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Participate in Execution of Special Warranty Deed for Lot 887A, McKinney Outlots Addition, McKinney, Texas](#)

Attachments: [Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

14-378 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Participate in Execution of Special Warranty Deed for 816 Greenville, 818 Greenville and 204 Murray Street,](#)

[Lots 1A, 1B, 2A, 2B and 3, G.M. Wilson Addition, McKinney, Texas](#)

Attachments: [Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

MISCELLANEOUS

14-379 [Consider/Discuss/Act on a Roadway Impact Fee Credit Agreement with RH of Texas Limited Partnership for the Development of the Villas at Stacy Addition and the Associated Construction of the Westbound Lanes of Collin McKinney Parkway between Stacy Road and Village Park Drive](#)

Attachments: [Exhibit](#)
[Villas at Stacy Agreement](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

14-054Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Spiars Engineering, Inc., on Behalf of Ysis Partners, L.P., for Approval of a Request to Rezone Fewer Than 17 Acres from "PD" - Planned Development District to "RS 60" - Single Family Residence District, Generally to Modify the Development Standards, Located on the South Side of Bloomdale Road and on the West Side of F.M. 1461 \(Future Lake Forest Drive\), and Accompanying Ordinance \(WITHDRAWN BY APPLICANT\)](#)

14-044Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by American Auto Spa, on Behalf of Lett Lane Group L.L.C., for Approval of a Request to Rezone Less than 1 Acre from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Custer Road and Westridge Boulevard, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Zoning Exhibits A-C](#)
[Conceptual Layout - Informational](#)
[PowerPoint Presentation](#)

14-380 [Conduct a Public Hearing to Consider and Reconsider the Ratification of the Previously Approved Resolution to the Texas Department of Community Affairs Confirming that the City, Based on the City's Support of the McKinney Housing Authority in their Efforts to Comply with the Modified Consent Decree with the Inclusive Communities Project, Inc., supports the Millennium 2 Proposal for Affordable, Rental Housing Located Southeast Corner of future Collin McKinney Parkway and future McKinney Ranch Parkway](#)

Attachments: [Resolution](#)
[2014-02-009\(R\) - Millenium 2 Support](#)
[Location Map](#)

14-381 [Consider/Discuss/Act on a Facility Agreement to Reduce Parkland Fees for the McKinney Millennium Tract Located on the East Side of McKinney Ranch Parkway and at the Terminus of Silverado Trail](#)

Attachments: [Letter of Request](#)
[Facilities Agreement -- Millennium](#)
[Location Map](#)

14-382 [Review and Discuss Sheraton Gateway Hotel and Events Center Guaranteed Maximum Price \(GMP\)](#)

Attachments: [Sheraton Gateway GMP Summary](#)

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 (2). Consultation with Attorney on legal issues related to City Council and Employee Personnel Matters
- C. Section 551.071 (1) (A). Litigation / Anticipated Litigation
 - Brock Bailey versus City of McKinney
- D. Section 551.072. Deliberations about Real Property
 - Municipal Facilities
- E. Section 551.074 Discuss Personnel Matters
 - City Manager Transition
- F. Section 551.087 – Discuss Economic Development Matters
 - Project A71 – Gateway
 - Project A72 – Airport
 - Project A90 – Nonagon
 - Project A97 – Olympian
 - Project A98 – Butterfly
 - Project A99 – UV
 - Project A105 – Reshore
 - Project A108 – Fitness
 - Project A109 – Mayberry
 - Project A110 – Marketplace
 - Project A111 – Heat
 - Project A112 – Commerce
 - Project A113 – Pannier
 - Project A114 – Yellow Sky
 - Project A115 – Bambi
 - Project A116 – Forefather

- Project A117 – One
- 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 11th day of April, 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.