



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, January 15, 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 Cynthia Allen of Believers' Tabernacle

#### 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

**18-1034**      [Minutes of the Board of Adjustment Meeting on November 14, 2018](#)

**Attachments:**    [Minutes](#)

**18-1017**      [Minutes from the Building and Standards Commission Meeting on November 12, 2018](#)

**Attachments:**    [Minutes](#)

**19-0014**      [Minutes of the City Council Regular Meeting of November 6, 2018](#)

**Attachments:**    [Minutes](#)

- 19-0015**      [Minutes of the City Council Special Meeting of November 19, 2018](#)  
**Attachments:**    [Minutes](#)
- 19-0016**      [Minutes of the City Council Work Session of December 17, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-908**        [Minutes of the McKinney Economic Development Corporation Meeting of August 21, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-1073**      [Minutes of the McKinney Economic Development Corporation Meeting of October 22, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-1074**      [Minutes of the McKinney Economic Development Corporation Meeting of November 20, 2018](#)  
**Attachments:**    [Minutes](#)

**END OF CONSENT****REGULAR AGENDA AND PUBLIC HEARINGS**

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

- 19-0017**      [Consider/Discuss the 2019 Citizen Bond Committee's Recommendations for a May 2019 Bond Election](#)  
**Attachments:**    [Presentation](#)
- 18-0013SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Car Wash and Automotive Repair Facility, Located Approximately 600 Feet South of Virginia Parkway and on the West Side of Custer Road; and Accompanying Ordinance](#)

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

**18-0018SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window \(Virginia Heights\), Located Approximately 200 Feet North of Virginia Parkway and on the East Side of Coit Road and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Ex. PD Ord. No. 2001-02-024](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**18-0086Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "LI" - Light Industrial District, Located at the Northeast Corner of Couch Drive and FM 546 \(Harry McKillop Boulevard\), and Accompanying Ordinance](#)

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

**18-0134Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF7.2" - Single Family Residential District, Located Approximately 1,300 Feet North of Virginia Parkway and on the West Side of St. Gabriel Way and Accompanying Ordinance](#)

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

**19-0018** [Consider/Discuss/Act on All Matters Incident and Related to the Issuance and Sale of "City of McKinney, Texas, Tax and Limited Pledge Waterworks and Sewer System Revenue Certificates of Obligation, Taxable Series 2019", Including](#)

[the Adoption of an Ordinance Authorizing the Issuance of Such Certificates of Obligation, Establishing Parameters for the Sale and Issuance of Such Certificates of Obligation.](#)

**Attachments:** [Ordinance - MCKINNEY CO TAXABLE 2019 ICE HOCKEY EXPANSION - private placement - make whole provisions](#)

**19-0019** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Blue Star Utilities, LLC for the construction of the WW4213 - Stover Creek Sanitary Sewer Project](#)

**Attachments:** [Location Map](#)  
[Recommendation to Award](#)  
[Resolution](#)

**19-0020** [Consider/Discuss/Act on the Appointment of a New Member to the Planning & Zoning Commission](#)

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

**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)

- Maintenance Hangar Lease Agreement with Menagerie Enterprises, Inc.

- Waste Connections Lone Star, Inc. - Dallas/Ft. Worth Solid Waste License Agreement

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

- City Manager Annual Evaluation

E. Section 551.087. Deliberation Regarding Economic Development Matters

- First Amendment to Master Development Agreement by and among the City of McKinney, McKinney Economic Development Corporation, McKinney Community Development Corporation, KDC Real Estate Development and Investments, LLC, Columbus Realty Partners, Ltd, and M&R Investors, LLC

- Project Elsa

**ACTION ON EXECUTIVE SESSION ITEMS****ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of January, 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>.*