



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, November 6, 2018

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 Salvation Army (TBD)*

*Pledge of Allegiance led by the Keystone Club of Boys & Girls Club of Collin County - McKinney*

#### INFORMATION SHARING

- 18-940**      [Proclamation for Salvation Army Red Kettle Campaign](#)  
**Attachments:**    [Proclamation](#)
- 18-941**      [Proclamation for National Homeless and Hunger Awareness Week](#)  
**Attachments:**    [Proclamation](#)
- 18-942**      [Proclamation for Municipal Court Week](#)  
**Attachments:**    [Proclamation](#)
- 18-943**      [Presentation of Certificate of Achievement for Planning Excellence](#)  
**Attachments:**    [Planning Excellence Award Letter of Recognition](#)  
                          [Planning Excellence Award Certificate](#)

#### 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**

- 18-944**      [Minutes of the City Council Work Session of October 15, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-945**      [Minutes of the City Council Regular Meeting of October 16, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-832**      [Minutes of the Community Grants Advisory Commission Meeting of July 12, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-880**      [Minutes of the McKinney Arts Commission Meeting of June 5, 2018 - AMENDED](#)  
**Attachments:**    [Amended Minutes](#)
- 18-881**      [Minutes of the McKinney Arts Commission Meeting of July 10, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-882**      [Minutes of the McKinney Arts Commission Meeting of July 19, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-895**      [Minutes of the Library Advisory Board Meeting of September 20, 2018.](#)  
**Attachments:**    [Minutes](#)
- 18-747**      [Minutes of the McKinney Urban Transit District Board](#)

[Meeting of May 30, 2018](#)

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

## RESOLUTIONS

**18-946** [Consider/Discuss/Act on a Resolution Approving Redirection of FY18 Unspent Arts Commission Funds to the Public Art Fund](#)

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

**18-947** [Consider/Discuss/Act on a Resolution Authorizing Execution of Memorandum of Understanding Approving Payment of \\$1,500 to Three Artists to Create Models of Proposed Mitchell Park Sculpture](#)

**Attachments:** [Resolution](#)  
[Memorandum of Understanding](#)

**18-948** [Consider/Discuss/Act on a Resolution Awarding a Contract to CJA Enterprises LLP of Collinsville, Texas for Street Materials](#)

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

**18-969** [Consider/Discuss/Act on a Resolution Revising the Lease Agreement for the Downtown Parking Garage, Generally Located on the Northeast Corner of Chestnut Street and Virginia Street](#)

**Attachments:** [Resolution](#)  
[Parking Garage Amendment](#)

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**18-0011M2** [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Appendix B-2 \(Regional Employment Center - Overlay Urban Design Standards\) and Appendix F-4 \(Schedule of Uses\), of the Code of Ordinances, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[Comments](#)  
[Corridor Calculations](#)  
[Ad Valorem Values - 75 & 121 Corridor](#)  
[Ad Valorem Values - Dealerships Only](#)  
[Prop. Ordinance](#)  
[Prop. Exhibits A-B](#)

**18-0100Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "REC" - Regional Employment Center Overlay District, and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial Overlay District and "CC" - Corridor Commercial Overlay District, Located Approximately 800 Feet East of Hardin Boulevard and on the North Side of State Highway 121 \(Sam Rayburn Tollway\), and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

**Attachments:** [PZ Minutes 09.25.18](#)  
[PZ Minutes 10.09.18](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[Presentation](#)

**18-949** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automotive Repair Facility \(Jiffy Lube McKinney\), Located at the Northwest Corner of U.S. Highway 380 \(University Drive\) and Skyline Drive](#)

**Attachments:** [PZ Minutes](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 1371](#)  
[Ex. PD Ord. No. 2012-10-054](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Presentation](#)

**18-0021GDP** [Consider/Discuss/Act on a General Development Plan for the Ballfields at Craig Ranch, Located 335 Feet East of Alma Road and on the North Side of Henneman Way](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. Ord. PD No. 2018-08-060](#)  
[Proposed General Development Plan](#)  
[Presentation](#)

**18-950** [Consider/Discuss/Act on a Facilities Agreement for Lots 1 and 2, Block A of Malone Estates, Located Approximately 960 Feet South of the Intersection of U.S. Highway 380 and Private Road 5312](#)

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

**18-0174PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A of Malone Estates, Located Approximately 960 Feet South of the Intersection of U.S. Highway 380 and Private Road 5312](#)

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

- 18-951**      [Consider/Discuss/Act on a Revision of Ordinances Related to Wrecker Services Utilized by the McKinney Police Department and Approving Associated Rate Changes for Non-Consent Towing.](#)
- Attachments:**    [ORD - Wrecker Services.docx](#)  
                          [ORD - Wrecker Services-REDLINED.pdf](#)  
                          [FY19 Non-Consent Tow Rates Presentation.pptx](#)
- 18-952**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with SYB Construction Company, Inc. for the Construction of the McKinney Substandard Utility Replacement and Street Rehabilitation Project East of SH 5 \(CO1704\)](#)
- Attachments:**    [Resolution](#)  
                          [Location Map](#)  
                          [Recommendation of Award](#)
- 18-953**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc. for Construction Inspection Services on the McKinney Substandard Utility Replacement and Street Rehabilitation Project East of SH 5 \(CO1704\)](#)
- Attachments:**    [Resolution](#)  
                          [Location Map](#)
- 18-954**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Pittard Construction Company for the Construction of the US 380 Waterline Improvements Project](#)
- Attachments:**    [Resolution](#)  
                          [Location Map](#)  
                          [Recommendation Letter](#)
- 18-955**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc.](#)

[for Construction Inspection Services on the US 380 Waterline Improvements Project and Any Necessary Supplemental Agreements](#)

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

**18-956** [Consider/Discuss/Act on a Resolution to Appoint a Member to the 9-1-1 Emergency Communications District Board within the North Central Texas Council of Governments \(NCTCOG\)](#)

**Attachments:** [Resolution](#)  
[Bylaws of 9-1-1 Board \(Draft\)](#)

**18-957** [Consider/Discuss/Act on Appointing Members to the Joint City/Chamber of Commerce McKinney Development Committee](#)

**Attachments:** [Presentation from 7/16/18 Work Session McKinney Development Committee Roster](#)

#### **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)

B. Section 551.071 (A) Pending or contemplated litigation

- Stephen Richard Selinger v. City of McKinney, Texas, Cause No. 429-04150-2018

- Petition of the Cities of Garland, Mesquite, Plano, and Richardson Appealing the Decision by North Texas Municipal Water District Affecting Wholesale Water Rates., Docket No. 46662

- Petition of AIWR 2017-7, LP to Amend the City of McKinney's Certificate of Convenience and Necessity in Collin County by Expedited Release, Docket No. 487700

C. Section 551.074. Personnel Matters

- Annual City Manager Evaluation

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on the 2nd day of November, 2018 at or before 5:00 p.m.*

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*Empress Drane / Melissa Lee  
City Secretary / Deputy 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>.*