



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, June 18, 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 Dewayne Owens, Kingdom Faith Bible 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

13-597 [Minutes of the City Council Work Session of June 4, 2013](#)

Attachments: [Minutes](#)

13-598 [Minutes of the City Council Regular Meeting of June 4, 2013](#)

Attachments: [Minutes](#)

13-464 [Minutes of the Community Grants Advisory Commission Board Meeting of February 28, 2013](#)

Attachments: [Minutes](#)

13-528 [Minutes of the Community Grant Advisory Commission of the May 9, 2013 Board Meeting](#)

Attachments: [Minutes](#)

13-509 [Minutes of the McKinney Community Development Corporation and McKinney Economic Development Corporation Joint](#)

[Meeting of April 25, 2013](#)

Attachments: [Minutes](#)

13-470 [Minutes of the Library Advisory Board Meeting of April 18, 2013](#)

Attachments: [Minutes](#)

13-527 [Minutes of the Community Grants Advisory Commission Board Meeting of May 8, 2013](#)

Attachments: [Minutes](#)

13-508 [Minutes of the McKinney Community Development Corporation Board Meeting of April 25, 2013](#)

Attachments: [Minutes](#)

13-537 [Minutes of the McKinney Convention & Visitors Bureau Meeting of April 23, 2013](#)

Attachments: [Minutes](#)

13-536 [Minutes of the McKinney Convention & Visitors Bureau Special Meeting of April 29, 2013](#)

Attachments: [Minutes](#)

13-292 [Minutes of the McKinney Economic Development Corporation Board Meeting of February 19, 2013](#)

Attachments: [Minutes](#)

13-518 [Minutes of the McKinney Economic Development Corporation Board Meeting of March 19, 2013](#)

Attachments: [Minutes](#)

13-519 [Minutes of the McKinney Economic Development Corporation Special Board Meeting of April 11, 2013](#)

Attachments: [Minutes](#)

13-599 [Minutes of the McKinney Housing Authority Meeting of February 19, 2013](#)

Attachments: [Minutes](#)

13-600 [Minutes of the McKinney Housing Authority Meeting of May 2, 2013](#)

Attachments: [Minutes](#)

13-601 [Minutes of the McKinney Housing Authority Meeting of May 21, 2013](#)

Attachments: [Minutes](#)

13-531 [Minutes of the Planning and Zoning Commission Regular Meeting of May 14, 2013](#)

Attachments: [Minutes](#)

ORDINANCES

13-602 [Consider/Discuss/Act on an Ordinance Amending the 2012-2013 Annual Budget for One Additional School Resource Officer](#)

Attachments: [Agenda Item Summary](#)
[Ordinance](#)
[Budget Amendment](#)

RESOLUTIONS

13-603 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Construction Agreement with Tiseo Paving Company for the Construction of the FM 543 Realignment at US 75 Project and Authorizing any Change Orders](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Contractor Recommendation Letter](#)
[Location Map](#)

13-604 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Moss Brothers for the Construction of the Couch Drive 12-inch Water Line Loop](#)

[Project and Authorizing Any Change Orders](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Contractor Recommendation Letter](#)
[Location Map](#)

13-605 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Terracon Consultants, Inc. for Materials Testing Services for the Couch Drive 12-inch Water Line Loop Project and Authorizing any Supplemental Agreements](#)

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

13-100M1 [Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Mid Year Impact Fee Report 2013](#)
[Report Section Appendix F](#)

13-606 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Terracon Consultants, Inc., for Material Testing on the FM 543 Realignment at US 75 Construction Project](#)

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

13-607 [Consider/Discuss/Act on a Resolution Authorizing a Contract with Oncor Electric Delivery to Relocate the Existing Overhead Electric Lines along Virginia Street as Necessary for the Town Center Phase 2 Infrastructure Improvements Project](#)

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

13-608 [Consider/Discuss/Act on a Resolution for the Purchase of Approximately 50 Acres of Land South of US 380 and East of Gray Branch Road](#)

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

13-609 [Consider/Discuss/Act on a Resolution Authorizing Execution of an Agreement with the Texas Department of Transportation for all Work Associated with the Design and Construction of Aircraft Parking Apron Reconstruction and Expansion at Collin County Regional Airport](#)

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

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

13-098A2 [Conduct a Public Hearing to Consider/Discuss on the Request by Shupe Ventura Lindelow & Olson, on Behalf of Central & Fannin Wilson 155, L.L.L.P, on a Petition to Annex Fewer than 154 Acres, Generally Located on the Northwest Corner of F.M. 543 and U.S. Highway 75 \(Central Expressway\)](#)

Attachments: [Agenda Item Summary](#)
[Maps](#)
[Letter of Intent](#)
[Petition to Request Annexation](#)
[Proposed Ordinance w/ Exhibits](#)
[Exhibit A - Location Map](#)
[Exhibit B - Legal Description](#)
[Exhibit C - Service Plan](#)
[Exhibit D - Property Description](#)
[PowerPoint Presentation](#)

12-204A3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Fourth Avenue Investments, L.L.C., on Behalf of Jon W. & Rebecca L. Bayless and Honey Creek Partners L.P., on a Petition to Annex Fewer than 2 Acres, Located on the North Side of Country Club Road and Approximately 600 Feet East of Nature Place, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[CC Minutes Special Meeting 052113](#)
[CC Minutes Regular Meeting 052113](#)
[Maps](#)
[Letter of Intent](#)
[Petition Requesting Annexation](#)
[Proposed Ordinance and Exhibits](#)
[Exhibit A - Location Map](#)
[Exhibit B - Legal Description](#)
[Exhibit C - Service Area Plan](#)
[Exhibit D - Property Description](#)
[PowerPoint Presentation](#)

13-610 [Consider/Discuss/Act on an Annexation Agreement with Honey Creek Partners, L.P., Being Less Than 1 Acre, Located on the North Side of Country Club Road and Approximately 560 Feet East of Nature Place](#)

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

13-611 [Consider/Discuss/Act on an Annexation Agreement with Jon W. and Rebecca L. Bayless, Being Fewer than 2 Acres, Located on the North Side of Country Club Road and Approximately 600 Feet East of Nature Place](#)

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

12-199Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by 4th Avenue Investments, on Behalf by Coleman Inma Leigh and Honey Creek Partners, L.P., for Approval of a Request to Rezone Fewer than 5 Acres from "AG" - Agricultural District to "PD" - Planned Development District and Zone Fewer than 2 Acres to "PD" - Planned Development District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Northeast Corner of Country Club Road and Nature Place, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes](#)
[PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Proposed Ordinance with Exhibits](#)
[Exhibit A - Location Map](#)
[Exhibit B - Metes and Bounds](#)
[Exhibit C - Lot Layout](#)
[PowerPoint Presentation](#)

12-234Z5 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Verizon Wireless, on Behalf of Roanoke Manor, L.L.C., for Approval of a Request to Rezone Fewer than 4 Acres 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, to Allow for a Support Tower for Cellular Communication Antennas, Located Approximately 1,500 Feet East of Lake Forest Drive and Approximately 230 Feet South of Future Collin McKinney Parkway, and Accompanying Ordinance

Attachments: [Agenda Item Summary](#)
[PZ Minutes 31213](#)
[PZ Minutes 32613](#)
[PZ Minutes 52813](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing Ordinance No. 2000-09-064](#)
[Propagation Map - Before](#)
[Propagation Map - After](#)
[Proposed Ordinance with Exhibits](#)
[Exhibit A - Location Map](#)
[Exhibit B - Boundary](#)
[Exhibit C - Site Plan](#)
[PowerPoint Presentation](#)

99-283MR3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Waldo & Lee R. Turner, for Approval of a Minor Replat for Lots 765R, 766, and 777R of the McKinney Outlots, Being Less than 1 Acre, Located on the Southeast Corner of State Highway 5 \(McDonald Street\) and Watt Street](#)

Attachments: [Agenda Item Summary](#)
[CC Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Minor Replat](#)
[PowerPoint Presentation](#)

13-112Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Middleton & Associates, L.L.C., on Behalf of Heavy Ventures, L.L.C., Mike Shell, Timothy Thompson, and Stephen C. Matthews for Approval of a Request to Rezone Fewer than 2 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the West Side of Lloyd Stearman Drive and Approximately 450 Feet North of Virginia Parkway, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes 061213](#)
[PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing Ordinance No. 2008-11-106](#)
[Exhibit A - Location Map](#)
[Exhibit B - Metes and Bounds](#)
[Proposed Ordinance with Exhibits](#)
[Elevations \(Informational Only\)](#)
[Floor Plans \(Information Only\)](#)
[PowerPoint Presentation](#)

13-085Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn And Associates, Inc., on Behalf of Creststone Investors, L.L.C., for Approval of a Request to Rezone Fewer than 15 Acres from "MH" - Heavy Manufacturing District and "ML" - Light Manufacturing District to "PD" - Planned Development District, Generally to Modify the Uses and Development Standards, Located Approximately 1,700 Feet North of Plateau Drive and on the East Side of McDonald Street \(State Highway 5\), and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes](#)
[PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Proposed Ordinance with Exhibits](#)
[Exhibit A - Location Map](#)
[Exhibit B - Legal Description](#)
[Exhibit C - Zoning Exhibit](#)
[PowerPoint Presentation](#)

13-079M4 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution to Approve the Land Use Assumptions for the 2012-2013 Roadway Impact Fee Update](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[LUA Report-Draft](#)
[Legal Notice](#)
[PZ Staff Report](#)
[PZ Minutes](#)
[Impact Fees-FAQs](#)
[2013 LUA Presentation](#)
[Brochure Roadway](#)

13-079M5 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution to Approve the Land Use Assumptions for the 2012-2013 Utility Impact Fee Update](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[LUA Report-Draft](#)
[Legal Notice](#)
[PZ Staff Report](#)
[PZ Minutes](#)
[Impact Fees-FAQs](#)
[Brochure Utility](#)
[2013 LUA Presentation](#)

13-612 [Consider/Discuss/Act on a Development Agreement \(ETJ\) for the Estates of Willow Wood, Approximately 307 Acres, Located Within the City's Extra-Territorial Jurisdiction Generally East of State Highway 5 \(McDonald Street\) and Approximately 3,000 Feet North of F.M. 543](#)

Attachments: [Agenda Item Summary](#)
[Proposed Development Agreement](#)

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)
- Wilson 155 Development Agreement
 - Chen Tract Development Agreement

- B. Section 551.072. Deliberations about Real Property
 - John R. Jones Survey, Abstract 497, Tract 2, 102.52

- C. Section 551.087 – Discuss Economic Development Matters
 - Project A71
 - Project A72
 - Project A78
 - Project A90
 - Project A97
 - Project A98
 - Project A99
 - Project 100

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 13th day of June, 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.