



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, April 16, 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 Bill Rosnett, Northwest Christian Church

INFORMATION SHARING

13-370 [Proclamation Say YES to Youth Summit](#)

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

13-371 [Minutes of the City Council Work Session of April 2, 2013](#)

Attachments: [Minutes](#)

13-372 [Minutes of the City Council Regular Meeting of April 2, 2013](#)

Attachments: [Minutes](#)

13-373 [Minutes of the City Council Special Meeting of April 8, 2013](#)

Attachments: [Minutes](#)

13-307 [Minutes of the Board of Adjustment Regular Meeting of September 26, 2012](#)

Attachments: [Minutes](#)

13-335 [Minutes of the McKinney Community Development Corporation Board Meeting of February 28, 2013](#)

Attachments: [Minutes](#)

13-297 [Minutes of the McKinney Convention & Visitors Bureau Meeting of February 26, 2013](#)

Attachments: [Minutes](#)

13-374 [Minutes of the McKinney Housing Authority Meeting of February 26, 2013](#)

Attachments: [Minutes](#)

13-375 [Minutes of the McKinney Housing Authority Meeting of March 6, 2013](#)

Attachments: [Minutes](#)

13-315 [Minutes of the Planning and Zoning Commission Regular Meeting of March 12, 2013](#)

Attachments: [Minutes](#)

ORDINANCES

13-376 [Consider/Discuss/Act on an Ordinance of the City Council of the City of McKinney Amending Section 74-26 of the Code of Ordinance to Include Skatepark Rules](#)

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

13-377 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2012 - 2013 Annual Budget and Amending the 2013-2017 Capital Improvements Program, to Provide Funds for the Couch Drive 12-inch Water Line Loop Project](#)

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

RESOLUTIONS

13-378 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Grantham and Associates to Provide Consulting Engineering Services for the Couch Drive 12-inch Water Line Loop Project](#)

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

13-379 [Consider/Discuss/Act on a Resolution to Authorizing a Wildlife Hazard Assessment](#)

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

13-380 [Consider/Discuss/Act on a Resolution to Re-appropriate \\$16,500 from Fund Balance to McKinney Convention and Visitors Bureau Budget](#)

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

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

13-381 [Consider/Discuss/Act on an Ordinance Amending Chapter 106 of the Code of Ordinances of the City of McKinney Amending the Composition of the Board of Directors](#)

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

13-382 [Consider/Discuss/Act on a Resolution Amending the McKinney Convention and Visitors Bureau Bylaws](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Proposed Bylaws](#)
[Proposed Bylaw Amendments - Redline](#)

13-028SU2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Turrentine Family Partnership, Ltd., for Approval of a Specific Use Permit to Allow for a Restaurant with Drive-Through Window \(Bahama Buck's\), Being Less than 1 Acre, Located Approximately 400 Feet East of Jordan Road and on the South Side of Virginia Parkway and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes](#)
[PZ Staff Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance w/Exhibits](#)
[Exhibit A Location Map](#)
[Exhibit B Site Plan](#)
[Proposed Elevations](#)
[PowerPoint Presentation](#)

13-045SU2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pross Design Group, Inc., on Behalf of Virginia Custer Holdings, L.L.C., for Approval of a Specific Use Permit for an Indoor Gun Range \(McKinney Gun Club\), Being Fewer than 4 Acres, Located on the East Side of Custer Road and Approximately 950 Feet North of Virginia Parkway, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes 032613](#)
[PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Resolution No. 2011-01-004 \(R\)](#)
[Decibel Level Chart Exhibit](#)
[Existing Site Layout](#)
[Proposed Ordinance w/ Exhibit](#)
[SUP Exhibit A - Location Map](#)
[PowerPoint Presentation](#)

10-146Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of John Mathews, for Approval of a Request to Rezone Fewer than 7 Acres, from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for a Private Street Development and to Modify the Development Standards, Located on the East Side of Ridge Road and Approximately 1,000 Feet North of Virginia Parkway, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes 032211](#)
[City Council Minutes 4.19.11](#)
[PZ Staff Report](#)
[Letter of Intent](#)
[Existing PD 2007-05-053](#)
[Section SF-1 of PD 1621](#)
[Proposed Ordinance with Exhibits](#)
[Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Legal Description](#)
[Exhibit D - Master GDP](#)
[Exhibit E - Master GDP Trails Map](#)
[PowerPoint Presentation](#)

13-031A3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of D.R. Horton - Texas, Ltd., a Petition to Annex Fewer than 4 Acres, Located Approximately 2,200 Feet West of Independence Parkway and Approximately 2,300 Feet South of Virginia Parkway, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[CC Minutes 03-18-13](#)
[CC Minutes 03-19-13](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Petition Requesting Annexation](#)
[Proposed Ordinance with Exhibits](#)
[Exhibit A - Location Map](#)
[Exhibit B - Legal Description](#)
[Exhibit C - Service Plan](#)
[Exhibit D - Annexation Exhibit](#)
[PowerPoint Presentation](#)

13-030Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of D.R. Horton - Texas, Ltd., for Approval of a Request to Zone Fewer than 4 Acres to "PD" - Planned Development District, to Allow for Single Family Residential Uses, Located Approximately 2,200 Feet West of Independence Parkway and Approximately 2,300 Feet South of Virginia Parkway, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes 4/9/13](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Prop. Ord. w/ Exhibits - Staff](#)
[Prop. Ord. w/ Exhibits - Applicant](#)
[Exhibit A - Location Map](#)
[Exhibit B - Metes and Bounds](#)
[Exhibit C - Dev. Standards - Staff](#)
[Exhibit C - Dev. Standards - Applicant](#)
[PowerPoint Presentation](#)

13-383 [Consider/Discuss/Act on an Annexation Agreement with D.R. Horton - Texas, L.T.D., Being Fewer than 4 Acres, Located Approximately 2,200 Feet West of Independence Parkway and Approximately 2,300 Feet South of Virginia Parkway](#)

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

12-234Z3 [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 900 Feet East of Lake Forest Drive and on the South Side of Future Collin McKinney Parkway \(REQUEST TO BE TABLED\)](#)

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

13-384 [Consider/Discuss/Act on Adoption of a Resolution Determining](#)

[a Public Necessity to Acquire Certain Property for Public Use by Eminent Domain for Right-of-Way \(in Fee Simple\) for the Construction, Access and Maintenance Associated with a Roadway Infrastructure Project Along Louisiana Street from State Highway 5 to Throckmorton Street; Along Greenville Street from Louisiana Street to Andrews Street; Along Throckmorton Street from Louisiana Street to Virginia Street; and Along Louisiana Street from Throckmorton Street to Old Settler's Park and Authorizing the City Manager to Establish Procedures for Acquiring the Right-of-Way \(in Fee Simple\) on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions](#)

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

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.

CITIZEN COMMENTS

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)

- Impact Fee Waivers

B. Section 551.072. Deliberations about Real Property

- John Crutchfield Survey, Abstract 206, Tracts 6, 27 and 28
 - o 3550 N. Custer Road
 - o 3598 N. Custer Road

- C. Section 551.074 Discuss Personnel Matters
- Presiding Municipal Court Judge Dickey--Annual Review
 - Associate Municipal Judge Efren Ordonez – Annual Review
- D. Section 551.087 – Discuss Economic Development Matters
- Project A71
 - Project A72
 - Project A78
 - Project A90
 - Project A95
 - Project A96

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 11th day of April, 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.