



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, December 5, 2017

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 Dr. Bill Rosnett, Pastor, Northwest Christian Church

#### INFORMATION SHARING

17-1172      [Recognizing McKinney SWAT Team](#)

17-1173      [Presentation of "Certificate of Achievement for Planning Excellence"](#)

**Attachments:**    [Letter from the APA](#)  
                          [Award Certificate](#)

#### 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

17-1174      [Minutes of the City Council Work Session of November 6, 2017](#)

**Attachments:**    [Minutes](#)

17-1175      [Minutes of the City Council Regular Meeting of November 7, 2017](#)

**Attachments:**    [Minutes](#)

- 17-1177 [Minutes of the City Council Special Meeting of November 29, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1129 [Minutes of the Animal Services Facility Advisory Committee Meeting of May 24, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1059 [Minutes of the Board of Adjustment Meeting of September 27, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1093 [Minutes of the Community Grants Advisory Commission Meeting of October 11, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1136 [Minutes of the Community Grants Advisory Commission Meeting of November 8, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1137 [Minutes of the Community Grants Advisory Commission Meeting of November 9, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1077 [Minutes of the Historic Preservation Advisory Board Meeting of October 5, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1132 [Minutes of the Library Advisory Board Meeting of October 19, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1096 [Minutes of the McKinney Armed Services Memorial Board Meeting of October 11, 2017](#)

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

- 17-1148 [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of October 23, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1147 [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of October 24, 2017](#)  
**Attachments:** [Minutes](#)
- 17-610 [Minutes of the McKinney Economic Development Corporation Meeting of May 16, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1140 [Minutes of the McKinney Economic Development Corporation Meeting of September 19, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1142 [Minutes of the McKinney Economic Development Corporation Meeting of October 17, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1141 [Minutes of the McKinney Economic Development Corporation Special Meeting of October 17, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1178 [Minutes of the McKinney Housing Authority Meeting of October 24, 2017](#)  
**Attachments:** [Minutes](#)
- 17-989 [Minutes of the Main Street Board Meeting of September 14, 2017](#)  
**Attachments:** [Minutes](#)
- 17-1087 [Minutes of the Main Street Board Meeting of October 12, 2017](#)

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

**17-1008** [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of September 14, 2017](#)

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

**17-1119** [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of October 12, 2017](#)

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

**17-1069** [Minutes of the Planning and Zoning Commission Regular Meeting of October 10, 2017](#)

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

**17-1135** [Minutes of the Planning and Zoning Commission Regular Meeting of October 24, 2017](#)

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

**17-1146** [Minutes of the Planning and Zoning Commission Regular Meeting of November 14, 2017](#)

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

#### ORDINANCES

**17-1179** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2017-2018 Annual Budget and Amending the 2018-2022 Capital Improvements Program, to Provide Funds for Park Improvements](#)

**Attachments:** [Ordinance](#)  
[Presentation](#)

#### RESOLUTIONS

**17-1180** [Consider/Discuss/Act on a Resolution Amending the Fiscal Year 2018 - 2022 Capital Improvements Program to Provide Funds for the Transportation Alternatives Program School](#)

[Pedestrian Safety Enhancements Project \(TR1603\)](#)

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

17-1181

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Cam-Crete Contracting, Inc. for the Construction of the Transportation Alternatives Program School Pedestrian Safety Enhancements \(TR1603\)](#)

**Attachments:** [Resolution](#)  
[Letter of Recommendation](#)  
[Cockrill Hill Sidewalk](#)  
[Silverado Trail Sidewalk](#)  
[Driver Feedback Sign Locations](#)

17-1182

[Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Owner's Representative Program Management Services, and Authorizing the City Manager to Execute Contracts for Professional Services](#)

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

17-1183

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Schrickel, Rollins and Associates, Inc. of Arlington, Texas for Landscape Architectural and Engineering Services Related to the Master Planning of a 212 Acre Community Park Located South of US380 and on Both sides of Gray Branch Road](#)

**Attachments:** [Resolution](#)  
[Proposal Exhibit A](#)  
[Proposal Exhibits B and C](#)  
[2012 Master Plan](#)  
[Gray Branch - Additional properties acquired](#)

17-1184

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into Contracts/Agreements with Cigna Health and Life Insurance Company \(Cigna\) for Individual Stop Loss and Aggregate Stop Loss Reinsurance Coverage](#)

**Attachments:** [Resolution](#)  
[2018 Stop Loss Cost Analysis](#)

**17-1185** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Client Specific Network Administration Agreement to Amend the Administrative Services Only Agreement With Connecticut General Life Insurance Company and/or Cigna Health and Life Insurance Company \(Cigna\), Authorizing Cigna to Administer the City's Professional Services Agreement With Occumed Plus](#)

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

**17-1186** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the Third Amended Agreement For State Legislative Consulting Services from Red Media Group of Austin, Texas](#)

**Attachments:** [Resolution](#)  
[Third Amended Agreement](#)

**17-1187** [Consider/Discuss/Act on a Resolution Awarding a Contract to Alderink Enterprises, Inc. dba C.I. Pavement of Irving, Texas and Jim Bowman Construction Co., L.P. of Plano, Texas for Concrete Street and Sidewalk Construction Repairs and Striping Services](#)

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

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**17-1188** [Consider/Discuss/Act on an Ordinance Amending Section 134-7, Entitled "Business and Agricultural Zoning Districts" of](#)

[the City of McKinney Sign Ordinance to Allow Monument Signs a Maximum Height of 8 Feet and to Allow Electronic Message Signs a Maximum Size of 60 Square Feet](#)

**Attachments:** [Sign Ordinance Amend 2017](#)  
[Sign Ord Red Line Sec.134-7](#)

**17-1189** [Consider/Discuss/Act on a Resolution Approving Funding Recommendations Under the FY 2018 Community Support Grant](#)

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

**17-125SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan for a Pump Station \(Redbud Pump Station\), Located Approximately 980 Feet South of Bloomdale Road and on the West Side of Redbud Boulevard, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 10.24.17](#)  
[PZ Minutes 10.10.17](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**17-085Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "SF5" - Single Family Residential District, Located at the Southeast Corner of Greenville Road and Enloe Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 102417](#)  
[PZ Minutes 101017](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Rezoning Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**17-256Z**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "PD" - Planned Development District, Generally to Allow Single Family Attached Residential Uses, Located Approximately 440 Feet South of Standifer Street and on the East Side of Bumpas Street, and Accompanying Ordinance](#)

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

**16-289Z4**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing and "RG-18" - General Residence District to "PD" - Planned Development District to Allow for Multi-Family, Live/Work and Retail Mixed Uses, Generally Located on the Southwest Corner of U.S. Highway 380 \(University Drive\) and Throckmorton Street, and Accompanying Ordinance](#)



**Attachments:** [Draft PZ Minutes 11.14.17](#)  
[PZ Minutes 2.14.17](#)  
[PZ Minutes 1.24.17](#)  
[PZ Minutes 12.13.16](#)  
[Location Map & Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[PowerPoint Presentation](#)

**17-273Z**

[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 "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located Approximately 400 Feet South of Bloomdale Road and on the West Side of McLarry Drive, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 111417](#)  
[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](#)

**17-262Z**

[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 at the Southeast Corner of Spur 399 and Medical Center Drive,](#)

and Accompanying Ordinance

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letter of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Ex. PD Ord. No. 2012-03-006](#)  
[Ex. PD. Ord. No. 96-11-51](#)  
[Proposed Ordinance](#)  
[Prop. Exhibits A-C](#)  
[PowerPoint Presentation](#)

**17-281Z**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "DR" - Duplex Residential District, Located at the Northwest Corner of White Street and Tennessee Street, and Accompanying Ordinance

**Attachments:** [PZ Minutes 11.14.17](#)  
[PZ Minutes 10.24.17](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Rezoning Ordinance](#)  
[Proposed Exhibit A - B](#)  
[PowerPoint Presentation](#)

**17-292Z**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally for Commercial and Multi-Family Residential Uses, Located Approximately 1,960 Feet North of Laud Howell Parkway and on the West Side of Trinity Falls Parkway, and Accompanying Ordinance

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Comprehensive Plan Maps](#)  
[Tax Base and Land Use Summary](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[PowerPoint Presentation](#)

**17-1190**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2017-2018 Annual Budget to Provide Funding for the Settlement Agreement with Arch Resorts](#)

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

**17-1191**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Escrow and Utility Impact Fee Credit Agreement with HRC WCD Partners, L.P. for the Construction of the Stover Creek Interceptor Sewer](#)

**Attachments:** [Resolution](#)  
[Stover Creek Sewer Agrmt - Signed by Developer](#)  
[Drainage Area - Stover Creek Basin](#)  
[Location Map - Stover Creek Interceptor](#)

**17-1192**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2017 - 2018 Annual Budget and Amending the 2018 - 2022 Capital Improvements Program to Transfer Funds to the WA1630 - Custer Road Utility Relocations Project](#)

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

**17-1193**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and Any Supplemental Agreements with Lochwood, Andrews & Newnam, Inc. for Engineering Services for WA1630 - Custer Road Utility Relocations Project](#)

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

**17-1194** [Consider/Discuss/Act on an Amendment to the 2017 Municipal Annexation Policy, and Accompanying Ordinance](#)

**Attachments:** [2017 Municipal Annex Policy \(current\)](#)  
[2017 Municipal Annex Policy \(redline\)](#)  
[Ordinance](#)  
[Exhibit A - 2017 Municipal Annex Policy \(updated\)](#)

**17-1195** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Release Development Agreements Previously Executed as Part of the City of McKinney's 2017 Municipal Annexation Plan](#)

**Attachments:** [2017 Municipal Annexation Policy Offered Development Agreement](#)  
[2017 Municipal Annex Plan Area](#)  
[Proposed Resolution](#)

**17-1196** [Consider/Discuss/Act on a Resolution Appointing Two City Council Members to Serve on a Subcommittee of the McKinney Housing Finance Corporation \(MHFC\)](#)

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

**17-1197** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2017-2018 Annual Budget and the 2018 - 2022 Capital Improvement Program to Provide Funding for the Airport FBO Terminal and Hangar Project \(AI1743\)](#)

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

**17-1198** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Lease Agreement With Purchase Option at McKinney National Airport Between the City of McKinney, Texas and Westernleasing Inc.](#)

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

**17-1199**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Ground Lease at McKinney National Airport Between the City of McKinney, Texas and Westernkileasing Inc.](#)

**Attachments:**    [Resolution](#)

**17-1118**      [Consider/Discuss/Act on a Resolution Casting 187 Votes to the Board of Directors for the Collin Central Appraisal District](#)

**Attachments:**    [Resolution](#)  
[Collin CAD Daffin Letter](#)  
[Director Qualifications](#)  
[2018 City of McKinney Ballot](#)  
[Richardson Letter of Support-Wayne Mayo](#)

#### **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
- 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
  - City of McKinney v. Newland Communities/Club Corp.
  - 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
  - Application of Brazos Electric Power Cooperative, Inc. for Amendment to its Certificate of Convenience and Necessity for a 138-KV Transmission Line in Collin County, PUC Docket No. 46429, Public Utility Commission of Texas
- C. Section 551.072. Deliberations about Real Property
- Municipal Facilities
  - Situated in the Geo. B. Pilant Survey, A-691, the R. Sewell Survey, A-874, Collin County, Texas and being a portion of an 83.126 acre tract.
- D. Section 551.074 Discuss Personnel Matters
- City Manager Annual Performance Evaluation
  - Airport Director Search
- E. Section 551.087 – Discuss Economic Development Matters
- Project A159 – Project Cuisine
  - Chapter 380 Economic Development Program and Agreement for Cross F Ranch by and between McKinney Ranch Ltd., Honey Creek Investments, LLC and Barcelona 93, Ltd. and the City of McKinney

#### **ACTION ON EXECUTIVE SESSION ITEMS**

#### **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 1st day of December, 2017 at or before 5:00 p.m.

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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](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>.