



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, March 15, 2016

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

#### INFORMATION SHARING

**16-287**     [Recognition of the McKinney Ice Hockey Varsity Team](#)

**Attachments:**     [Certificates of Recognition](#)

#### 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

**16-288**     [Minutes of the City Council Work Session of February 29, 2016](#)

**Attachments:**     [Minutes](#)

**16-289**     [Minutes of the City Council Regular Meeting of March 1, 2016](#)

**Attachments:**     [Minutes](#)

**16-266**     [Minutes of the Historic Preservation Advisory Board Regular Meeting of February 4, 2016](#)

**Attachments:**     [Minutes](#)

**16-230**     [Minutes of the McKinney Community Development Corporation Meeting of January 28, 2016](#)

**Attachments:**     [Minutes](#)

- 16-221 [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of January 26, 2016](#)  
**Attachments:** [Minutes](#)
- 16-222 [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of January 22, 2016](#)  
**Attachments:** [Minutes](#)
- 16-291 [Minutes of the McKinney Housing Authority Meeting of January 26, 2016](#)  
**Attachments:** [Minutes](#)
- 16-292 [Minutes of the McKinney Housing Authority Meeting of February 16, 2016](#)  
**Attachments:** [Minutes](#)
- 16-248 [Minutes of the Planning and Zoning Commission Regular Meeting of February 9, 2016](#)  
**Attachments:** [Minutes](#)
- 16-269 [Minutes of the Planning and Zoning Commission Work Session of February 23, 2016](#)  
**Attachments:** [Minutes](#)
- 16-270 [Minutes of the Planning and Zoning Commission Regular Meeting of February 23, 2016](#)  
**Attachments:** [Minutes](#)

**ORDINANCES**

- 16-290 [Consider/Discuss/Act on an Ordinance Amending Section 122-Article IV \(Fences\) of the Construction Regulations to Address Front Yard Fence Heights](#)  
**Attachments:** [Proposed Ordinance](#)  
[Article IV - Fences - Redline](#)

**RESOLUTIONS**

**16-302** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract and All Necessary Change Orders with McMahon Contracting, L.P. for the Construction of WA4409 and WW4410 FM 546 Utility Relocations - Water and Wastewater Project](#)

**Attachments:** [Resolution](#)  
[Location Map](#)  
[Award Recommendation Letter](#)

**16-303** [Consider/Discuss/Act on a Resolution Amending the 2016 - 2020 Capital Improvements Program to Provide Funds for the WW1604 - Interchange Street Cured In Place Pipe \(CIPP\) Liner for 10-inch and 12-inch Sanitary Sewer Project](#)

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

**16-304** [Consider/Discuss/Act on a Resolution Establishing a Policy for Median Maintenance Reimbursement Agreements](#)

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

**16-305** [Consider/Discuss/Act on a Resolution Accepting Loan of New Ken Toki Artwork for John & Judy Gay Library](#)

**Attachments:** [Resolution](#)  
[Toki's "Bellas Artes"](#)  
[Artwork Loan Agreement](#)

**MISCELLANEOUS**

**14-331SU6** [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:** [PZ Minutes 02.23.16](#)  
[Location Map and Aerial Exhibit](#)  
[Extension Request Letter](#)  
[Ex. SUP Ord. No. 2015-04-027](#)

**14-332SU6** [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:** [PZ Minutes 02.23.16](#)  
[Location Map and Aerial Exhibit](#)  
[Extension Request Letter](#)  
[Ex. SUP Ord. No. 2015-04-028](#)

**14-333SU6** [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:** [PZ Minutes 02.23.16](#)  
[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.*

**16-018Z2** [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, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "GC" - Governmental Complex District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Hardin Boulevard and McKinney Ranch Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 2.23.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Existing PD - Ordinance No. 1559](#)  
[Existing PD - Ordinance No. 1578](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**15-243Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Allow for an Independent Living Facility, Assisted Living Facility and a Memory Care Center, and Commercial Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Ridge Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 02.23.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Existing PD Ord. No. 2014-02-012](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Plaza Arch. Rendering \(Info. Only\)](#)  
[PowerPoint Presentation](#)

**15-335Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center](#)

[Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Weiskopf Avenue and Van Tuyl Parkway, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 03.08.16](#)  
[PZ Minutes 02.23.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Existing PD - Ordinance No 2014-11-087](#)  
[Exhibit D - Redline Version](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Elevations - Informational Only](#)  
[Rendering - Informational Only](#)  
[PowerPoint Presentation](#)

**16-020Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "RS 60" - Single Family Residence District to "C2" - Local Commercial District, Located on the Southeast Corner of U.S. Highway 380 \(University Drive\) and Church Street, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 03.08.16](#)  
[PZ Minutes 02.23.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary Map](#)  
[Ex. PD Ordinance No. 2004-09-094](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**15-343Z6** [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 Northeast Corner of U.S. Highway 380 \(University Drive\) and Hardin Boulevard, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 1.12.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Impact Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Existing PD 2006-11-131](#)  
[Existing PD 1687](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**16-043A2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Annex Approximately 1,600 Acres of Land, Generally Located in an Area East of the McKinney National Airport and Along the Eastern North-South](#)

[Section of Enloe Road from an Area Situated Approximately 2,900 Feet South of U.S. Highway 380 and Approximately 3,900 Feet East of Airport Road and Extending in a Southerly Direction to an Area Situated South Along Either and/or Both Sides of the East-West Section of C.R. 722 and in an Area East of the McKinney National Airport and Along the Southern East-West Section of F.M 546 from an Area Situated Approximately 3,900 Feet East of Airport Road and Extending in a Southerly Direction to an Area Situated South Along Either and/or Both Sides of the North-South Section of C.R. 317 into the City of McKinney's Corporate Limits](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Comprehensive Plan Maps](#)  
[Service Plan](#)  
[PowerPoint Presentation](#)

**16-306** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Professional Services Contract with Pogue Construction Company of McKinney, Texas for Construction Manager at Risk \(CMAR\) Services Related to the Design and Construction of Phase 3 of the Public Safety Facility](#)

**Attachments:** [Resolution](#)  
[Pogue Proposal](#)

#### **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:

- Transit Agreements

B. Section 551.074 Discuss Personnel Matters

- City Manager Transition

C. Section 551.072 Deliberations about Real Property

- Approximately 62 acres in the Leonard Searcy Survey, Abstracts 828 and 829

D. Section 551.087 – Discuss Economic Development Matters

- Project A71 – Gateway
- Project A131 – Silverfox
- Project A132 – Expense
- Project A134 – Jaguar
- Project A136 – Little Bites

**ACTION ON EXECUTIVE SESSION ITEMS****ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 11th day of March, 2016 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.