



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, October 17, 2017

6:00 PM

Jack Hatchell Collin County
Administration Building
4th Floor – Commissioners Court
2300 Bloomdale - McKinney, TX

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Senior Pastor Louis Rosenthal, The McKinney First Baptist Church

INFORMATION SHARING

17-1022 [Proclamation for Encore Medcor On-Site Clinic Day](#)

Attachments: [Proclamation](#)

17-1023 [Proclamation for 14th Annual Arbor Day - October 28, 2017](#)

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

17-1024 [Minutes of the City Council Regular Meeting of October 3, 2017](#)

Attachments: [Minutes](#)

17-942 [Minutes of the Board of Adjustment Meeting of July 26, 2017](#)

Attachments: [Minutes](#)

- 17-952 [Minutes of the Historic Preservation Advisory Board Regular Meeting of September 7, 2017](#)
Attachments: [Minutes](#)
- 17-999 [Minutes of the McKinney Armed Services Memorial Board Meeting of September 13, 2017](#)
Attachments: [Minutes](#)
- 17-943 [Minutes of the McKinney Community Development Corporation Meeting of August 24, 2017](#)
Attachments: [Minutes](#)
- 17-957 [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of August 21, 2017](#)
Attachments: [Minutes](#)
- 17-938 [Minutes of the McKinney Housing Finance Corporation Meeting of June 9, 2017](#)
Attachments: [Minutes](#)
- 17-979 [Minutes of the Planning and Zoning Commission Regular Meeting of September 26, 2017](#)
Attachments: [Minutes](#)
- 17-978 [Minutes of the Planning and Zoning Commission Work Session of September 26, 2017](#)
Attachments: [Minutes](#)
- ORDINANCES**
- 17-1025 [Consider/Discuss/Act on an Ordinance Repealing Article IV, "Electioneering" Sections 38-70 Through 38-74 of the Code of Ordinances and Adopting a New Article IV, "Electioneering" Sections 38-70 Through 38-74](#)

Attachments: [Ordinance](#)
[Electioneering Ordinance - Redline](#)
[MISD Election Sign Posting Guidelines](#)
[Collin College Sign Guidelines](#)
[10.03.17 Presentation](#)

RESOLUTIONS

17-1026 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with North Texas Municipal Water District \(NTMWD\) for the Implementation of Portions of a Regional Capacity, Management, Operation, and Maintenance Program \(RCMOM\)](#)

Attachments: [Resolution](#)
[Agreement](#)
[2015 CMOM Agreement](#)

17-1027 [Consider/Discuss/Act on a Resolution Approving the Eighth Amended and Restated Bylaws of McKinney Community Development Corporation](#)

Attachments: [Resolution](#)

MISCELLANEOUS

17-196SP2 [Consider/Discuss/Act on Site Plan for a Multi-Family Residential Development, Located on the Southeast Corner of Rockhill Road and North Brook Drive](#)

Attachments: [PZ Minutes](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. Ord. No. 1423](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

17-232SP [Consider/Discuss/Act on a Site Plan for an Office/Warehouse](#)

[Building, Located Approximately 440 feet East of Redbud Boulevard and on the South Side of Corporate Drive](#)

Attachments: [PZ Minutes](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1563](#)
[Ex. PD Ord. No. 2007-04-038](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

17-044DA2 [Consider/Discuss/Act on a Third Amendment to the 2012 Trinity Falls Master Development Agreement with Trinity Falls Holdings, LP](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Proposed 3rd Amendment to 2012 Dev. Agmt.](#)
[2nd Amendment to 2012 Dev. Agmt.](#)
[1st Amendment to 2012 Dev. Agmt.](#)
[2012 Trinity Falls Dev. Agmt.](#)
[Station #9 Informational Layout Only](#)
[Letter from Pulte Homes / Del Webb](#)
[1295 Certificate](#)
[Applicant Trinity Falls Economic Analysis](#)
[Applicant Economic Impact Presentation](#)

17-045DA2 [Consider/Discuss/Act on a Resolution Authorizing a Second Amendment to Consent Agreements Regarding Bond Authority for Two \(2\) Existing Municipal Utility Districts: Municipal Utility District No. 1 and Municipal Utility District](#)

No. 2 - Trinity Falls

Attachments: [Proposed Resolution](#)
[Proposed 2nd Amend. Consent MUD 1](#)
[Proposed 2nd Amend. Consent MUD 2](#)
[1st Amendment to Consent MUD 1](#)
[1st Amendment to Consent MUD 2](#)
[2012 Consent Agreement MUD 1](#)
[2012 Consent Agreement MUD 2](#)
[Applicant Bond Presentation](#)

17-1028 [Consider/Discuss/Act on an Ordinance Consenting to the Annexation of a 270.667 Acre Property \(Frazier Tract\) into Municipal Utility District No. 2 \(Trinity Falls\)](#)

Attachments: [Proposed Ordinance](#)
[Exhibit A - Petition for Consent to Annex](#)

17-249A2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Annex Approximately 3,821 Acres of Land along the Northwestern Boundary of the City of McKinney's Corporate Limits Generally Located in Areas Described as Being: Along and Extending to the North and the South from the East-West Section of FM 1461 from FM 2478 to East of CR 166 and Extending to the North, South and East from and about Geren Trail; at and Around Stover Creek and the North-South Section of CR 161 Between US Highway 380 \(University Drive\) and CR 123 and Extending along and from a Portion of CR 124; at and Around the North Side of US Highway 380 \(University Drive\) Between Ridge Road and Lake Forest Drive; at and Around the Northeast Quadrant of Lake Forest Drive and Wilmeth Road Extending to the Western Boundary of Erwin Park and Extending as far North as CR 1006; at and Around the Northwest Quadrant of Hardin Boulevard and Wilmeth Road Extending to the North and West; at and Around CR 164 South and East of Erwin Park and at and Around CR 201 Extending to the Eastern Boundary of Erwin Park and Extending North to CR 1006; and Extending to the South from the Southern Boundary of the McKinney Municipal](#)

Utility District No. 1 of Collin County (Trinity Falls M.U.D.) and FM 543 and Along and Around Both the North-South Section and the East-West Section of CR 202 in a Southerly Direction to the City's Current Northern Corporate Boundary Extending in an Easterly Direction from CR 201 and CR 1200 and Extending to the East and West Along and Around Both Sides of Trinity Falls Parkway into the City of McKinney's Corporate Limits

Attachments: [Location Map & Aerial Exhibit](#)
[Service Plan](#)
[PowerPoint Presentation](#)

17-032SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Auto Parts Sales and Service \(Omar's Wheels and Tires\), Located at 1605 South McDonald Street, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Written Protest](#)
[Written Protest Maps](#)
[Nearby Auto Uses Map](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)
[PowerPoint Presentation](#)

17-136Z [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 "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northwest Corner of Grassmere Lane and U.S. Highway 380 \(University Drive\), and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2010-10-042](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[PowerPoint Presentation](#)

17-244Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow Commercial, Single Family Attached Residential and Multi-Family Residential Uses, Located on the Southwest Corner of Eldorado Parkway and Stonebridge Drive, and Accompanying Ordinance](#)

Attachments: [CC Minutes DRAFT](#)
[PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Ex. PD Ord. No. 1621](#)
[Ex. PD Ord. No. 2003-02-015](#)
[Ex. PD Ord. No. 2005-10-110](#)
[Redlines Presented at PZ](#)
[Prop. Ordinance](#)
[Prop. Exhibits A-D](#)
[PowerPoint Presentation](#)

17-1029 [Conduct a Public Hearing to Consider/Discuss/Act on a Sign Variance Request by Masters Car Wash Partners LLC, Appealing the Denial of a Sign Permit for Monument Signage](#)

at Masters Car Wash, Located at 7249 South Custer Road

Attachments: Masters Car Wash Site Plan
Monument Details
Sign Ordinance Variance Procedure

17-267M2

Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Section 146-42 (Temporary Uses) of the Code of Ordinances and the Establishment of Chapter 138, Article VIII (Food Trucks, Operation Sites and Food Truck Courts) of the Code of Ordinances, and Accompanying Ordinance

Attachments: Proposed Ordinance
PZ Meeting Minutes
Proposed Food Truck Regulations
Proposed 146-42 Changes

17-1030

Consider/Discuss/Act on a Resolution Authorizing the McKinney Housing Finance Corporation (MHFC) to Enter into Non-binding Negotiations for a Development Agreement with Sphinx Development Corporation to Serve in Co-Developer Role on the "Villas at Throckmorton" to be Located at 820 E. University Drive

Attachments: Resolution
Exhibits
Site Plan 09.22.2017
Powerpoint
092917 MHFC Draft Minutes

17-1031

Consider/Discuss/Act on a Facilities Agreement for Lots 1 & 2, Block A, of the Swim Addition, Located Approximately 2,600 Feet North of County Road 331 and East of County Road 338

Attachments: Proposed Facilities Agreement
Location Map & Aerial Exhibit
PowerPoint Presentation

17-177PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 & 2, Block A, of the Swim Addition, Located Approximately 2,600 Feet North of County Road 331 and East of County Road 338](#)

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

17-1032 [Consider/Discuss/Act on a Resolution Awarding a Contract to JMR Construction of McKinney, Texas for the Rehabilitation of 1104 Anthony Street, McKinney, Texas 75069](#)

Attachments: [Resolution](#)

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

- B. Section 551.071 (A) Pending or contemplated litigation
- Arch Resorts, LLC v. the City of McKinney, Texas, and Rick Herzberger, Chief Building Official of the City of McKinney, Texas, v. Collin County, Texas, No. 219-01855-2015, 219th District Court of Collin County, Texas
- C. Section 551.074 Discuss Personnel Matters
- Presiding Municipal Court Judge Dickey--Annual Review
 - Associate Municipal Judge Efren Ordonez – Annual Review
- D. Section 551.072. Deliberations about Real Property
- Municipal Facilities

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 13th day of October, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-ada.compliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.