



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, December 3, 2019

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, 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

19-0997 [Presentation of Blue Star Flag](#)

Attachments: [Certificate of Appreciation](#)
[About the Blue Star Flag](#)

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

19-0998 [Minutes of the McKinney City Council Work Session of](#)

[November 5, 2019](#)

Attachments: [Minutes](#)

- 19-0999 [Minutes of the McKinney City Council Regular Meeting of November 5, 2019](#)
Attachments: [Minutes](#)
- 19-0976 [Minutes of the Community Grants Advisory Commission Meeting of October 10, 2019](#)
Attachments: [Minutes](#)
- 19-0820 [Minutes of the McKinney Armed Services Memorial Board Meeting of September 11, 2019](#)
Attachments: [Minutes](#)
- 19-0979 [Minutes of the Library Advisory Board Meeting of October 17, 2019](#)
Attachments: [Minutes](#)
- 19-0960 [Minutes of the McKinney Economic Development Corporation Meeting of October 21, 2019](#)
Attachments: [Minutes](#)
- 19-0964 [Minutes of the McKinney Community Development Corporation Meeting of October 24, 2019](#)
Attachments: [Minutes](#)
- 19-0916 [Minutes of the McKinney Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of September 18, 2018](#)
Attachments: [Minutes](#)
- 19-0945 [Minutes of the McKinney Urban Transit District \(MUTD\) Board Meeting of August 14, 2019](#)
Attachments: [Minutes](#)
[Minutes - Appendix A](#)

19-0897 [Minutes of the Visit McKinney Board Meeting of September 24, 2019](#)

Attachments: [Minutes](#)

ORDINANCES

19-1000 [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 Downtown Parking Lot Lighting Improvements Project \(FC2059\)](#)

Attachments: [Ordinance](#)

RESOLUTIONS

19-1001 [Consider/Discuss/Act on a Resolution Naming a Park, Located at 6135 Alma Road](#)

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

19-1002 [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 Master Planning of and Various Improvements to the McKinney Soccer Complex at Craig Ranch](#)

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

19-1003 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Kimley-Horn and Associates, Inc. of McKinney, Texas for Landscape Architectural Services Related to the Design of the Master Plan for the Al Ruschhaupt Park Restroom / Concession Renovation Project \(PK4392\)](#)

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

- 19-1004** [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 an Update to the 2017 Parks, Recreation and Open Space Master Plan and Hike and Bike Trails Plan](#)
Attachments: [Resolution](#)
- 19-1005** [Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a Texas Parks & Wildlife Grant for the Construction of the Erwin Park Redevelopment Project at 4300 CR 1006](#)
Attachments: [Resolution](#)
 [Location Map](#)
- 19-1006** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Quorum Architects, Inc. of Fort Worth, Texas for Architectural and Engineering Services Related to the Design and Construction of the North Public Works Complex \(Project FC2058\) Located at 3501 North Central Expressway, McKinney](#)
Attachments: [Resolution](#)
 [Proposal](#)
- 19-1007** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. for Professional Engineering Design Services for the WA2052 – McLarry Water Line Project and Any Necessary Supplemental Agreements](#)
Attachments: [Resolution](#)
 [Location Map](#)

MISCELLANEOUS

- 19-0206CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of Addison Wilson Addition, Located on the North](#)

[Side of Laud Howell Parkway and on the East Side of Trinity Falls Parkway](#)

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

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

PUBLIC HEARINGS

19-0087Z2 [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 and to Allow Multi-Family Residential Uses, Located Approximately 650 Feet South of Craig Drive and on the West Side of Collin McKinney Parkway, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Impact Model](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1480](#)
[Layout - Informational Only](#)
[Proposed Ordinance](#)
[Exhibit A-D](#)
[Presentation](#)

19-0001SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request for a Specific Use Permit to Allow for a Utility Substation, Located Approximately 850 Feet West of the Terminus of Laud Howell Parkway and Approximately 6,260 Feet South of FM 543, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek Entertainment District](#)
[Placetype Definitions](#)
[Proposed Ordinance](#)
[Exhibit A-C](#)
[Presentation](#)

19-0007SUP3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request for a Specific Use Permit to Allow for Motor Vehicle Fuel Sales \(7-Eleven\), Located on the East Side of Hardin Boulevard and Approximately 1400 Feet South of University Drive \(U.S. Highway 380\), and Accompanying Ordinance](#)

Attachments: [Minutes- PZ 10.08.19](#)
[Minutes- PZ 11.12.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Proposed SUP Ordinance](#)
[Exhibits A-D](#)
[Presentation](#)

19-0090Z2 [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 160 Feet South of Spur 195 and on the West Side of State Highway 5 \(McDonald Street\), and](#)

Accompanying Ordinance

Attachments: [PZ Minutes 10.22.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Mckinney Fiscal Impact Model](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

18-0075Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BG” - General Business District to “PD” - Planned Development District, Generally to Allow a Soccer Training Facility, Located Approximately 1,630 Feet South of U.S. Highway 380 \(University Drive\) and on the West Side of Lake Forest Drive, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 11.12.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[McKinney Fiscal Impact Model](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

19-0068Z3 [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

Attachments: [PZ Minutes 10.08.19](#)
[PZ Minutes 11.12.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Comprehensive Plan Maps](#)
[East Fork District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Rezoning Ordinance](#)
[Exhibits A-D](#)
[Presentation](#)

19-0085Z2 [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 and "REC" Regional Employment Center Overlay
District, Generally to Modify Uses and Development
Standards Located on the Northeast Corner of Stacy Road
and Arroyo Trail, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 11.12.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Rezoning Ordinance](#)
[Exhibits A-D](#)
[Presentation](#)
[Sound Study](#)

19-0067Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF-5" - Single Family Residence District and "TH"- Townhome District to "PD"- Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Lake Forest Drive and Approximately 900 Feet South of McKinney Ranch Parkway, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 10.22.19](#)
[PZ Minutes 11.12.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Exhibits A-D](#)
[Presentation](#)

19-1008 [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 McKinney StarCenter Expansion Project (FC1709)

Attachments: Ordinance

19-1009

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Standard AIA-A141 (2014) Agreement with Stellar Industrial Solutions for Design/Build Services for the McKinney StarCenter Expansion Project (FC1709) Located at 6993 Stars Avenue Conditioned Upon Receipt of Participant Funds from the Dallas Stars and Execution of an Agreement with the Dallas Stars for Partial Funding of the Project

Attachments: Resolution
Final Scoring Summary

19-1010

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. for Engineering Services for CO1633 - SH 5 Utility Relocations Project and Any Necessary Supplemental Agreements

Attachments: Resolution
Location Map
Presentation

19-1011

Consider/Discuss/Act on a Resolution Requesting the Board of Adjustment of the City of McKinney Consider the Amortization of a Nonconforming Concrete Batch Plant Use (Cowtown Redi-Mix), Located at 2015 South McDonald Street and the Establishment of a Compliance Date in Conformance with Section 146-40 of the Zoning Ordinance (Nonconforming Uses and Nonconforming Structures)

Attachments: [Proposed Resolution](#)
[Location Map](#)
[Comprehensive Noise Analysis Report](#)
[Police Reports \(Noise\)](#)
[Notice of Violation Letter \(Noise\)](#)
[Variance Letter \(Noise\)](#)
[TCEQ Report April 2018](#)
[TCEQ Report February 2019](#)

19-1012

[Consider/Discuss/Act on a Resolution Requesting the Board of Adjustment of the City of McKinney Consider Amortization of a Nonconforming Concrete Batch Plant Use \(TXI Operations LP / Martin Marietta Redi-Mix\), Located at 2005 South McDonald Street and the Establishment of a Compliance Date in Conformance with Section 146-40 of the Zoning Ordinance \(Nonconforming Uses and Nonconforming Structures\)](#)

Attachments: [Proposed Resolution](#)
[Location Map](#)
[Comprehensive Noise Analysis Report](#)
[Notice of Violation \(Noise\)](#)
[Police Reports \(Noise\)](#)
[TCEQ Report April 2018](#)
[TCEQ Report February 2019](#)
[TCEQ Report April 2019](#)
[TCEQ NOE and Report July 2019](#)

HP2019-0022

[Consider/Discuss/Act on a Request by Boilermaker Rockhill LLC, for the Waiver of Roadway Impact Fees in Accordance with the Neighborhood Empowerment Zone Impact Fee Waiver Program for the Proposed Multi-Family Project Located at the Southeast Corner of Rockhill Road and Wilson Creek Parkway](#)

Attachments: [Application](#)
[Letter of Intent](#)
[Site Plan](#)
[Elevations](#)

PUBLIC 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)

- License Agreement by and between the City of McKinney, Texas and Progressive Waste Solutions of TX, Inc. (now Waste Connections, Inc., successor in interest) dated effective May 20, 2008

B. Section 551.071 (A) Pending or contemplated litigation

- Petition of the Cities of Garland, Mesquite, Plano, and Richardson Appealing Wholesale Water Rates Implemented by North Texas Municipal Water District, PUC Docket No. 46662, Public Utility Commission of Texas

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

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on or before Saturday, the 30th day of November, 2019 at 6:00 p.m.

*Empress Drane, City Secretary
Lisa Sewell, 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. 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>.