



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Monday, August 3, 2015

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 Senior Pastor Tommy Brumett, First United Methodist Church of McKinney

#### INFORMATION SHARING

**15-736**     [National Night Out Proclamation](#)

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

#### 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) and legal consultation on the following item(s), if any.

- Statutory, constitutional and Charter/ordinance requirements for establishing certain boards/commissions, including their City Council-delegated authorities and duties

B. Section 551.074 Discuss Personnel Matters

- City Manager Transition

C. Section 551.087 – Discuss Economic Development Matters

- Project A131 – Project Silver Fox

**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**

- 15-737**     [Minutes of the City Council Work Session of July 20, 2015](#)  
**Attachments:**   [Minutes](#)
- 15-738**     [Minutes of the City Council Regular Meeting of July 21, 2015](#)  
**Attachments:**   [Minutes](#)
- 15-739**     [Minutes of the City Council Work Session of July 27, 2015](#)  
**Attachments:**   [Minutes](#)
- 15-656**     [Minutes of the Board of Adjustment Special Meeting of May 6, 2015](#)  
**Attachments:**   [Minutes](#)
- 15-660**     [Minutes of the Library Advisory Board Meeting of May 21, 2015](#)  
**Attachments:**   [Minutes](#)
- 15-652**     [Minutes of the McKinney Airport Development Corporation Meeting of May 21, 2015](#)  
**Attachments:**   [Minutes](#)
- 15-635**     [Minutes of the McKinney Arts Commission Meeting of April 16, 2015](#)  
**Attachments:**   [Minutes](#)
- 15-703**     [Minutes of the McKinney Community Development Corporation Special Meeting on June 18, 2015](#)  
**Attachments:**   [Minutes](#)
- 15-705**     [Minutes of the McKinney Community Development Corporation](#)

[Meeting on June 25, 2015](#)**Attachments:** [Minutes](#)

- 15-692 [Minutes of the McKinney Economic Development Corporation Meeting on June 16, 2015](#)

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

- 15-693 [Minutes of the McKinney Economic Development Corporation Meeting on June 23, 2015](#)

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

- 15-657 [Minutes of the Planning and Zoning Commission Work Session of June 23, 2015](#)

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

- 15-658 [Minutes of the Planning and Zoning Commission Regular Meeting of June 23, 2015](#)

**Attachments:** [Minutes](#)**RESOLUTIONS**

- 15-742 [Consider/Discuss/Act on a Resolution Authorizing the Sale of Four Parcels of Land to the Texas Transportation Commission for the Construction of the State's FM 546 Project, Which Land Contains 2.656 Acres of Land in the S. McFarland Survey, Abstract No. 558, and the W.S. Richardson Survey, Abstract No. 747 \(collectively "Parcel 2"\), 4.812 Acres of Land in the S. McFarland Survey, Abstract No. 558 \("Parcel 4"\), and 0.166 Acres and 0.164 Acres of Land Situated in the G. Pilant Survey, Abstract No. 69 \("Parcel 13" and "Parcel 14," Respectively\), Totaling Approximately 7.798 Acres of Land Generally Located East of Highway 5 and South of Mill Street Continuing Southeasterly to Country Lane/Airport Drive; and Authorizing the Interim City Manager to Execute Deeds and Documents Regarding the Sale of Said City-Owned Property to the State of Texas](#)

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

**MISCELLANEOUS**

**14-331SU4** [Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 220 Feet East of Ridge Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Extension Request Letter](#)  
[Ex. SUP Ord. No. 2015-04-027](#)

**14-332SU4** [Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 550 Feet East of Ridge Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Extension Request Letter](#)  
[Ex. SUP Ord. No. 2015-04-028](#)

**14-333SU4** [Consider/Discuss/Act on a Specific Use Permit Extension for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 700 Feet East of Ridge Road](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Extension Request Letter](#)  
[Ex. SUP Ord. No. 2015-04-029](#)

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

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

**15-743** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the 2015-2019 Community Development Block Grant Consolidated Plan and the 2015-16 Annual Action Plan](#)

**Attachments:** [Resolution](#)  
[CDBG Plan Statement of Funds](#)  
[2015-19 Draft Consolidated Plan](#)

**15-128PF** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Plat for 301 Single Family Residential Lots and 14 Common Areas \(Auburn Hills, Phase 5\), Located on the North Side of U.S. Highway 380 \(University Drive\), South Side of Wilmeth Road and East of County Road 160](#)

**Attachments:** [CC Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)  
[PowerPoint Presentation](#)

**15-161SU2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club \(The Pub\), Located at 204 W. Virginia Street, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 07.14.15](#)  
[PZ Report](#)  
[Location Map & Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**15-159Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Stonebridge Drive and U.S. Highway 380 \(University Drive\), and Accompanying Ordinance](#)

**Attachments:** [07.14.15 PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Comprehensive Plan Maps](#)  
[Letter of Intent](#)  
[Existing PD Ord. No. 2008-08-075](#)  
[Land Use and Tax Base Summary](#)  
[Proposed Ordinance](#)  
[Proposed Zoning Exhibits A-C](#)  
[PowerPoint Presentation](#)

**15-160Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of Custer Road and U.S. Highway 380 \(University Drive\), and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 07.28.15](#)  
[PZ Minutes 07.14.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**15-166M2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Modify Section 146-135 \(Landscape Requirements\) of the Zoning Regulations Pertaining to Landscaping at Airports, and Accompanying Ordinance](#)

**Attachments:** [Proposed Ordinance](#)  
[PZ Minutes 7.14.15](#)  
[Proposed 146-135 Changes](#)

**15-155SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Sewell Audi of McKinney, Located Approximately 1,500 West of Stacy Road and on the North Side of State Highway 121](#)

**Attachments:** [PZ Minutes 7.14.15](#)  
[PZ Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)

**15-102SU4** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for an Auto Body Repair and Paint Shop \(Caliber Collision\), Located on the North Side of U.S. Highway 380 \(University Drive\) and Approximately 400 Feet West of Hardin Boulevard, and Accompanying Ordinance](#)

**Attachments:** [CC Minutes 07.21.15](#)  
[PZ Minutes 06.23.15](#)  
[PZ Minutes 06.09.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Prop. Rendering - Info Only](#)  
[PowerPoint Presentation](#)

**15-744** [Consider/Discuss the Composition and Creation of an Advisory Committee for the Comprehensive Plan Update Initiative](#)

**Attachments:** [Info Item: Advisory Committees](#)  
[Advisory Committee Appointments](#)

**15-745** [Consider/Discuss/Act on Fiscal Year 2015-16 Proposed Tax Rate, Take Record Vote and Set Public Hearing and Adoption Dates](#)

**Attachments:** [Motion to Propose Tax Rate Presentation](#)

**15-746** [Consider/Discuss/Act on a Resolution Amending the Policy on Board and Commission Member Appointment and Eligibility](#)

**Attachments:** [Resolution](#)  
[Amended Board Commission Policy-Redline](#)  
[Amended Board Commission Policy](#)

#### **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.

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**ACTION ON EXECUTIVE SESSION ITEMS**

**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 31st day of July, 2015 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.