



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Monday, August 5, 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 Rodolfo Mora, Iglesia El Shaddai

CITIZEN COMMENTS

INFORMATION SHARING

13-733 [Recognition of Residents and Community Leaders, Participating in the Neighborhood Revitalization Efforts Under the Together We Serve Initiative](#)

Attachments: [Agenda Item Summary](#)

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

13-734 [Minutes of the City Council Regular Meeting of July 16, 2013](#)

Attachments: [Minutes](#)

13-735 [Minutes of the City Council Work Session of July 15, 2013](#)

Attachments: [Minutes](#)

13-736 [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of July 29, 2013](#)

Attachments: [Minutes](#)

- 13-678 [Minutes of the Collin County Airport Development Corporation Meeting of June 13, 2013](#)
Attachments: [Minutes](#)
- 13-638 [Minutes of the Historic Preservation Advisory Board Regular Meeting of May 2, 2013](#)
Attachments: [Minutes](#)
- 13-640 [Minutes of the McKinney Armed Services Memorial Board Meeting of June 12, 2013](#)
Attachments: [Minutes](#)
- 13-655 [Minutes of the McKinney Arts Commission Special Meeting of June 12, 2013](#)
Attachments: [Minutes](#)
- 13-725 [Minutes of the McKinney Community Development Corporation Board Meeting of June 27, 2013](#)
Attachments: [Minutes](#)
- 13-726 [Minutes of the McKinney Community Development Board Meeting of June 20, 2013](#)
Attachments: [Minutes](#)
- 13-702 [Minutes of the McKinney Convention & Visitors Bureau Meeting of June 4, 2013](#)
Attachments: [Minutes](#)
- 13-687 [Minutes of the McKinney Economic Development Corporation Board Meeting of June 18, 2013](#)
Attachments: [Minutes](#)
- 13-737 [Minutes of the McKinney Housing Authority Meeting of June 25, 2013](#)
Attachments: [Minutes](#)

13-643 [Minutes of the McKinney Main Street Board meeting of June 13, 2013](#)

Attachments: [Minutes](#)

13-649 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of May 9, 2013](#)

Attachments: [Minutes](#)

13-648 [Minutes of the Planning and Zoning Commission Regular Meeting of June 25, 2013](#)

Attachments: [Minutes](#)

13-709 [Minutes of the Planning and Zoning Commission Regular Meeting of July 9, 2013](#)

Attachments: [Minutes](#)

ORDINANCES

13-770 [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 Construction of Silverado Trail between Custer Road and Amon Carter Drive](#)

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

RESOLUTIONS

13-738 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 709 Maples Avenue](#)

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

13-739 [Consider/Discuss/Act on a Resolution to Authorizing the City](#)

[Manager to Participate in Execution of Special Warranty Deed for 1005 Josephine Street](#)

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

13-740 [Consider/Discuss/Act on a Resolution to Authorizing the City Manager to Participate in Execution of Special Warranty Deed for William Davis Survey Tract 252](#)

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

13-741 [Consider/Discuss/Act on a Resolution to Authorizing the City Manager to Participate in Execution of Special Warranty Deed for William Davis Survey Tract 199](#)

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

13-742 [Consider/Discuss/Act on a Resolution to Authorizing the City Manager to Participate in Execution of Special Warranty Deed for William Davis Survey Tract 161](#)

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

13-743 [Consider/Discuss/Act on a Resolution to Authorizing the City Manager to Participate in Execution of Special Warranty Deed for McKinney Outlots Addition Lot 885](#)

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

13-744 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for Lots 871, 872, and 873 McKinney Outlots Addition](#)

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

13-745 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 1100 W. Louisiana Street](#)

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

13-746 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for Lot 13 and Lot 14 of the Underwood Addition](#)

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

13-747 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for William Davis Survey Tract 257 and Tract 202](#)

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

- 13-748** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for William Davis Survey Tract 249](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Special Warranty Deed](#)
 [Land Disposition Policy](#)
- 13-749** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 1007 Roosevelt Street](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Special Warranty Deed](#)
 [Land Disposition Policy](#)
- 13-750** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 1007 Charleston Street](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Special Warranty Deed](#)
 [Land Disposition Policy](#)
- 13-751** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 408 Main Street](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Special Warranty Deed](#)
 [Land Disposition Policy](#)
- 13-752** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 404 McDonald Street](#)

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

13-753 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 405.5 Main Street](#)

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

13-754 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 803 Odell Street](#)

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

13-755 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 404 Bumpas Street](#)

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

13-756 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 414 Wilson Street](#)

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

- 13-757** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 902 Anthony Street](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Special Warranty Deed](#)
 [Land Disposition Policy](#)
- 13-758** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 503 Bumpas Street](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Special Warranty Deed](#)
 [Land Disposition Policy](#)
- 13-759** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 802 E. Anthony Street](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Special Warranty Deed](#)
 [Land Disposition Policy](#)
- 13-760** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 300 Pearson Ave](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Special Warranty Deed](#)
 [Land Disposition Policy](#)
- 13-761** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 1209 Garcia Street](#)

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

13-762 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 409 Throckmorton Street](#)

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

13-763 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 916 N. Church Street](#)

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

13-764 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for Lot 383A, McKinney Outlots Addition](#)

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

13-765 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 1402 E. Anthony Street](#)

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

13-766 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for 612 Fenet Street](#)

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

13-767 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Deed without Warranty for 402 Rice Street](#)

Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Deed without Warranty](#)
 [Land Disposition Policy](#)

13-771 [Consider/Discuss/Act on a Resolution Approving a Budget Amendment for the McKinney Economic Development Corporation for Fiscal Year 2012-2013](#)

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.

12-234Z7 [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 (REQUEST TO BE TABLED)

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

13-091Z3 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Southern Land Company, L.L.C., on Behalf of SLC McKinney Partners, L.P., for a Request to Rezone Fewer than 29 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Future Stonebridge Drive and Approximately 1,300 Feet North of U.S. Highway 380 (University Drive) and Accompanying Ordinance

Attachments: [Agenda Item Summary](#)
[PZ Staff Report](#)
[PZ Minutes](#)
[Maps](#)
[Letter of Intent](#)
[Existing PD 2010-10-042](#)
[Proposed Ordinance](#)
[Ordinance Exhibits](#)
[PowerPoint Presentation](#)

13-096Z4 Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 17, L.P. and VCIM Partners, L.P., for Approval of a Request to Rezone Fewer than 7 Acres from "AG" - Agricultural District, "PD" - Planned Development District, and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, to Modify the Allowed Land Uses and Development Standards, Located on the Northwest Corner of Chief Spotted Tail Drive and Alma Road, and Accompanying Ordinance

Attachments: [Agenda Item Summary](#)
[PZ Minutes 07-09-13](#)
[PZ Minutes 06-25-13](#)
[PZ Minutes 06-11-13](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing Ordinance No. 2001-02-017](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-E](#)
[PowerPoint Presentation](#)

13-103Z3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven 50, L.P., for Approval of a Request to Rezone Fewer than 25 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 on the East Side of Custer Road and Approximately 300 Feet North of Collin McKinney Parkway, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes 07-09-13](#)
[PZ Minutes 06-25-13](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Existing Ordinance No. 2006-02-018](#)
[Letter of Intent](#)
[Existing Ordinance No. 2001-02-017](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)
[PowerPoint Presentation](#)

13-101Z3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of McKinney Seven Stacy, L.P., for Approval of a Request to](#)

[Rezone Fewer than 85 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 on the Southeast Corner of Custer Road and Future Silverado Trail, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Existing Ordinance No. 1756](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[PowerPoint Presentation](#)

13-686 [Consider/Discuss/Act on a Chapter 380 Economic Development Agreement with McKinney Seven Stacy, LP for the Construction of the Eastbound Lanes and Bridge of Silverado Trail between Custer Road and Amon Carter Drive](#)

Attachments: [Agenda Item Summary](#)
[Location Map of Silverado Trail](#)
[Charter 380 Agreement](#)

13-768 [Consider/Discuss/Act Upon Adoption of a Resolution Determining a Public Necessity to Acquire Certain Property for Public Use by Eminent Domain for a Drainage Easement for the Construction, Access and Maintenance Associated with the FM 543 Realignment Project Commencing from US 75 Continuing Northwesterly for Approximately 2400 Feet; Authorizing the City Manager to Establish Procedures for Acquiring the Drainage Easement 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](#)

13-769 [Consider/Discuss/Act on Fiscal Year 2013-14 Proposed Tax Rate and Set Public Hearing and Adoption Dates](#)

Attachments: [Agenda Item 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 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

- John R. Jones Survey, Abstract 497, Tract 2, 102.52
- Land Development – FM 546 to US 380 and Highway 5 to New Hope Road
- Municipal Facilities
- 1392 Old Mill Road, 75.0665 Acres in G.B. Pilant Survey, Abstract No. 691

C. Section 551.087 – Discuss Economic Development Matters

- Project A71
- Project A72
- Project A78
- Project A90
- Project A94

- Project A97
- Project A98
- Project A99
- Project A100
- Project A101
- Project A102
- Project A103
- Project A104
- Project A105
- Project A106
- Project A107

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 1st day of August, 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.