



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, July 21, 2015

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 Jason Duke, Ranchland Christian Church

#### INFORMATION SHARING

**15-667**     [Youth Peace Day International Proclamation](#)

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

**15-668**     [Recognition of McKinney Lifeguards Competing at the 18th Annual North Texas Guard Game](#)

**15-669**     [Presentation of the "Celebrating Leadership in Development Excellence" Award \(CLIDE Award\) for Phase I of the Northwest Sector Study Initiative](#)

**Attachments:**     [Award Certificate](#)  
                              [Award Brochure](#)

#### 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

**15-670**     [Minutes of the City Council Work Session of June 15, 2015](#)

**Attachments:**     [Minutes](#)

- 15-671 [Minutes of the City Council Regular Meeting of June 16, 2015](#)  
**Attachments:** [Minutes](#)
- 15-672 [Minutes of the City Council and the McKinney Community Development Corporation Joint Meeting of June 22, 2015](#)  
**Attachments:** [Minutes](#)
- 15-673 [Minutes of the City Council Special Meeting of June 22, 2015](#)  
**Attachments:** [Minutes](#)
- 15-553 [Minutes of the Community Grants Advisory Commission Meeting of May 20, 2015](#)  
**Attachments:** [Minutes](#)
- 15-554 [Minutes of the Community Grants Advisory Commission Meeting of May 21, 2015](#)  
**Attachments:** [Minutes](#)
- 15-544 [Minutes of the Main Street Board Meeting of May 14, 2015](#)  
**Attachments:** [Minutes](#)
- 15-627 [Minutes of the Main Street Board Meeting of June 11, 2015](#)  
**Attachments:** [Minutes](#)
- 15-537 [Minutes of the McKinney Armed Services Memorial Board Meeting of May 13, 2015](#)  
**Attachments:** [Minutes](#)
- 15-620 [Minutes of the McKinney Armed Services Memorial Board Meeting of June 10, 2015](#)  
**Attachments:** [Minutes](#)
- 15-598 [Minutes of the McKinney Community Development Corporation Meeting on May 28, 2015](#)  
**Attachments:** [Minutes](#)

- 15-589 [Minutes of the McKinney Economic Development Corporation Meeting May 19, 2015](#)  
**Attachments:** [Minutes](#)
- 15-591 [Minutes of the McKinney Economic Development Corporation Special Meeting June 9, 2015](#)  
**Attachments:** [Minutes](#)
- 15-590 [Minutes of the McKinney Economic Development Corporation Special Meeting May 29, 2015](#)  
**Attachments:** [Minutes](#)
- 15-674 [Minutes of the McKinney Housing Authority Board Meeting of May 26, 2015](#)  
**Attachments:** [Minutes](#)
- 15-632 [Minutes of the McKinney Housing Finance Corporation Meeting of April 10, 2015](#)  
**Attachments:** [Minutes](#)
- 15-550 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of May 14, 2015](#)  
**Attachments:** [Minutes](#)
- 15-535 [Minutes of the Planning and Zoning Commission Work Session of May 26, 2015](#)  
**Attachments:** [Minutes](#)
- 15-536 [Minutes of the Planning and Zoning Commission Regular Meeting of May 26, 2015](#)  
**Attachments:** [Minutes](#)
- 15-615 [Minutes of the Planning and Zoning Commission Regular Meeting of June 9, 2015](#)  
**Attachments:** [Minutes](#)

**ORDINANCES**

- 15-675**     [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2014-2015 Annual Budget to Fund One Owner Occupied Single Family Full Rehabilitation](#)  
**Attachments:**   [Ordinance](#)
- 15-676**     [Consider/Discuss/Act on an Ordinance Amending Appendix A \(Schedule of Fees\) of the Code of Ordinances as it Pertains to Fees for Mobile Vendors and Hot Trucks \(Section 46-9\)](#)  
**Attachments:**   [Food Truck Fee Concern Email](#)  
                         [Food Truck Ord. No. 2015-02-006](#)  
                         [Proposed Appendix A Changes](#)  
                         [Proposed Ordinance](#)
- 15-677**     [Consider/Discuss/Act on an Ordinance Consenting to the Annexation of a 1.272 Acre Property \(Eaton Tract\) into Municipal Utility District No. 1 \(Trinity Falls\)](#)  
**Attachments:**   [Ordinance](#)  
                         [Eaton Petition](#)  
                         [Eaton Tract Aerial](#)  
                         [Eaton Tract map](#)
- 15-678**     [Consider/Discuss/Act on an Ordinance Consenting to the Annexation of a 3.055 Acre Property \(GCEC Tract\) into Municipal Utility District No. 1 \(Trinity Falls\)](#)  
**Attachments:**   [Ordinance](#)  
                         [GCEC Petition](#)  
                         [GCEC Tract Aerial](#)  
                         [GCEC Tract Map](#)

**RESOLUTIONS**

- 15-679**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Participate in Execution of Special Warranty Deed for Property Being Lots 6A, 7A & 8A, Block C of The Snapp-Lewis Addition, Less R.O.W., City of McKinney, Collin](#)

County, Texas

**Attachments:** [Resolution](#)  
[Special Warranty Deed](#)  
[Land Disposition Policy](#)

**15-680** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Participate in Execution of Special Warranty Deed for Property Being Lots 13 & 14, Block 5, Gerrish Addition, aka 717 Rike St., City of McKinney, Collin County, Texas, and Being More Fully Described in Volume 3740, Page 254 in the Deed Records of Collin County, Texas](#)

**Attachments:** [Resolution](#)  
[Special Warranty Deed](#)  
[Land Disposition Policy](#)

**15-681** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Participate in Execution of Special Warranty Deed for Property aka 1002 Healy Ave., Being .115 Acres of Land in Abstract 811 in the Mary Standifer Survey, as described in a Warranty Deed in Volume 324, Page 216, filed in Collin County, Texas](#)

**Attachments:** [Resolution](#)  
[Special Warranty Deed](#)  
[Land Disposition Policy](#)

**15-682** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Participate in Execution of Special Warranty Deed for Property Being Lots 5A & 6A, Block 5, Gerrish Addition, aka 1102 S. Railroad St., City of McKinney, Collin County, Texas, as Recorded in Vol. 388, Page 250, of The Collin County Deed Records](#)

**Attachments:** [Resolution](#)  
[Special Warranty Deed](#)  
[Land Disposition Policy](#)

**15-683** [Consider/Discuss/Act on a Resolution on a First Amendment to Professional Full Tennis Services Management Agreement with Lifetime Tennis Inc., a Texas Corporation](#)

**Attachments:** [Resolution](#)  
[First Amendment Tennis Contract](#)  
[Existing Lifetime Tennis Contract -2012](#)

**15-684** [Consider/Discuss/Act on a Resolution of a Second Amendment to the Professional Full Golf Services Management Agreement with DWW Golf Management, a Texas Limited Liability Corporation](#)

**Attachments:** [Resolution](#)  
[DWW Golf Management Agreement - 2009](#)  
[DWW Golf Contract Amendment](#)

**15-685** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Reject All Proposals Associated With 15-48RFP - Medical Surveillance, Occupational Medical Program](#)

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

**15-686** [Consider/Discuss/Act on a Resolution Approving the Third Amended Bylaws for McKinney Main Street](#)

**Attachments:** [Resolution](#)  
[Third Amended Bylaws-redline](#)  
[Third Amendment Bylaws](#)

**15-687** [Consider/Discuss/Act on a Resolution Authorizing a Contract for Professional Auditing Services with BKD, LLP](#)

**Attachments:** [Resolution](#)  
[Phase I- Proposal Scoring \(Compiled Results\)](#)  
[Phase II- Interview Scoring \(Compiled Results\)](#)  
[Bid Opening Respondents](#)  
[BKD, LLP Proposal](#)

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

- 15-688**      [Conduct a Public Hearing to Consider/Discuss/Act on a Substantial Amendment to the CDBG 2014-15 Annual Action Plan](#)  
**Attachments:**    [Resolution](#)  
                              [Request](#)
- 15-099Z3**    [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "SF7.2" - Single Family Residential District and "CC" - Corridor Commercial Overlay District, Located on the South Side of U.S. Highway 380 \(University Drive\) and on the West Side of Gray Branch Road \(WITHDRAWN\)](#)  
**Attachments:**    [Location Map and Aerial Exhibit](#)
- 15-006Z3**    [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 and "REC" - Regional Employment Center Overlay District, Generally to Allow for Single Family Residential and Commercial Uses, Located on the South Side of Stacy Road and at the Terminus of McKinney Ranch Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 06.09.15](#)  
[PZ Minutes 02.10.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 2002-03-019](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Proposed Layout - Info Only](#)  
[PowerPoint Presentation](#)

**15-082Z2** [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 to Modify the Development Standards, Located on the Southwest Corner of Van Tuyl Parkway and Alma Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 06.23.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 2012-07-036](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Pattern Book Redline](#)  
[PowerPoint Presentation](#)

**15-084Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned](#)



[Development District and "REC" - Regional Employment Center Overlay District, Generally to Allow for Single Family Detached and Attached Residential Uses, Located Approximately 800 Feet East of Alma Road and on the North Side of Collin McKinney Parkway, and Accompanying Ordinance](#)

**Attachments:** [6.19.15 PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summaries](#)  
[Fiscal Impact Analysis](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A - D](#)  
[Prop. Conceptual Layouts \(Info Only\)](#)  
[Existing PD 2002-03-019](#)  
[PowerPoint Presentation](#)

**15-135Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C2" - Local Commercial District, Located on the Southeast Corner of Future Collin McKinney Parkway and Stacy Road, and Accompanying Ordinance](#)

**Attachments:** [15-135Z PZ Meeting Minutes](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Impact Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A - C](#)  
[PowerPoint Presentation](#)

**15-083Z2** [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 and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located on the Northwest Corner of Chief Spotted Tail Drive and Alma Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 06.23.15](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Existing PD Ord. No. 2001-02-017](#)  
[Existing PD Ord. No. 2013-08-073](#)  
[Proposed Ordinance](#)  
[Proposed Zoning Exhibits A-D](#)  
[PowerPoint Presentation](#)

**15-136Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally for Commercial and Single Family Attached and Detached Residential Uses, Located Approximately 600 Feet West of Custer Road and on the South Side of U.S. Highway 380 \(University Drive\), and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 06.23.15](#)  
[PZ Minutes 06.09.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summaries](#)  
[Ex. PD Ord. No. 2007-09-092](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[PowerPoint Presentation](#)

**15-123SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Mercedes-Benz of McKinney, Located on the Southeast Corner of Bray Central Drive and U.S. Highway 75 \(North Central Expressway\)](#)

**Attachments:** [PZ Minutes 06.23.15](#)  
[PZ Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)

**15-132SU3** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision \(Auburn Hills, Phase 5\), Located on the North Side of U.S. Highway 380 \(University Drive\), South Side of Wilmeth Road and East of County Road 160, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 06.09.15](#)  
[PZ Minutes 06.23.15](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed SUP Ordinance](#)  
[Proposed SUP Exhibits A-E](#)  
[PowerPoint Presentation](#)

**15-128PF** [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Plat for 301 Single Family Residential Lots and 14 Common Areas \(Auburn Hills, Phase 5\), Located on the North Side of U.S. Highway 380 \(University Drive\), South Side of Wilmeth Road and East of County Road 160](#)

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

**15-120SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Freedom Powersports, Located at 2110 North Central Expressway](#)

**Attachments:** [PZ Minutes 06.23.15](#)  
[PZ Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Arch. Renderings \(Informational Only\)](#)  
[PowerPoint Presentation](#)

**15-157Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Zone Less than 675 Acres of Land to "AG" - Agricultural District, Generally Located At and](#)

[Around the Intersection of Trinity Falls Parkway \(F.M. 543\),  
Laud Howell Parkway \(F.M. 543 Connector\), and Central  
Expressway \(U.S. Highway 75\), and Accompanying Ordinance](#)

**Attachments:** [PZ Meeting Minutes](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Opposition](#)  
[Land Use and Tax Base Analysis - Module 19](#)  
[Land Use and Tax Base Analysis - Module 21](#)  
[Comprehensive Plan Maps](#)  
[Proposed Ordinance](#)  
[Ordinance Exhibits A-B](#)

**15-102SU3** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific  
Use Permit Request to Allow for an Auto Body Repair and Paint  
Shop \(Caliber Collision\), Located on the North Side of U.S.  
Highway 380 \(University Drive\) and Approximately 400 Feet  
West of Hardin Boulevard, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 06.23.15](#)  
[PZ Minutes 06.09.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Prop. Rendering - Info Only](#)  
[PowerPoint Presentation](#)

**15-689** [Consider/Discuss/Act on a Resolution Ratifying the Second  
Meet and Confer Agreement with the McKinney Police  
Association](#)

**Attachments:** [Resolution](#)  
[Presentation](#)  
[MPA Signed Agreement](#)

**15-690** [Consider/Discuss/Act on an Ordinance to Select Names for  
Several Roadways in McKinney](#)

**Attachments:** [Ordinance](#)  
[Location Map - Old FM 543](#)  
[Location Map - Old Redbud](#)  
[Location Map - Parkview connectors and Bridge](#)  
[Location Map - New FM 546](#)  
[Possible Street Name List](#)  
[Bios for Possible Street Names](#)

**15-691** [Consider/Discuss/Act on a Resolution Appointing Members to the Reinvestment Zone Number One and Ratifying the Prior Appointments to Reinvestment Zone Number Two](#)

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

#### **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:

- Statutory, constitutional and Charter/ordinance requirements for establishing certain boards/commissions, including their City Council-delegated authorities and duties

B. Section 551.074 Discuss Personnel Matters

- City Manager Transition

C. Section 551.087 – Discuss Economic Development Matters

- Project A71 – Gateway

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

**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 17th day of July, 2015 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.