



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, January 7, 2020

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Ketan Jain, Professor at University of North Texas and practitioner of Hinduism, Buddhism, and Jainism

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)

If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

INFORMATION SHARING

20-0004 [Proclamation for Collin County Dr. Martin Luther King, Jr. Appreciation Day](#)

Attachments: [Proclamation](#)
 [MLK Appreciation](#)

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

20-0005 [Minutes of the McKinney City Council Work Session of](#)

[December 17, 2019](#)

Attachments: [Minutes](#)

20-0006 [Minutes of the McKinney City Council Regular Meeting of December 17, 2019](#)

Attachments: [Minutes](#)

19-1033 [Minutes of the McKinney Community Development Corporation Meeting of November 21, 2019](#)

Attachments: [Minutes](#)

19-1034 [Minutes of the McKinney Community Development Corporation Project Subcommittee Meeting of November 25, 2019](#)

Attachments: [Minutes](#)

19-1056 [Minutes of the McKinney Economic Development Corporation Meeting of November 19, 2019](#)

Attachments: [Minutes](#)

19-0835 [Minutes of the McKinney Housing Finance Corporation Meeting of August 9, 2019](#)

Attachments: [Minutes](#)

19-1015 [Minutes of the Planning and Zoning Commission Regular Meeting of November 12, 2019](#)

Attachments: [Minutes](#)

ORDINANCES

20-0007 [Consider/Discuss/Act on an Ordinance Amending Chapter 122, "Construction Regulations," Article II, "Building Codes," by Amending Section 122-25 International Building Code and International Residential Code Adopted, Section 122-26 Amendments to Building and Residential Codes, Section 122-30 International Mechanical Code Adopted Amendments,](#)

Section 122-31 International Plumbing Code Adopted, Section 122-32 Amendments to International Plumbing Code, Section 122-34 International Fuel Gas Code Adopted, Section 122-35 International Energy Conservation Code Adopted, Section 122-36 Amendments to Energy Conservation Code, and Section 122-38 International Property Maintenance Code Adopted, and Adding Section 122-40 International Swimming Pool and Spa Code Adopted; and Amending Chapter 126, "Housing," Article II, "Substandard Structures," by Amending Section 126-40 International Property Maintenance Code Adopted, for the Purpose of Adopting the 2018 Editions of such International Codes and by the Adoption of Local Amendments to such International Codes Including but not Limited to Certain Recommendations by the North Central Texas Council of Governments, and Providing for Enforcement; Repealing all Conflicting Ordinances; Providing a Savings Clause; Providing a Severability Clause; Providing for a Penalty; and Providing an Effective Date

Attachments: Ordinance

20-0008

Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2019-2020 Annual Budget and Amending the 2020-2024 Capital Improvements Program to Provide Funds for the Bloomdale Road Extension Project (ST4227)

Attachments: Ordinance

20-0009

Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2019-2020 Annual Budget and Amending the 2020-2024 Capital Improvements Program, to Provide Funds for the Finch Park Improvement Project

Attachments: Ordinance

20-0010

An Ordinance of the City Council of the City of McKinney, Texas, Amending Chapter 42, "Fire Prevention and Protection," of the Code of Ordinances of the City of McKinney, Texas, by Repealing Article II, "Fire Prevention Code," in its Entirety and Adopting a New Article II, also

Entitled "Fire Prevention Code," to Adopt the 2018 Edition of the International Fire Code and Local Amendments thereto Including, but not Limited to, Certain Amendments Recommended by the North Central Texas Council of Governments, and Providing for Enforcement; Repealing all Conflicting Ordinances; Providing a Savings Clause; Providing a Severability Clause; Providing for a Penalty; and Providing an Effective Date

Attachments: 2018 IFC Ordinance

RESOLUTIONS

19-0013M2 Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Attachments: Resolution
Semiannual Report
Semiannual Report Appendix

20-0011 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Root Policy Research for Professional Services for the 19-62RFQ - Housing Needs Assessment

Attachments: Resolution
19-62RFQ

20-0012 Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Execute Contract between the City of McKinney and Root Policy Research to Prepare a 2020-2024 Consolidated Plan and Analysis of Impediments for Fair Housing Choice, under the Community Development Block Grant (CDBG) Program

Attachments: Resolution

20-0013 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with DCBA Landscape Architecture of Plano, Texas for

Landscape Architectural and Engineering Services Related to the Design of a Pedestrian Bridge and Gateway Monument within Creekside Park, located at 6135 Alma Road.

Attachments: Resolution
Creekside Park Conceptual Plan

20-0014 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Professional Services Industries, Inc. for Materials Testing services for on the Bloomdale Road Extension Project (ST4227) and Redbud Pump Station Transmission Line (850PP) Phase 1 Project (WA4340) and Any Necessary Supplemental Agreements

Attachments: Resolution
Project Location

20-0015 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Studio Outside, LLC. of Dallas, Texas, for Professional Planning and Landscape Architectural Services for the Renovations of E.A. Randles Park, W.B. Finney Park, Falcon Creek Park, and Katherine B. Winniford Park

Attachments: Resolution
Location Map
Citywide Project Map

20-0016 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Dunaway Associates, L.P., of Fort Worth, Texas for Professional Planning and Landscape Architectural Services for the Renovations of Murphy Park, Mary Will Craig Park, Wattley Park, and North Park

Attachments: Resolution
Location Map
Citywide Project Map

20-0017 Consider/Discuss/Act on a Resolution Authorizing the City

Manager to Execute a Contract with HDR Engineering, Inc. for Professional Engineering Services for the Infrastructure Asset Management Planning Project (CO2009)

Attachments: Asset Management Overview
Resolution

20-0018

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc. for Professional Engineering Design Services for the Griffin and Pine Street Infrastructure Improvements Project (CO2006) and Any Necessary Supplemental Agreements

Attachments: Project Location Map
Resolution

20-0019

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Roadway Impact Fee Credit Agreement with MLRP Wilmeth, LLC, for Escrowed Funds for the Construction of Two Lanes of Wilmeth Road (extending 820 Linear Feet), Serving an Approximately 24.20 Acre Tract, Generally Located on the North Side of Wilmeth Road and Approximately 250' West of State Highway 5 (McDonald Street)

Attachments: Location Map and Aerial Exhibit
Roadway Project Plan
MLRP Executed Roadway Impact Fee Credit Agreement
1295 Certificate
Proposed Resolution

MISCELLANEOUS

19-0210CVP

Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of Hardin Crossing Addition, Located on the Southwest Corner of Hardin Boulevard and Virginia Parkway

Attachments: [Letter of Intent](#)
[Location Map and Aerial Exhibit](#)
[Proposed Conveyance Plat](#)
[Explanations for Disapproval Checklist](#)

19-0209PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of the Weston Substation Addition, Located Approximately 850 Feet West of the Terminus of Laud Howell Parkway and Approximately 6,260 Feet South of FM 543](#)

Attachments: [Letter of Intent](#)
[Location Map and Aerial Exhibit](#)
[Proposed Preliminary-Final Plat](#)
[Conditions of Approval Summary](#)
[Standard Conditions Checklist](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

19-0068Z4 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "LI" - Light Industrial District to "PD" - Planned Development District, Generally to Modify the Use and Development Standards, Located on the South Side of University Drive \(U.S. Highway 380\) and Approximately 8,800 Feet East of Airport Drive, and Accompanying Ordinance \(REQUEST BY CITY STAFF TO BE TABLED\)](#)

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

19-0077Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-84" - Single Family Residence District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 180 Feet North of Albany Drive on the East Side of Sorrell Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 9.10.19](#)
[PZ Minutes 12.10.19 DRAFT](#)
[Location Map and Aerial Exhibit](#)
[Letters of Intent](#)
[Letters of Opposition](#)
[Written Protest](#)
[Written Protest Withdrawal](#)
[Zoning Protest Map](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Fiscal Analysis](#)
[Proposed Ordinance](#)
[Exhibits A-D](#)
[Information Only Concept Plan Presentation](#)

20-0020

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the Second Amendment to Development Agreement for The Estates of Willow Wood Between the City of McKinney, Texas, and McKinney Partners 306 LP, Generally Modifying the Timing of Roadway Construction and Updating Development Exhibits, Generally Located on the East Side of State Highway 5 \(McDonald Street\) and on the North and South Sides of Telephone Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Original Willow Wood Development Agreement](#)
[Willow Wood Amended Agreement](#)
[Resolution](#)
[1295 Form](#)
[Second Amendment to Development Agreement](#)

19-0098Z4

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District,](#)

Generally to Modify the Development Standards, Located Approximately 300 Feet North of Lancaster Drive and Approximately 700 Feet East of Prospect Street, and Accompanying Ordinance

Attachments: [PZ Minutes 12.10.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[East Fork District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Existing PD Ord. No. 2015-04-024](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Exhibits A-F](#)
[Phase 7 Layout Exhibit \(Informational Only\)](#)
[Presentation](#)

19-0100Z2

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 on the Northeast Corner of Airport Drive and Enloe Road, and Accompanying Ordinance

Attachments: [PZ Minutes 12.10.19 DRAFT](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

19-0102Z2

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 on the Southwest Corner of Airport Drive and Harry McKillop Boulevard, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 12.10.19 DRAFT](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

20-0021

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with North Rock Construction, LLC of Denton, Texas, for the Finch Park Improvement Project Located at 301 W Standifer St.](#)

Attachments: [Award Recommendation](#)
[Finch Park Bid Tab](#)
[Resolution](#)
[Finch Park Master Plan](#)
[Location Map and Aerial Exhibit](#)

20-0022

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Coppell Construction Co. for the Construction of the Bloomdale Road Extension Project \(ST4227\) and Redbud Pump Station Transmission Line \(850PP\) Phase 1 Project \(WA4340\) and Any Necessary Change Orders](#)

Attachments: [Resolution](#)
[Letter of Recommendation](#)
[Project Location](#)

- 20-0023** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Excel Aircraft LLC \(DBA: Excel Trenching\) for the Construction of the Redbud Pump Station Transmission Line \(850PP\) Phase 2 Project \(WA4340\) and Any Necessary Supplemental Agreements](#)

Attachments: [Resolution](#)
 [Location Map](#)
 [Letter of Recommendation](#)

- 20-0024** [Receive the City Secretary's Submittal and Findings Regarding a Filed Recall Petition under Section 146 of the McKinney Home Rule Charter](#)

CITIZEN COMMENTS ON 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)

- Agreement to Provide Medical Direction and Related Services for EMS

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

- Project Frost

- Project Moe

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on or before the 4th day of January, 2020 at 6:00 p.m

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. 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>.