



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, August 16, 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 Alex Camacho, Director of Baptist Immigration Center of McKinney

#### 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

**16-822**     [Minutes of the City Council Regular Meeting of August 1, 2016](#)

**Attachments:**     [Minutes](#)

**16-725**     [Minutes of the Library Advisory Board Meeting June 16, 2016](#)

**Attachments:**     [Minutes](#)

**16-728**     [Minutes of the McKinney Arts Commission Meeting of April 21, 2016](#)

**Attachments:**     [Minutes](#)

**16-762**     [Minutes of the McKinney Community Development Corporation Meeting of June 23, 2016](#)

**Attachments:**     [Minutes](#)

**16-779**     [Minutes of the Planning and Zoning Commission Work Session](#)

[of July 12, 2016](#)

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

**16-780** [Minutes of the Planning and Zoning Commission Regular Meeting of July 12, 2016](#)

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

#### ORDINANCES

**16-823** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2015-2016 Annual Budget to Transfer Funds to the McKinney On-Street Bicycle Treatment Project \(GR1412\)](#)

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

#### RESOLUTIONS

**16-824** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Wall Enterprises for the McKinney On-Street Bicycle Treatment Project \(GR1412\)](#)

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

**16-825** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Cooperative Service Agreement with North Texas Municipal Water District and North Collin Special Utility District to Provide Temporary Water Supply Service to North Collin Special Utility District Customers in the Vicinity of Trinity Falls](#)

**Attachments:** [Resolution](#)  
[Cooperative Service Agreement 2014](#)  
[Potable Water Agreement 2014](#)  
[Location Map](#)  
[New Cooperative Service Agreement](#)

**16-826** [Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a North Central](#)

[Texas Council of Governments' Grant Application to the Texas Water Development Board for the Purchase and Installation of Advance Warning Stations for High Water Crossings](#)

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

**16-827** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with McKinney Independent School District for Crossing Guards](#)

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

**16-828** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with Frisco Independent School District for Crossing Guards](#)

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

**16-829** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with Prosper Independent School District for Crossing Guards](#)

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

**16-830** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement with Allen Independent School District for Crossing Guards](#)

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

**16-831** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract for an Owner's Representative Services for Multiple Projects Managed by the Public Works Department's Facilities Construction Division](#)

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

**16-832** [Consider/Discuss/Act on a Resolution Awarding a Contract to](#)

[Got You Covered Uniforms of Fort Worth, Texas, and Lawmen's & Shooter's Supply, Inc. of Vero Beach, Florida, for the Purchase of Firefighter Uniforms](#)

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

**16-833** [Consider/Discuss/Act on a Resolution Awarding a Contract to Hanes Geo Components of Grand Prairie, Texas, for the Purchase of Erosion Control Materials](#)

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

**END OF CONSENT**

## **REGULAR AGENDA AND PUBLIC HEARINGS**

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

**16-166SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Façade Plan for a Mixed-Use Development \(Downtown McKinney Blocks A & B\), Located on the Southeast Corner of Davis Street and Tennessee Street](#)

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

**16-167Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Christian Street and Chestnut Street, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 07.26.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-E](#)  
[PowerPoint Presentation](#)

**16-171Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Chestnut Street and Short Street, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 07.26.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-E](#)  
[PowerPoint Presentation](#)

**16-182Z2** [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 Approximately 290 Feet South of U.S. Highway 380 \(University Drive\) and on the West Side of Community Avenue, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 07.26.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Existing Zoning PD Ord. No. 2004-07-070](#)  
[Existing Zoning PD Ord. No. 2007-09-086](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[Zoning Comparison Chart](#)  
[PowerPoint Presentation](#)

**16-194Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “ML” - Light Manufacturing District to “LI” - Light Industrial District, Located Approximately 170 Feet North of U.S. Highway 380 \(University Drive\) and on the East Side of Church Street, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 07.26.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**16-834** [Consider/Discuss/Act on a Resolution to Name a 16-Acre Neighborhood Park Site Located at 1849 Reagan Drive](#)

**Attachments:** [Resolution](#)  
[PROS Board Role in Naming Parks](#)  
[Municipal Facility Naming Policy](#)

**16-835** [Consider/Discuss/Act on a Resolution Renaming the Wilson](#)

Creek Softball/Baseball Complex Located at 1401 Wilson Creek Parkway the "Grady Littlejohn Softball/Baseball Complex"

**Attachments:** [Resolution](#)  
[PROS Board Role in Naming Parks](#)  
[Municipal Facility Naming Policy](#)

**16-836** [Consider/Discuss/Act on a Resolution Authorizing the Sale of Land to the North Texas Municipal Water District, Which Land Contains 10.763 Acres Situated in the John R. Jones Survey, Abstract No. 497, City of McKinney, Collin County, Texas and Generally Located East of McLarry Drive and South of Bloomdale Road; and Authorizing the City Manager to Execute Deeds and Documents Regarding the Sale of Said City-Owned Property to the North Texas Municipal Water District](#)

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

**16-837** [Consider/Discuss/Act on an Ordinance Amending the 2016 - 2020 Capital Improvements Projects Budget by Transferring Funds from the Facilities Construction Fund Balance to Project FI3244 for the Construction of McKinney Fire Station #9 Located at 4900 Summit View Drive, McKinney, Texas](#)

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

**16-838** [Consider/Discuss/Act on a Resolution Authorizing a Contract for the Construction Materials Testing Services Related to the Construction of McKinney Fire Station #9 Located at 4900 Summit View Drive, McKinney, Texas](#)

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

**16-839** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment to the Construction Manager at Risk \(CMAR\) Services Contract with Lee Lewis Construction, Inc. of Dallas, Texas, for a Guaranteed Maximum Price \(GMP\) Related to the Construction of McKinney Fire Station #9 Located at 4900 Summit View Drive, McKinney, Texas](#)

**Attachments:** [Resolution](#)  
[McKinney Fire Station 9 Budget Final 080916](#)  
[MFS9 Final Value Engineering 080816](#)  
[McKinney FS #9 - GMP Summary 080916](#)

## **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:

- CH-B Trinity Falls, LP Development Agreement
- Transit Agreements
- Brazos Electric Power Cooperative—Kittyhawk Transmission Line and Substation Project

B. Section 551.087 – Discuss Economic Development Matters

- Project A140 – Rest
- Project A146 – Frost

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**



Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of August, 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.