



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, April 16, 2019

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Mark Berrier of Cross Road Christian Church

Pledge of Allegiance led by Youth Members of Cross Road Christian Church

#### INFORMATION SHARING

**19-0333**      [Recognition of McKinney Boyd High School Engineering Student's Donation to the Hall Memorial Library](#)

**19-0334**      [Recognition of McKinney Citizens Fire Academy Alumni Association "Traveling Axe" Award](#)

**Attachments:**    [Presentation](#)

**19-0335**      [Proclamation for 100th Birthday of Ruth Crutcher Hayes](#)

**Attachments:**    [Proclamation](#)

**19-0336**      [Proclamation for Relay for Life](#)

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

**19-0337**      [Proclamation for Sexual Assault Awareness and Prevention](#)

**Attachments:**    [Proclamation](#)

**19-0338**      [Proclamation for 2019 National Community Development Week](#)

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

**19-0339**      [Proclamation for Census 2020 McKinney Complete Count Committee, Community Kickoff](#)

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

**CITIZEN COMMENTS Regarding Agenda Items (Not Public Hearing Related)**

*Up to 30 minutes allotted at this time for public comments regarding regular agenda items that are not a public hearing. Public Hearing comments will be allowed during the public hearing.*

**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**

**19-0340**      [Minutes of the City Council Work Session of April 2, 2019](#)

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

**19-0341**      [Minutes of the City Council Regular Meeting of April 2, 2019](#)

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

**19-0267**      [Minutes of the Community Grants Advisory Commission Meeting of November 8, 2018](#)

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

**19-0249**      [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of February 26, 2019.](#)

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

**19-0259**      [Minutes of the McKinney Community Development Corporation Meeting of February 28, 2019.](#)

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

**19-0260**      [Minutes of the McKinney Community Development](#)

[Corporation Promotional and Community Events Grant Subcommittee of Meeting of January 7, 2019.](#)

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

**19-0266** [Minutes of the Planning and Zoning Commission Regular Meeting of March 12, 2019](#)

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

## RESOLUTIONS

**19-0342** [Consider/Discuss/Act on a Resolution Adopting a Modified North Texas Municipal Water District's Model Water Conservation and Water Resource and Emergency Management Plan](#)

**Attachments:** [Resolution](#)  
[2019 WREM Plan - Exhibit A](#)  
[2019 Conservation Plan - Exhibit B](#)

**19-0343** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Terracon Consultants, Inc. for Materials Testing Services for the Virginia Parkway Lanes 5 & 6 Project from Ridge Road to US 75](#)

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

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**19-0344** [Citizen Input on the FY 2019-20 Budget](#)

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

**19-0345** [Consider/Discuss/Act on a Resolution Approving Financial Support for a Federally Qualified Health Center](#)

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

**PUBLIC HEARINGS**

**18-0114Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RED-1” - Residential Estates District and “CC” - Corridor Commercial Overlay District to “C3” - Regional Commercial District and “CC” Corridor Commercial Overlay District, Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 \(Central Expressway\), and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**18-0015SUP3** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automobile Sales, Repair, and Storage Uses \(McKinney Dodge\), Located at the Northwest Corner of Rockhill Road and U.S. Highway 75 \(Central Expressway\), and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**18-0047Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally for Agricultural, Recreational, and Residential Uses, Located at 3933 County Road 317, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Comprehensive Plan Maps](#)  
[Business & Aviation District](#)  
[Placetype Definitions](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[PowerPoint Presentation](#)

**18-0122Z3** [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 "C2" - Local Commercial District, Located on the Northeast Corner of Custer Road and Silverado Trail, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 032619](#)  
[PZ Minutes 031219](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letter of Oppositions](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2008-09-097](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**19-0002M2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Ordinance\), Section 146-134 \(Performance Standards\) of the Code of Ordinances, and Accompanying Ordinance](#)

**Attachments:** [Proposed Changes Sec. 146-134 \(Redline\)](#)  
[Proposed Changes Sec. 146-134 \(Clean\)](#)  
[PZ Staff Report](#)  
[19-0002M PZ Draft Minutes](#)  
[Proposed Ordinance](#)

**19-0009Z2** [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 "PD" - Planned Development District, Generally for School Uses, Located on the Northwest Corner of Collin McKinney Parkway and Stacy Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Location Map](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2002-03-019](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**19-0016Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Rezone the Subject Property from “AG” - Agricultural District, “ML” - Light Manufacturing District, “MH” - Heavy Manufacturing District, and “PD” - Planned Development District to “RO” - Regional Office District, Located on the East Side of State Highway 5 \(McDonald Street\) and Approximately 100 Feet North of Crestwood Drive, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Comprehensive Plan Maps](#)  
[Southgate District](#)  
[Placetype Definitions](#)  
[Letters of Support](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[Presentation](#)

**19-0017FR** [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for a Hotel \(Marriott Autograph Hotel](#)

[Resort\), Located on the Southwest Corner of Collin McKinney Parkway and Weiskopf Avenue \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**19-0018SP** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Hotel \(Marriott Autograph Hotel Resort\), Located on the Southwest Corner of Collin McKinney Parkway and Weiskopf Avenue](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 2014-11-087](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Presentation](#)

**CITIZEN COMMENTS Regarding matters not on the agenda**

#### **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) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

- DD CR IV, LLC, and DD CR V, LLC, Plaintiffs, v. City of McKinney, Texas; Paul Grimes, in his official capacity as City Manager of McKinney; and Michael Kowski, in his official capacity as Director of Parks and Recreation of McKinney, Defendants

- Jeri Lynn Rich, as Representative for Gavril Covaci Dupuis-Mays, an Incapacitated Person v. Michael Palko, Keith Duane Hudgens, and the City of McKinney, Texas

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

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

#### **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of April, 2019 at or before 5:00 p.m.*

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*Empress Drane  
City Secretary*

*In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.*