



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, March 7, 2017

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

AMENDED

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Cynthia Allen, Believer's Tabernacle Church

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

17-258 [Minutes of the City Council Work Session of February 20, 2017](#)

Attachments: [Minutes](#)

17-259 [Minutes of the City Council Regular Meeting of February 21, 2017](#)

Attachments: [Minutes](#)

17-260 [Minutes of the City Council and the McKinney Independent School District Board of Trustees Joint Meeting of February 27, 2017](#)

Attachments: [Minutes](#)

17-234 [Minutes of the Animal Service Facilities Advisory Committee](#)

[Meeting of December 8, 2016](#)**Attachments:** [Minutes](#)17-126 [Minutes of the Board of Adjustment Meeting of October 26, 2016](#)**Attachments:** [Minutes](#)17-176 [Minutes of the Library Advisory Board Meeting of January 19, 2017](#)**Attachments:** [Minutes](#)17-239 [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of January 24, 2017](#)**Attachments:** [Minutes](#)17-240 [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of January 20, 2017](#)**Attachments:** [Minutes](#)17-261 [Minutes of the McKinney Housing Authority Meeting of January 24, 2017](#)**Attachments:** [Minutes](#)17-262 [Minutes of the McKinney Housing Authority Meeting of January 31, 2017](#)**Attachments:** [Minutes](#)17-246 [Minutes of the Planning and Zoning Commission Work Session of February 14, 2017](#)**Attachments:** [Minutes](#)17-247 [Minutes of the Planning and Zoning Commission Regular Meeting of February 14, 2017](#)**Attachments:** [Minutes](#)**ORDINANCES**

- 17-263** [Consider/Discuss/Act on an Ordinance Consenting to the Annexation of a .901 Acre Property into Municipal Utility District No. 1 \(Trinity Falls\)](#)
Attachments: [Ordinance](#)
- RESOLUTIONS**
- 17-264** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, if Awarded, a HOME Investments Partnerships Program Tenant Based Rental Assistance \(TBRA\) Grant Through the Texas Department of Housing and Community Affairs \(TDHCA\)](#)
Attachments: [Resolution](#)
- 17-265** [Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Authorized Designee, to Execute an Interlocal Agreement between the Cities of McKinney, Frisco, and Plano, Texas for Participation in First-Time Homebuyer Education Classes for Residents of Each Municipal Jurisdiction Who Wish to Purchase a Home](#)
Attachments: [Resolution](#)
 [Interlocal Agreement](#)
- 17-266** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Holmes Murphy & Associates of Dallas, TX for Employee Benefits Consulting Services](#)
Attachments: [Resolution](#)
 [Scoring Summary](#)
 [Bid Tab](#)
 [RFP Document](#)
- 17-267** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement Between the McKinney Urban Transit District and the City of McKinney](#)
Attachments: [Resolution](#)
 [McKinney UTD Interlocal Agreement](#)

- 17-268** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply For, and if Approved, Accept a Grant from the Texas Commission on the Arts](#)
Attachments: [Resolution](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

- 16-341Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF5" - Single Family Residential District to "TH" - Townhome Residential District, Located Approximately 3,200 Feet South of U.S. Hwy 380 \(University Drive\) and on the East Side of Lake Forest Drive, and Accompanying Ordinance](#)
Attachments: [CC Minutes 020717](#)
 [PZ Minutes 011017](#)
 [PZ Report](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Letters of Opposition](#)
 [Informational Letter](#)
 [Comprehensive Plan Maps](#)
 [Land Use and Tax Base Summary](#)
 [Land Use Comparison Table](#)
 [Proposed Ordinance](#)
 [Proposed Exhibits A-B](#)
 [PowerPoint Presentation](#)

- 16-335Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial](#)

District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of Stacy Road and State Highway 121 (Sam Rayburn Tollway), and Accompanying Ordinance

Attachments: [PZ Minutes 021417](#)
[PZ Minutes 011017](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1726](#)
[Ex. PD Ord. No. 1728](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)
[PowerPoint Presentation](#)

17-008Z2

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Located at 1720 West Virginia Street, and Accompanying Ordinance

Attachments: [021417 PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2007-06-061](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)
[PowerPoint Presentation](#)

16-308Z2 [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 Mixed Uses Including Commercial, Retail, Office, Multi-Family Residential and Open Space, Generally Located North of the Intersection of U.S. Highway 75 \(Central Expressway\) and Laud Howell Parkway, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 021417](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Letter of Support](#)
[Adjacent Property Request](#)
[Comprehensive Plan Maps](#)
[Fiscal Impact Analysis](#)
[Land Use and Tax Base Summary](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[PowerPoint Presentation](#)
[Applicant Presentation](#)

17-189 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Memorandum of Understanding and Collaborative Agreement with the Cities of Frisco, Plano, Denton, Dallas, Greenville, Dallas County, Dallas Housing Authority, Denton Housing Authority, Frisco Housing Authority, Plano Housing Authority, McKinney Housing Authority, Grandview Housing Authority, Waxahachie Housing Authority, Cleburne Housing Authority, Ferris Housing Authority, Ennis Housing Authority, and Royse City Housing Authority for Regional Fair Housing Assessments and Regional Collaboration to Affirm Further Fair Housing for the Period of 2018-2023](#)

Attachments: [Resolution](#)
[Scope of Services](#)
[Assessment of Fair Housing Collaboration and MOU](#)

17-269 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Construction Agreement with J.C. Commercial, Inc. of Lewisville, Texas for Construction Services Related to the Construction of McKinney Air Center Hangar No. 2 \(AI4377\) Located at the McKinney National Airport](#)

Attachments: [Resolution](#)

17-270 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2016-2017 Annual Budget and Amending the 2017 - 2021 Capital Improvements Program to Provide Funds for the Expansion of the Toyota Motor North American Hangar and Authorizing the Borrowing of Funds from the Solid Waste Fund for Project AI1705, Toyota Hangar Expansion](#)

Attachments: [Ordinance](#)

17-271 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with McCaslin Associates for Professional Services for Architectural and Consulting Engineering Services for the McKinney National Airport Aircraft Hangar Expansion](#)

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

17-272 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with KSA for Professional Services for Engineering Services for the McKinney National Airport Aircraft Hangar Expansion](#)

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

17-273 [Consider/Discuss/Act on the Schematic Design for a Public Parking Garage Generally Located on the Northeast Corner of Chestnut Street and Virginia Street](#)

Attachments: [Presentation](#)
[Development Agreement](#)
[Draft Lease](#)
[Thomason Letter of Opposition](#)

17-274 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2016-2017 Annual Budget to Provide Funds for Construction Services for the Upgrading of the A/V System for City Council Chambers](#)

Attachments: [Ordinance](#)

17-275 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Construction Agreement with ScoBilt, Inc. \(ScoBilt\), of Wylie, Texas for Audio / Visual \(A/V\) and Construction Services Related to the Systems Upgrades of City Council Chambers](#)

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:

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

- C. Section 551.072. Deliberations about Real Property
 - Municipal Facilities

- D. Section 551.087 – Discuss Economic Development Matters
 - Project A140 – Project Rest
 - Project A144 – Project Red River
 - Project A146 – Project Frost

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 3rd day of March, 2017 at or before 5:00 p.m.

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 with questions or for accommodations.