



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

---

Tuesday, October 4, 2016

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

---

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Captain Pieter Wasserman, McKinney Fire Chaplain

#### INFORMATION SHARING

**16-979**      [Breast Cancer Awareness Month Proclamation](#)

**Attachments:**    [Proclamation](#)

**16-980**      [Presentation of "Certificate of Achievement for Planning Excellence"](#)

**Attachments:**    [Planning Excellence Award 2016](#)

[Award Letter](#)

[Award Certificate](#)

**16-981**      [Proclamation of National Community Planning Month](#)

**Attachments:**    [Proclamation](#)

**16-982**      [Fire Prevention Week Proclamation](#)

**Attachments:**    [Proclamation](#)

**16-983**      [Recognition and Proclamation for Battalion Chief George Cook](#)

**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**

- 16-984**      [Minutes of the City Council Work Session of September 19, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-985**      [Minutes of the City Council Regular Meeting of September 20, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-912**      [Minutes of the Library Advisory Board Meeting of August 18, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-950**      [Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee Meeting of August 10, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-949**      [Minutes of the McKinney Community Development Corporation Meeting of August 25, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-942**      [Minutes of the McKinney Economic Development Corporation Meeting of August 16, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-965**      [Minutes of the Planning and Zoning Commission Work Session of September 13, 2016](#)  
**Attachments:**    [Minutes](#)

**16-966**      [Minutes of the Planning and Zoning Commission Regular Meeting of September 13, 2016](#)

**Attachments:**   [Minutes](#)

#### ORDINANCES

**16-986**      [Consider/Discuss/Act on an Ordinance Amending Section 26-50\(c\) of the Code of Ordinances Relating to the Term Length for Members of the Animal Service Facility Advisory Committee](#)

**Attachments:**   [Ordinance](#)

**16-997**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2016-2017 Annual Budget to Provide Funds for Architectural, Engineering and Program Management Services for the Upgrading of the A/V System for City Council Chambers](#)

**Attachments:**   [Ordinance](#)

#### RESOLUTIONS

**16-988**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept a \\$50,000 Grant from the Texas Department of Transportation \(TxDOT\) for Maintenance at the McKinney National Airport](#)

**Attachments:**   [Resolution](#)

**16-989**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute Contract Amendments to the Professional Services Contract with Architects Phelps/Wood of Frisco, Texas, for Architectural and Engineering \(A/E\) Services Related to the Design and Construction of the Community Center Patio Project](#)

**Attachments:**   [Resolution](#)

**16-990**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute Development Agreements Associated with the City of McKinney's Pending 2016 Municipal Annexation Plan Amendment](#)

**Attachments:** [Resolution](#)  
[Location Map and Aerial Exhibit - Area 1](#)  
[Location Map and Aerial Exhibit - Area 2](#)  
[Development Agreement Template](#)

**16-991** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with RVI Planning and Landscape Architecture, Inc. of Dallas, Texas for Landscape Architectural and Engineering Services Related to the Design of an 11.3 Acre Neighborhood Park Located Adjacent to Scott Elementary in the Westridge Subdivision](#)

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

**16-992** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment in the Amount of \\$286,880 with Tyler Technologies, Inc., for Acquisition of an Enterprise Class Land Management Software System \(ECLMSS\) and Authorizes all Necessary Change Orders Under said Contract to an Aggregated Contract Amount not to Exceed \\$1,663,880](#)

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

**16-993** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment for Project Manager Services Related to the Procurement, Integration and Implementation of the Enterprise Land Management Software System \(ELMSS\) in the Amount of \\$150,000 with an Aggregated Contract Not to Exceed \\$380,000](#)

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

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**16-233Z3**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "C2" - Local Commercial District, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway, and Accompanying Ordinance](#)

**Attachments:**    [08.23.16 PZ Minutes](#)  
                          [09.13.16 PZ Minutes](#)  
                          [PZ Report](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Comprehensive Plan Maps](#)  
                          [Land Use and Tax Base Summary Map](#)  
                          [Zoning Comparison Chart](#)  
                          [Proposed Ordinance](#)  
                          [Proposed Exhibits A-C](#)  
                          [PowerPoint Presentation](#)  
                          [Applicant Presentation](#)

**16-234SU3**      [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Service and Repair Facility \(Honest Auto Service\), Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway, and Accompanying Ordinance](#)

**Attachments:** [09.23.16 PZ Minutes](#)  
[08.23.16 PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Architectural Elevations \(Info. Only\)](#)  
[PowerPoint Presentation](#)

**16-196SU2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision \(Emerald Heights\), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road, and Accompanying Ordinance](#)

**Attachments:** [09.13.16 PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed SUP Exhibits A-D](#)  
[PowerPoint Presentation](#)

**16-165SU3** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility \(Simply Storage\), Located Approximately 350 Feet North of McKinney Ranch Parkway and on the East Side of Hardin Boulevard, and Accompanying Ordinance](#)

**Attachments:** [08.23.16 PZ Minutes](#)  
[09.13.16 PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Self-Storage Density Map](#)  
[Letters of Opposition](#)  
[Letters of Support](#)  
[Arch. Elev. Open Space Info. Only](#)  
[Arch. Elev. Self-Storage Info. Only](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**16-250Z2**

[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 "SO" - Suburban Office District, Located Approximately 1,085 Feet East of Custer Road and on the South Side of Collin McKinney Parkway, and Accompanying Ordinance](#)

**Attachments:** [09.13.16 PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Ex. Zoning PD Ord. No. 2003-05-050](#)  
[Fiscal Analysis](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**16-994**

[Consider/Discuss/Act on a Resolution Approving the Recommendations of the Arts Commission for FY17 Grants](#)

[and Annual Funding of the Arts in the City of McKinney](#)

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

**16-995** [Consider/Discuss/Act on a Resolution Amending the Fiscal Year 2017 - 2021 Capital Improvements Program to Transfer Funds to Cole Street Reconstruction \(CO9151\)](#)

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

**16-996** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Camino Construction for the Reconstruction of Cole Street from Bass Street to College Street](#)

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

#### **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:

- Texas Government Code, Chapter 2306 (Vernon 2016); 10 T.A.C. Chapter 11 (Housing Tax Credits)

- B. Section 551.072. Deliberations about Real Property
- Municipal Facilities
  - Approximately 0.6638 acres of land, more or less, in Lot 1, Block 1 of the McKinney SPCA Addition, an Addition to the City of McKinney, Collin County, Texas
  - Lots 1 and 3, The Greens of McKinney, Section 2, an addition to the City of McKinney, Texas
- C. Section 551.087 – Discuss Economic Development Matters
- Project A146 – Project Frost

**ACTION ON EXECUTIVE SESSION ITEMS**

**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 30th day of September, 2016 at or before 6:00 p.m.

---

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.