



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, July 18, 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 Dr. Bruce Austin, Community North Baptist Church

INFORMATION SHARING

17-687 [Parents Day Proclamation](#)

Attachments: [Proclamation](#)

17-688 [Honor Guards Day Proclamation](#)

Attachments: [Proclamation](#)

17-689 [Presentation of an American Public Works Association
Texas Chapter Project of the Year Award](#)

Attachments: [TPWA Award](#)

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

17-690 [Minutes of the City Council Special Meeting of June 19,
2017](#)

Attachments: [Minutes](#)

17-691 [Minutes of the City Council Regular Meeting of June 20, 2017](#)

Attachments: [Minutes](#)

17-692 [Minutes of the City Council Special Meeting of June 26, 2017](#)

Attachments: [Minutes](#)

17-667 [Minutes of the Building and Standards Commission Meeting of February 13, 2017](#)

Attachments: [Minutes](#)

17-520 [Minutes of the Community Grants Advisory Commission Meeting of April 10, 2017](#)

Attachments: [Minutes](#)

17-521 [Minutes of the Community Grants Advisory Commission Meeting of May 10, 2017](#)

Attachments: [Minutes](#)

17-522 [Minutes of the Community Grants Advisory Commission Meeting of May 11, 2017](#)

Attachments: [Minutes](#)

17-665 [Minutes of the Historic Preservation Advisory Board Regular Meeting of June 1, 2017](#)

Attachments: [Minutes](#)

17-602 [Minutes of the Library Advisory Board Meeting of May 18, 2017](#)

Attachments: [Minutes](#)

17-605 [Minutes of the McKinney Armed Services Memorial Board Meeting of May 10, 2017](#)

Attachments: [Minutes](#)

17-650 [Minutes of the McKinney Community Development Corporation Meeting of May 25, 2017](#)

Attachments: [Minutes](#)

17-693 [Minutes of the McKinney Housing Authority Meeting of May 23, 2017](#)

Attachments: [Minutes](#)

17-648 [Minutes of the Planning and Zoning Commission Work Session of June 13, 2017](#)

Attachments: [Minutes](#)

17-649 [Minutes of the Planning and Zoning Commission Regular Meeting of June 13, 2017](#)

Attachments: [Minutes](#)

17-670 [Minutes of the Planning and Zoning Commission Regular Meeting of June 27, 2017](#)

Attachments: [Minutes](#)

RESOLUTIONS

17-694 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept, if Awarded, a Grant from the Firehouse Subs Public Safety Foundation](#)

Attachments: [Resolution](#)

17-695 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, If Awarded, Federal Airport Improvement Grant Funding for Various Airport Projects](#)

Attachments: [Resolution](#)

17-696 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, If Awarded, State Aviation](#)

[Grant Funding for Various Airport Projects](#)

Attachments: [Resolution](#)

- 17-697** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Civil Consulting Group, PLLC for Professional Engineering Design Services for the Accessibility Improvements within the Downtown Area Project \(ST1649\) and Any Necessary Supplemental Agreements](#)

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

- 17-698** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with North Rock Construction, LLC. of Denton, Texas for the Construction of Hike and Bike Trail Handrails](#)

Attachments: [Resolution](#)

- 17-699** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with PST Services LLC, a McKesson Company of Alpharetta, Georgia for EMS Billing and Collection Services and Texas Ambulance Supplemental Payment Program \(TASPP\)](#)

Attachments: [Resolution](#)
[Scoring Summary](#)

- 17-700** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Pogue Construction Company, LP of McKinney, Texas for Construction Manager at Risk \(CMAR\) Preconstruction Services Associated with the Expansion and Renovation of the John and Judy Gay Library \(JJGLE&R\) Located at 6861 W. Eldorado Parkway](#)

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

- 17-701** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Memorandum of Agreement on Behalf of the City Between the Dallas-Fort Worth](#)

Metropolitan Planning Organization and the Texas
Department of Transportation and Other Public
Transportation Operators

Attachments: Resolution
2016 MOA
2018 MOA

- 17-702** Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Participate in Execution of Special Warranty
Deed for Property Being Lot 426B, McKinney Outlots
Addition, aka 416 W. Standifer Street, City of McKinney,
Collin County, Texas

Attachments: Resolution
Special Warranty Deed
Distribution of Proceeds

- 17-703** Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Participate in Execution of Special Warranty
Deed for Property Being Lot 13B, Block 2, Russell #4
Addition, AKA 926 E. Gerrish Street, City of McKinney, Collin
County, Texas

Attachments: Resolution
Special Warranty Deed
Distribution of Proceeds

- 17-704** Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Participate in Execution of Special Warranty
Deed for Property being Lot C, Block 4, Russell's Third
Addition, AKA 1211 Gough Street, City of McKinney, Collin
County, Texas

Attachments: Resolution
Special Warranty Deed
Distribution of Proceeds

- 17-705** Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Participate in Execution of Special Warranty
Deed for Property 2054 CR 326, City of McKinney, Collin
County, Texas

Attachments: [Resolution](#)
[Special Warranty Deed](#)
[Distribution of Proceeds](#)

17-706 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for Property Being Lot 35 of The Windmill Estates Addition, City of McKinney, Collin County, Texas](#)

Attachments: [Resolution](#)
[Special Warranty Deed](#)
[Distribution of Proceeds](#)

17-707 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for Property Being Lots 782C & 783C of The McKinney Outlots Addition, aka 402 N. McDonald Street, City of McKinney, Collin County, Texas](#)

Attachments: [Resolution](#)
[Special Warranty](#)
[Distribution of Proceeds](#)

17-708 [Consider/Discuss/Act on a Resolution of the City of McKinney, Texas Finding that Oncor Electric Delivery Company LLC's \("Oncor" or "Company"\) Application to Change Rates Within the City Should be Denied; Finding that the City's Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel](#)

Attachments: [Resolution](#)
[Model Staff Report](#)

MISCELLANEOUS

17-064SP [Consider/Discuss/Act on a Site Plan for Maverick Builders, Located at 3651 Eldorado Parkway](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1499](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

- 17-709** [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of “City of McKinney, Texas, General Obligation Refunding Bonds, Series 2017”, and Delegating Matters Relating to the Sale to an Authorized City Official\(s\)](#)
- Attachments:** [Ordinance](#)
 [Presentation](#)
- 17-710** [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of “City of McKinney, Texas, Waterworks and Sewer System Revenue Refunding and Improvements Bonds, Series 2017”, and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)
- Attachments:** [Ordinance](#)
 [Presentation](#)
- 17-039Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RG 18” - General Residence District to “PD” - Planned Development District, for Multi-Family Residential Uses and Generally to Modify the Development Standards, Located at 1200 N. Tennessee Street, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 5.23.17](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use & Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Conceptual Site Plan - Info Only](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[PowerPoint Presentation](#)

17-148Z [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 Approximately 955 Feet South of F.M. 546 and on the West Side of Country Lane; and Accompanying Ordinance](#)

Attachments: [PZ Minutes 062717](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A and B](#)
[PowerPoint Presentation](#)

17-133Z [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 for Townhome Uses and to Generally Modify the Development Standards, Generally Located on the Southeast Corner of Avondale Drive and Uplands Drive, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 6.13.17](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use & Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2014-07-049](#)
[Prop. Renderings - Info Only](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[PowerPoint Presentation](#)

17-113Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District, "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located Approximately 1,875 Feet North of Wilmeth Road and on the East Side of U.S. Highway 75 \(Central Expressway\); and Accompanying Ordinance](#)

Attachments: [PZ Minutes 062717](#)
[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. 97-04-16](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[PowerPoint Presentation](#)

17-711 [Consider/Discuss/Act on a Facilities Agreement for Lots 1 and 2, Block A, of the George Addition, Located Approximately 2,400 Feet West of County Road 409 and on the South Side of County Road 341](#)

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

- 17-139PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the George Addition, Located Approximately 2,400 Feet West of County Road 409 and on the South Side of County Road 341](#)
- Attachments:** [Standard Conditions Checklist](#)
 [Location Map & Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary-Final Plat](#)
 [PowerPoint Presentation](#)
- 17-167PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Shenandoah Ranch Addition, Located Approximately 4,200 Feet North of Laud Howell Parkway and on the East Side of Trinity Falls Parkway](#)
- Attachments:** [Standard Conditions Checklist](#)
 [Location Map & Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary-Final Plat](#)
 [PowerPoint Presentation](#)
- 17-712** [Consider/Discuss/Act on an Ordinance Creating Section 122-178\(d\) of the Code of Ordinances Establishing a Special Exception for Increased Fence Heights in the Historic Overlay District](#)
- Attachments:** [Proposed Ordinance](#)
 [Proposed Sec 122-178 Changes](#)
 [Historic Overlay District Boundaries](#)
- 17-717** [Consider/Discuss/Act on the Memorandum of Understanding on the Gateway Project](#)
- Attachments:** [Memorandum of Understanding](#)

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

- Collin County, Texas v. The City of McKinney, Texas and Custer Storage Center, LLC, Case No. 05-17-00546-CV, Fifth Court of Appeals
- Arch Resorts, LLC v. the City of McKinney, Texas, and Rick Herzberger, Chief Building Official of the City of McKinney, Texas, v. Collin County, Texas, No. 219-01855-2015, 219th District Court of Collin County, Texas

C. Section 551.087 – Discuss Economic Development Matters

- Project A71 – Gateway
- Project A146 – Project Frost
- Project A177 – Project Llama

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 14th day of July, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
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>.