



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, January 7, 2014

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 Dave Jenkins, The New Covenant Fellowship Church

#### 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

**14-006**     [Minutes of the City Council Work Session of December 16, 2013](#)

**Attachments:**     [Minutes](#)

**14-007**     [Minutes of the City Council Regular Meeting of December 17, 2013](#)

**Attachments:**     [Minutes](#)

**13-1051**     [Minutes of the Collin County Airport Development Corporation Meeting of September 9, 2013.](#)

**Attachments:**     [Minutes](#)

**13-1110**     [Minutes of the Community Grant Advisory Commission Meeting of May 23, 2013](#)

**Attachments:**     [Minutes](#)

- 13-1217 [Minutes of the Community Grants Advisory Commission Meeting of November 13, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1218 [Minutes of the Community Grants Advisory Commission Meeting of November 14, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1304 [Minutes of the Joint McKinney Community Development Corporation and Parks, Recreation, and Open Space Advisory Board Meeting of December 12, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1193 [Minutes of the Library Advisory Board Meeting of September 19, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1293 [Minutes of the Library Advisory Board Meeting of November 12, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1209 [Minutes of the McKinney Airport Development Corporation Meeting of October 14, 2013.](#)  
**Attachments:** [Minutes](#)
- 13-1305 [Minutes of the McKinney Airport Development Corporation Meeting of November 22, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1125 [Minutes of the McKinney Community Development Corporation Board Meeting of September 26, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1195 [Minutes of the McKinney Community Development Corporation Board Meeting of October 24, 2013](#)  
**Attachments:** [Minutes](#)

- 13-1297 [Minutes of the McKinney Community Development Corporation Board Meeting of November 21, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1239 [Minutes of the McKinney Convention and Visitors Bureau Board Meeting of October 22, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1240 [Minutes of the McKinney Convention and Visitors Bureau Finance Committee Meeting of October 21, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1241 [Minutes of the McKinney Convention and Visitors Bureau Marketing/PR Committee Meeting of November 14, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1201 [Minutes of the McKinney Economic Development Corporation Board Meeting of October 15, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1247 [Minutes of the McKinney Economic Development Corporation Board Meeting of November 19, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1259 [Minutes of the McKinney Main Street Board Meeting of November 14, 2013](#)  
**Attachments:** [Minutes](#)
- 13-1255 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of November 14, 2013](#)  
**Attachments:** [Minutes](#)

**RESOLUTIONS**

- 13-263M2 [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](#)  
[Report Appendix F](#)

**14-008** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, if Awarded, FY 2014 Brownfields Assessment Grant from the Environmental Protection Agency \(EPA\)](#)

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

**14-009** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept, if Awarded, a Grant from the Firehouse Subs Public Safety Foundation](#)

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

**END OF CONSENT****REGULAR AGENDA AND PUBLIC HEARINGS**

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

**13-241Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Bob Tomes Ford, on Behalf of McKinney Lone Star Enterprises, L.P., for Approval of a Request to Rezone Fewer than 6 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southeast Corner of Park View Avenue and North Brook Drive, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Informal Petitions of Opposition](#)  
[Letters of Opposition](#)  
[Opposition Photos](#)  
[PZ Report Case #99-018Z](#)  
[PZ Minutes 03-09-1999](#)  
[CC Minutes 04-06-1999](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**13-255Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Hendrick Automotive Group, on Behalf of Carleton Group II, Inc., for Approval of a Request to Rezone Fewer than 6 Acres from “PD” - Planned Development District to “PD” - Planned Development District, Generally to Modify the Development Standards, Located on the Southeast Corner of Rockhill Road and Wilson Creek Boulevard, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Site Plan - Informational Only](#)  
[Existing PD Ordinance 1354](#)  
[Fiscal Analysis](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**13-223Z3** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Growth III, for Approval of a Request to Rezone Fewer than 16 Acres from “PD” - Planned Development District](#)

to "PD" - Planned Development District, Generally to Modify the Development Standards, Located at the Southeast Corner of Lake Forest Drive and Highlands Drive, and Accompanying Ordinance

**Attachments:** [PZ Minutes 121013](#)  
[PZ Minutes 111213](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Letters of Support](#)  
[Fiscal Analysis](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[PowerPoint Presentation](#)

**13-245Z2** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd and Joplin, on Behalf of VCIM Partners, L.P., Tournament Players Club at Craig Ranch, L.P., and McKinney Seven 185, L.P., for Approval of a Request to Rezone Fewer than 143 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located Approximately 200 Feet South of Collin McKinney Parkway and Approximately 230 Feet East of Custer Road, and Accompanying Ordinance

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



**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
- Land Development – FM 546 to US 380 and Highway 5 to New Hope Road
  - Municipal Facilities
- C. Section 551.087 – Discuss Economic Development Matters
- Project A71
  - Project A78
  - Project A90
  - Project A97
  - Project A98
  - Project A105
  - Project A108
  - Project A109
  - Project A110
  - Project A111
  - Project A112

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

Posted in accordance with the Texas Government Code, Chapter 551, on the 2nd day of January, 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.