



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, March 1, 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

Invocation given by Dr. Brad Cox, Senior Minister at High Pointe Church of Christ

#### INFORMATION SHARING

**16-169**     [U Matter Presentation](#)

**Attachments:**     [U Matter Presentation](#)

#### 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

**16-253**     [Minutes of the City Council Work Session of February 15, 2016](#)

**Attachments:**     [Minutes](#)

**16-254**     [Minutes of the City Council Regular Meeting of February 16, 2016](#)

**Attachments:**     [Minutes](#)

**16-255**     [Minutes of the City Council Work Session of February 22, 2016](#)

**Attachments:**     [Minutes](#)

**16-217**     [Minutes of the Animal Service Facilities Advisory Committee](#)

[Meeting of September 30, 2015](#)

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

16-203 [Minutes of the Library Advisory Board Meeting of January 21, 2016](#)

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

16-160 [Minutes of the Main Street Board Meeting of January 14, 2016](#)

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

16-149 [Minutes of the McKinney Armed Services Memorial Board Meeting of January 13, 2016](#)

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

16-204 [Minutes of the McKinney Economic Development Corporation Meeting of January 19, 2016](#)

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

16-165 [Minutes of the McKinney Housing Finance Corporation Meeting of November 13, 2015](#)

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

16-154 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of January 21, 2016](#)

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

16-147 [Minutes of the Planning and Zoning Commission Work Session of January 26, 2016](#)

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

16-148 [Minutes of the Planning and Zoning Commission Regular Meeting of January 26, 2016](#)

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

**RESOLUTIONS**

- 16-256**     [Consider/Discuss/Act on a Resolution Amending the 2016 - 2020 Capital Improvements Program to Provide Funds for the WW4213 - Oversize Participation Bloomdale \(Tucker Hill\) Project](#)  
**Attachments:**     [Resolution](#)  
   [Location Map](#)
- 15-010DA**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Developer Participation Agreement with W/J Wilmeth Ridge, L.P., for the Construction of an Oversized Off-site Wastewater Main and Related Infrastructure Improvements, Being Extended to the Wilmeth Ridge North and Wilmeth Ridge South Subdivisions, Generally Located East of Ridge Road \(CR 161\) and on the North and South Sides of Wilmeth Road \(CR 164\)](#)  
**Attachments:**     [Resolution](#)  
   [Location Map and Aerial Exhibit](#)  
   [Proposed Wilmeth Ridge Dev. Agreement](#)  
   [Proposed Wastewater Main Exhibit](#)  
   [Existing Annexation Agreement](#)  
   [Form 1295 Certificate Wilmeth Ridge](#)
- 16-257**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Kimley Horn Inc., for the Design of a Retaining Wall Along Hardin Boulevard](#)  
**Attachments:**     [Resolution](#)  
   [Location Map](#)
- 16-258**     [Consider/Discuss/Act on a Resolution Authorizing the Rejection of All Bids Associated With 16-33FP - Utility Cuts](#)  
**Attachments:**     [Resolution](#)  
   [Bid Tab](#)
- 16-259**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Professional Services Contract with](#)

Quorum Architects, Inc. of Ft. Worth, Texas for Architectural and Engineering Services Related to Master Planning of the Public Works Facilities Site

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

## MISCELLANEOUS

**16-008CP2** [Consider/Discuss/Act on a Concept Plan for a Grocery Store, Fueling Station, Retail and Restaurants \(Westridge Retail\), Located on the Northwest Corner of Westridge Boulevard and Independence Parkway](#)

**Attachments:** [PZ Minutes 2.9.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Concept Plan](#)  
[PowerPoint Presentation](#)

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**15-343Z5** [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](#)

**16-004Z2** [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 "C1" - Neighborhood Commercial District, Located on the Northwest Corner of Lake Forest Drive and Collin McKinney Parkway, and Accompanying Ordinance](#)

**Attachments:** [02.09.16 PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Existing PD Ord. No. 2002-05-038](#)  
[Zoning Comparison Chart](#)  
[Proposed Ordinance](#)  
[Proposed Exhibit A-B](#)  
[PowerPoint Presentation](#)

**16-005SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Parking Lot \(Buick-GMC Inventory Parking\), Located on the North Side of Collin McKinney Parkway and at the Terminus of Test Drive](#)

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

**16-260** [Consider/Discuss/Act on a Resolution Authorizing the Purchase of One New Fire Apparatus Equipped with a 100' Aerial Ladder from Hall-Mark Fire Utilizing the Houston Galveston Area Council Cooperative Contract FS12-15](#)

**Attachments:** [Resolution](#)  
[McKinney HP100 Quote 2-02-2016](#)

**16-261** [Consider/Discuss/Act on Water Service Line Replacement Program](#)

**16-262** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2015-2016 Annual Budget to Provide Funds for the Water Service Line Replacement Program](#)

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

**16-263** [Consider/Discuss/Act on Filling the Vacant Position on the McKinney Housing Finance Corporation](#)

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

**16-264** [Consider/Discuss/Act on Appointing Members to the Model Code Evaluation Subcommittee](#)

**16-265** [Consider/Discuss/Act on Appointing Members to the Downtown Parking Committee](#)

#### 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 551.074 Discuss Personnel Matters

- City Manager Transition

C. Section 551.087 – Discuss Economic Development Matters

- Project A71 – Gateway
- Project A90 – Columbus Realty
- Project A131 – Silverfox
- Project A132 – Expense
- Project A134 – Jaguar
- Project A135 – Bright

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

Posted in accordance with the Texas Government Code, Chapter 551, on the 26th day of February, 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.

