



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, January 21, 2020

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Reverend Lorenzo Galuszka, St. Peter's Episcopal Church

#### INFORMATION SHARING

**20-0092**      [Recognition of Volunteer Service to McKinney Citizens Fire Academy Alumni Association](#)

**20-0093**      [Proclamation for It's Time Texas Community Challenge](#)  
**Attachments:**    [Proclamation](#)  
                                 [Community Challenge Online Registration](#)

#### PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)

*If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

#### 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

**20-0094**      [Minutes of the City Council Work Session of January 7, 2020](#)

**Attachments:**    [Minutes](#)

**20-0095**      [Minutes of the City Council Regular Meeting of January 7, 2020](#)

**Attachments:**    [Minutes](#)

**19-1073**      [Minutes of the Library Advisory Board meeting of November 21, 2019](#)

**Attachments:**    [Minutes](#)

#### ORDINANCES

**20-0096**      [Consider/Discuss/Act on Approving a Neighborhood Block Party Ordinance](#)

**Attachments:**    [Ordinance](#)  
                          [Block Party Trailer](#)

#### RESOLUTIONS

**20-0097**      [Consider/Discuss/Act on Resolution authorizing the City Manager to apply for and accept For FY 2020 Texas Counts Pooled Grant Funds, for McKinney Census 2020 Outreach and Education Program, if awarded, from Educate Texas at Communities Foundation of Texas](#)

**Attachments:**    [Resolution](#)  
                          [2019 Population Estimates](#)  
                          [Census McKinney Flyer](#)

**20-0098**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Fugro USA Land, Inc. for Materials Testing Services on the Country Lane Extension Project \(ST4372\)](#)

**Attachments:**    [Resolution](#)  
                          [Location Map](#)  
                          [Cost Estimate Quote](#)

**20-0099**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Standard Utility Agreement and Any Necessary Supplemental Agreements with the Texas Department of Transportation \(TxDOT\) for Reimbursement of Expenses for the WA1630 Custer Road Utility Relocations Project from US 380 to FM 1461](#)

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

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**19-0238PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 & 2, Block A, James Gang Estates, Located in the ETJ of McKinney on the South Side of County Road 413 and 830 Feet East of Farm Road 2933 \(Milrany Lane\)](#)

**Attachments:**    [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Proposed Preliminary Final Plat](#)  
                          [Standard Conditions Checklist](#)  
                          [Explanation for Disapproval Checklist](#)

**19-0048SP**      [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McKinney Independent School District \(MISD\) Transportation Facility Expansion, Approximately 760 Feet North of Wilmeth Road and on the West Side of James Pitts Drive](#)

**Attachments:**    [Standard Conditions Checklist](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Ex. PD Ord. No. 1907](#)  
                          [Ex. PD Ord. No. 1458](#)  
                          [Proposed Site Plan](#)  
                          [Proposed Landscape Plan](#)

**19-0124Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "LI" - Light Industrial District to "LI" - Light Industrial District, Located Approximately 160 Feet South of Spur 195 and on the West Side of State Highway 5 \(McDonald Street\)](#)

**Attachments:** [PZ Minutes Draft 01.14.2020](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Oak Hollow District](#)  
[Placetype Definitions](#)  
[Fiscal Impact Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**20-0100** [Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Amending the Project Plan for Tax Increment Reinvestment Zone Number One](#)

**Attachments:** [TIRZ 1 Project Plan Redline](#)  
[Proposed Ordinance](#)  
[Exhibit A](#)

**20-0101** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Ed Bell Construction Company for the Construction of the Country Lane Extension Project \(ST4372\)](#)

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

**20-0102** [Consider/Discuss/Act on a Resolution to Appoint a Member to the 9-1-1 Emergency Communications District Board of](#)

[Managers within the North Central Texas Council of Governments \(NCTCOG\)](#)

**Attachments:** [Resolution](#)  
[Board Meeting Attendance \(2019\)](#)  
[About NCT9-1-1](#)

**20-0103** [Consider/Discuss/Act on Appointing a Member to the Board of Adjustment](#)

**20-0104** [Consider/Discuss/Act on an Ordinance Calling for a Special Recall Election](#)

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

**CITIZEN COMMENTS ON MATTERS NOT ON THE AGENDA**

**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) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.071 (A) Pending or contemplated litigation

- Petition of the Cities of Garland, Mesquite, Plano, and Richardson Appealing Wholesale Water Rates Implemented by North Texas Municipal Water District, PUC Docket No. 46662, Public Utility Commission of Texas

- First Amended Non-Exclusive Revocable License Agreement between the City of McKinney, Texas and KLA International Sports Management LLC

C. Section 551.072. Deliberations about Real Property

- Ground Lease Between City of McKinney, Texas and WesternTKI Leasing, Inc., together with all amendments to said Agreement, and the companion Lease Agreement with Purchase Option between WesternTKI Leasing, Inc., and City of McKinney, Texas, together with all amendments to said Agreement

D. Section 551.074. Personnel Matters

- City Manger Annual Evaluation

E. Section 551.087. Deliberation Regarding Economic Development Matters

**ACTION ON EXECUTIVE SESSION ITEMS**

**ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on or before the 18th day of January, 2020 6:00 p.m.*

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*Empress Drane  
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-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@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>.*