



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, May 16, 2017

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 Michael Gamble, Radiant Life Church

#### INFORMATION SHARING

**17-493**      [Amateur Radio Week Proclamation](#)

**Attachments:**    [Proclamation](#)

**17-494**      [Presentation of American Planning Association Award](#)

**Attachments:**    [Award Letter](#)

#### 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

**17-495**      [Minutes of the City Council Work Session of May 1, 2017](#)

**Attachments:**    [Minutes](#)

**17-496**      [Minutes of the City Council Regular Meeting of May 2, 2017](#)

**Attachments:**    [Minutes](#)

**17-443**      [Minutes of the Historic Preservation Advisory Board Regular](#)

[Meeting of April 6, 2017](#)

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

17-481 [Minutes of the McKinney Armed Services Memorial Board Meeting of April 12, 2017](#)

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

17-486 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of February 9, 2017](#)

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

17-436 [Minutes of the Planning and Zoning Commission Regular Meeting of April 11, 2017](#)

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

17-473 [Minutes of the Planning and Zoning Commission Regular Meeting of April 25, 2017](#)

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

## ORDINANCES

17-497 [Consider/Discuss/Act on an Ordinance Establishing a Speed Limit on Lake Forest Drive Between Wilmeth Road and Bloomdale Road \(C.R. 123\)](#)

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

17-498 [Consider/Discuss/Act on an Ordinance Amending Ordinance No. 2016-02-015, Which Ordinance Granted to Atmos Energy Corporation, a Texas and Virginia Corporation, its Successors and Assigns, a Franchise to Construct, Maintain, and Operate Pipelines and Equipment in the City of McKinney, Collin County, Texas, for the Transportation, Delivery, Sale, and Distribution of Gas In, Out of, and Through Said City for all Purposes to Clarify Certain Provisions Contained in Sections 1, 5 and 8 of Said Ordinance](#)

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

**17-499**      [Consider/Discuss/Act on an Ordinance Approving a Negotiated Resolution Between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division Regarding the Company's 2017 Annual Rate Review Mechanism Filing](#)

**Attachments:**    [Ordinance](#)  
                          [Model Staff Report](#)

**17-500**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2016-2017 Annual Budget and the 2017-2021 Capital Improvements Program to Provide Funds for Architectural and Engineering Services in Conjunction with Programming and Master Planning for a New Municipal Complex in the City of McKinney](#)

**Attachments:**    [Ordinance](#)

## RESOLUTIONS

**17-501**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Brinkley Sargent Wiginton Architects, Inc. of Dallas, Texas, for Architectural and Engineering Services in Conjunction with Programming and Master Planning for a New Municipal Complex in the City of McKinney](#)

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

**17-502**      [Consider/Discuss/Act on a Resolution Adopting the City Council Goals and Strategies](#)

**Attachments:**    [Resolution](#)  
                          [2017-2018 Strategic Goals and Strategies](#)  
                          [McKinney Strategic Plan](#)

**17-503**      [Consider/Discuss/Act on a Resolution Supporting the Proposed Construction of Custer Road \(FM 2478\) from US 380 to FM 1461 by the Texas Department of Transportation](#)

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

**17-010DA** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Utility Impact Fee Credit Agreement for the Construction of an Oversized Water Main, with Cross Development, LLC, for the Caliber Collision Northwest Addition, Generally Located on the East Side of Custer Road and Approximately 500 Feet North of U.S. Highway 380](#)

**Attachments:** [Proposed Resolution](#)  
[Location Map and Aerial Exhibit](#)  
[Proposed Impact Fee Credit Agmt.](#)  
[Utility Project Map](#)  
[Form 1295 Certificate](#)

**17-504** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Lease Agreement for 210 N. Tennessee Street for Office Space for the Information Technology and Utility Billing Departments](#)

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

**17-505** [Consider/Discuss/Act on a Resolution of the City Council of the City Of McKinney, Texas, Supporting Regional Transportation Priorities in Collin County](#)

**Attachments:** [Resolution](#)  
[RTC Mobility 2040 Goals](#)

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**17-506** [Consider/Discuss/Act on an Ordinance Increasing the Homestead Exemption for Residents Over Age 65](#)

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

**17-507** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving a Substantial Amendment to the FY 2016-2017 Annual Action Plan, Funding for Collin County Committee on Aging](#)

**Attachments:** [Resolution](#)  
[Application](#)  
[Hillcrest Foundation Grant](#)  
[Roof Report](#)

**17-508** [Consider/Discuss/Act on a Facilities Agreement for Lot 1, Block A, of the Becker Addition, Located on the West Side of County Road 406 and Approximately 1,500 Feet South of County Road 408](#)

**Attachments:** [Location Map and Aerial](#)  
[Proposed Facilities Agreement](#)

**17-042PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Becker Addition, Located on the West Side of County Road 406 and Approximately 1,500 Feet South of County Road 408](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map & Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)  
[PowerPoint Presentation](#)

**17-093Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Rezoning Request from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the East Side of Redbud Boulevard and Approximately 1000 Feet North Of Wilmeth Road; and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 04.25.17](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A and B](#)  
[PowerPoint Presentation](#)

**17-066Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located Approximately 8,625 Feet East of Airport Drive and on the South Side of U.S. Highway 380 \(University Drive\); and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 050917](#)  
[PZ Minutes 042517](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Exhibits A-B](#)  
[PowerPoint Presentation](#)

**17-063SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window, \(Stonebridge Eldorado Retail Center\), Located Approximately 525 Feet East of Stonebridge Drive and on the North Side of Eldorado Parkway; and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 04.25.17](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**17-509**      [Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Adopting the 2017 Parks, Recreation, Open Space, Trails and Streetscape Master Plan](#)

**Attachments:** [Ordinance](#)  
[Master Plan](#)  
[Presentation](#)

**17-510**      [Consider/Discuss/Act on an Ordinance of the City Council of the City of McKinney, Texas, Certifying the Election Results for the May 6, 2017 General Election](#)

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

**17-511**      [Consider/Discuss/Act on an Ordinance Calling the Run-Off Election for June 10, 2017 for Council member District 1, Council member District 3 and Council member At Large](#)

**Attachments:** [Ordinance - English](#)  
[Ordinance - Spanish](#)

## **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 551.071 (A) Pending or contemplated litigation

- Formal Complaint of ADC West Ridge, L.P. and Center for Housing Resources, Inc. Against the City of Frisco
- The City of McKinney, Texas, v. Custer Storage Center, LLC v. Collin County, Texas, No. 401-03649-2015, 401st District Court of Collin County, Texas
- Arch Resorts, LLC v. the City of McKinney, Texas, and Rick Herzberger, Chief Building Official of the City of McKinney, Texas, v. Collin County, Texas, No. 219-01855-2015, 219th District Court of Collin County, Texas
- DD CR IV, LLC and DD CR V, LLC v. City of McKinney, et al, No. 380-02028-2017, 380th District Court of Collin County, Texas

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

E. Section 551.087 – Discuss Economic Development Matters

- Project A140 – Project Rest
- Project A164 – Project Fox III
- Chapter 380 Economic Development Program and Agreement for Cross F Ranch by and between McKinney Ranch Ltd., Honey Creek Investments, LLC and Barcelona 93, Ltd. and the City of McKinney

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



Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of May, 2017 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.