



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, May 3, 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 Pastor Dave Smith, Hillcrest Christian Church

#### INFORMATION SHARING

**16-454**     [Captain Barry L. Brown Proclamation](#)

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

**16-455**     [Building Safety Month Proclamation](#)

**Attachments:**     [Building Safety Month 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

**16-456**     [Minutes of the City Council Special Meeting of April 18, 2016](#)

**Attachments:**     [Minutes](#)

**16-457**     [Minutes of the City Council Regular Meeting of April 19, 2016](#)

**Attachments:**     [Minutes](#)

**16-458**     [Minutes of the City Council Work Session of April 25, 2016](#)

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

**16-389** [Minutes of the Board of Adjustment Regular Meeting of March 23, 2016](#)

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

**16-429** [Minutes of the Library Advisory Board Meeting of March 17, 2016](#)

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

**16-379** [Minutes of the McKinney Armed Services Memorial Board Meeting of March 9, 2016](#)

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

**16-414** [Minutes of the McKinney Arts Commission Meeting of January 21, 2016](#)

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

**16-442** [Minutes of the McKinney Community Development Corporation Meeting of March 24, 2016](#)

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

**16-441** [Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee Meeting of February 4, 2016](#)

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

**16-421** [Minutes of the McKinney Economic Development Corporation Meeting of March 15, 2016](#)

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

**16-459** [Minutes of the McKinney Housing Authority Meeting of March 22, 2016](#)

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

**16-366** [Minutes of the Main Street Board Meeting of February 11, 2016](#)

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

16-367 [Minutes of the Main Street Board Meeting of March 10, 2016](#)

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

16-368 [Minutes of the Main Street Board Meeting of March 29, 2016](#)

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

16-385 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of March 10, 2016](#)

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

#### ORDINANCES

16-460 [Consider/Discuss/Act on an Ordinance Establishing a Speed Limit on Redbud Boulevard from Wilmeth Road to Bloomdale Road and Modifying the Speed Limit on Redbud Boulevard from Wilmeth Road to Bray Central Drive](#)

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

16-461 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2015-2016 Annual Budget and the 2016 - 2020 Capital Improvements Program for the Project Awarded to the City of McKinney for the Transportation Alternatives Program \(TAP\) for Safety Access to Schools Project](#)

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

#### RESOLUTIONS

16-462 [Consider/Discuss/Act on a Resolution Amending the 2016 - 2020 Capital Improvements Program, to Provide Funds for the Streetscape Plan](#)

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

16-463 [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Half Associates for Professional Services for Design of a Streetscape Plan](#)

**Attachments:** [Resolution](#)  
[Streetscape Plan Scope of Services](#)

**16-464** [Consider/Discuss/Act on a Resolution Authorizing the Creation of the North Central Texas Regional 9-1-1 Emergency Communications District](#)

**Attachments:** [Resolution](#)  
[NCTCOG Letter](#)  
[Frequently Asked Questions](#)  
[911 Regional Advisory Committee Members](#)

**16-465** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract and All Necessary Change Orders with XIT Paving and Construction, Inc. for the Construction of Intersection Improvements for Community Avenue and Wilmeth Road](#)

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

**16-466** [Consider/Discuss/Act on a Resolution Amending the Contract with Misty Oliver Foster for Additional Wall Preparation for the Public Art Mural and Increasing the Contract to an Amount not to Exceed \\$15,750](#)

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

**16-467** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute an Amendment to Interlocal Agreement for the Construction and Use of a Public Safety Training Facility Between the City of McKinney and Collin County Community College District](#)

**Attachments:** [Resolution](#)  
[Amended and Restated ILA-Redline](#)  
[Amended and Restated ILA](#)

**16-468** [Consider/Discuss/Act on a Resolution Adopting the City of McKinney 2016 Legislative Agenda](#)

**Attachments:** [Resolution](#)  
[2016 Legislative Priorities](#)

**16-469** [Consider/Discuss/Act on a Resolution Approving Priority Projects to be Submitted to the Regional Transportation Council for Their Consideration for Advancement](#)

**Attachments:** [Resolution](#)  
[Exhibit A](#)  
[Commissioners Court Memo and Info](#)  
[Letter from RTC](#)  
[McKinney Thoroughfare Plan \(2015\)](#)  
[Mobility 2040 Project Maps](#)

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**16-470** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of No Objection to the Application of McKinney North Townhomes, LP to the Texas Department of Housing and Community Affairs \(TDHCA\), for 4% Tax Credits for the Construction of New Townhome Single-Family Rental Units](#)

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

**15-113Z5** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "RS 60" - Single Family Residence District, and "PD" - Planned Development District to "PD" - Planned Development District, Generally for Single Family Residential Uses, Located Approximately 200 Feet East of Graves Street and on the North Side of Yosemite Place, and Accompanying Ordinance](#)

**Attachments:** [CC Minutes 02.16.16](#)  
[PZ Minutes 01.26.16](#)  
[PZ Minutes 12.08.15](#)  
[PZ Minutes 06.23.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Citizen Letter to Correct Minutes](#)  
[Formal Written Protest 11.25.15](#)  
[Partial Withdrawal of Protest 04.05.16](#)  
[Updated Protest Map](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 1498](#)  
[Prop. Elevations - Info Only](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[PowerPoint Presentation](#)  
[Applicant Presentation](#)

**16-073Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "PD" - Planned Development District to "GC" - Governmental Complex District, Located Approximately 3,160 Feet North of US Highway 380 \(University Drive\) and on the East Side of Lake Forest Drive, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 04.12.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Existing PD Ord. No. 1478](#)  
[Proposed Complex Plan](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**16-075SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McKinney Fire Station #9, Located Approximately 3,160 Feet North of US Highway 380 \(University Drive\) and on the East Side of Lake Forest Drive](#)

**Attachments:** [Draft PZ Minutes 04.12.16](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plans](#)  
[PowerPoint Presentation](#)

**16-080SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Blount Fine Foods Expansion, Located Approximately 390 Feet South of Wilmeth Road and on the East Side of Redbud Boulevard](#)

**Attachments:** [Draft PZ Minutes 04.12.16](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[PowerPoint Presentation](#)

- 16-471**      [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Identifying a Proposed Laud Howell Parkway Alignment from Trinity Falls Parkway to FM1461/Lake Forest Drive](#)
- Attachments:**    [Resolution](#)  
                          [Alignment Study Report](#)  
                          [Evaluation Matrix](#)  
                          [Resolution Map Sheet 1](#)  
                          [Resolution Map Sheet 2](#)  
                          [Resolution Map Sheet 3](#)  
                          [Presentation](#)
- 16-472**      [Consider/Discuss/Act on a Resolution Authorizing the Execution of Documents for the Acquisition of Easements and the Consideration of the Use of Eminent Domain to Condemn Property for the Construction of Utility Lines from Approximately Wilmeth Road to North of Bloomdale Road Generally Along Stover Creek](#)
- Attachments:**    [Resolution](#)  
                          [Location Map](#)
- 16-473**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2015-16 Annual Budget; and Amending the 2016 - 2020 Capital Improvements Program, to Provide Funds for Capital Improvements Program Project AI4377 - Aircraft Storage Hangar No. 2](#)
- Attachments:**    [Ordinance](#)
- 16-474**      [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Professional Services Contract with KSA Engineers, Inc. \(KSA\) for Architectural / Engineering \(A/E\) Services Related to the Design and Construction of an Aircraft Storage Hangar \(AI4377\) Located at McKinney National Airport](#)
- Attachments:**    [Resolution](#)  
                          [KSA Proposal](#)
- 16-475**      [Consider/Discuss/Act on a Resolution Amending the 2016 - 2020 Capital Improvements Program, to Provide Funds for the](#)



[Community Center Patio Project \(PK4252\)](#)**Attachments:** [Resolution](#)

- 16-476** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Drive Construction GC, LLC of Dallas, Texas, for the Construction of the Community Center Patio Project](#)

**Attachments:** [Resolution](#)  
[Community Center Patio BID TAB](#)

- 16-477** [Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District Board](#)

**Attachments:** [NTMWD Letter](#)  
[NTMWD Applicants](#)**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 Tax Code Sec. 11.13
- Policy on Board and Commission Member Appointment and Eligibility

B. Section 551.072. Deliberations about Real Property

- A portion of Lots 30a 30b 31c 34e, Block 4 of the McKinney Original Donation, City of McKinney

- C. Section 551.074 Discuss Personnel Matters
  - City Manager Transition
  
- D. Section 551.087 – Discuss Economic Development Matters
  - Project A99 – UV
  - Project A132 – Expense
  - Project A139 – Destination
  - Project A140 - Rest

#### **ACTION ON EXECUTIVE SESSION ITEMS**

#### **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 29th day of April, 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.