



# City Council Regular Meeting

## Agenda

---

Tuesday, June 16, 2015

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

---

### CALL TO ORDER

### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Bo Thompson, Rhea's Mill Baptist Church

### INFORMATION SHARING

15-563 [UMatter Presentation](#)

### 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

15-564 [Minutes of the City Council Work Session of June 1, 2015](#)

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

15-565 [Minutes of the City Council Regular Meeting of June 2, 2015](#)

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

15-566 [Minutes of the City Council Special Meeting of June 8, 2015](#)

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

15-533 [Minutes of the Historic Preservation Advisory Board Regular Meeting of April 2, 2015](#)

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

**15-503** [Minutes of McKinney Community Development Corporation Meeting of April 23, 2015](#)

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

**15-506** [Minutes of the McKinney Community Development Corporation Performance Facility Subcommittee Meeting May 18, 2015](#)

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

**15-505** [Minutes of the McKinney Community Development Corporation Performance Facility Subcommittee Meeting April 23, 2015](#)

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

**15-567** [Minutes of the McKinney Housing Authority Meeting of April 28, 2015](#)

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

**15-514** [Minutes of the Planning and Zoning Commission Regular Meeting of May 12, 2015](#)

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

#### ORDINANCES

**15-568** [Consider/Discuss/Act on an Ordinance Modifying School Zones, Crosswalks, Parking Restrictions, Bus Stops and Bus Loading Zones at Various Schools in McKinney for 2015](#)

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

[Location Map - Caldwell](#)

[Location Map - Burks](#)

**15-569** [Consider/Discuss/Act on an Ordinance Establishing a Speed Limit on Silverado Trail from La Tierra Linda Trail to Custer Road \(FM 2478\)](#)

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

[Location Map](#)

**15-570**     [Consider/Discuss/Act on an Ordinance Modifying the Speed Limit on Industrial Boulevard from Airport Drive Extending East to a Point 1700 Feet East of Airport Drive \(McKinney National Airport\)](#)

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

## RESOLUTIONS

**15-142M2**   [Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

**Attachments:**    [Resolution](#)  
                          [Exhibit A \(Semiannual Report\)](#)  
                          [Appendix F](#)

**15-571**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Reject All Proposals Associated With 15-30RFP Golf Course Management Services](#)

**Attachments:**    [Resolution](#)

**15-572**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Reject the Proposal Received for 15-26CC Community Center Patio Project](#)

**Attachments:**    [Resolution](#)

**15-573**     [Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a Collin County Parks and Open Space Project Funding Assistance Program for the Construction of Hike and Bike Trails](#)

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

**15-574**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Half Associates for Professional Services to be Provided in Support of the Parks, Recreation, Trail & Open Space Visioning Master Plan](#)

**Attachments:** [Resolution](#)  
[McKinney Parks Master Plan](#)

**15-575** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with JDC Construction Company of Wylie, Texas for the Construction of the Bonnie Wenk Park Phase I Modifications Project](#)

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

**15-576** [Consider/Discuss/Act on a Resolution Authorizing the City Council to Appoint Dr. Muriel Marshall as the Local Health Authority for the City of McKinney](#)

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

#### END OF CONSENT

#### REGULAR AGENDA AND PUBLIC HEARINGS

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

**15-060Z4** [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, Generally Located at the Northern Terminus of Tremont Boulevard and Along the Northern Side of Darrow Drive, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Letter of Opposition](#)  
[Existing PD Ordinance 2010-10-042](#)  
[Existing PD Ordinance 2013-08-072](#)  
[Proposed Ordinance](#)  
[Proposed Exhibit A - C](#)  
[PowerPoint Presentation](#)

**15-112Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Located on the East Side of Lakota Trail and at the Terminus of Synergy Drive, and Accompanying Ordinance](#)

**Attachments:** [05.26.15 PZ Minutes](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Proposed Ordinance](#)  
[Proposed Ordinance Exhibits A-B](#)  
[Existing PD Ord. No. 2013-02-015](#)  
[PowerPoint Presentation](#)

**15-111Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "BN" - Neighborhood Business District to "C2" - Local Commercial District, Located on the Southeast Corner of Custer Road and Eldorado Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Existing PD Ordinance 2003-02-015](#)  
[Existing PD Ordinance 2003-11-103](#)  
[Existing PD Ordinance 2003-11-104](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A - B](#)  
[PowerPoint Presentation](#)

**15-100SU2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Additional Fuel Pumps, Located on the Southwest Corner of Alma Road and Stacy Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibit A - B](#)  
[PowerPoint Presentation](#)

**15-156A** [Consider/Discuss/Act on a Request by the City of McKinney to Annex Less Than 1 Acre of Land Generally Located at and Around the Intersection of Laud Howell Parkway \(F.M. 543 Connector\), Trinity Falls Parkway \(F.M. 543\) and Central Expressway \(U.S. Highway 75\) into the City of McKinney's Corporate Limits, and Accompanying Ordinance](#)

**Attachments:** [Proposed Annexation Ordinance](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Legal Description](#)  
[Exhibit C - Service Plan](#)  
[Comprehensive Plan Maps](#)  
[Location Map and Aerial Exhibit](#)  
[PowerPoint Presentation](#)

**15-580** [Consider/Discuss/Act on an Ordinance Repealing Chapter 74, Parks and Recreation, of the City Code of Ordinances and Replacing it in its Entirety](#)

**Attachments:** [Proposed Ordinance](#)  
[Summary](#)  
[Existing Ordinance](#)  
[Schedule of Fees - Chapter 74-Parks](#)  
[Presentation](#)

**15-581** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute an Interlocal Agreement for the Construction and Use of a Public Safety Training Facility Between the City of McKinney and Collin County Community College District](#)

**Attachments:** [Resolution](#)  
[Interlocal Agreement](#)  
[Location Map](#)  
[Presentation](#)

**15-582** [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of "City of McKinney, Texas, Waterworks and Sewer System Revenue Refunding and Improvements Bonds, Series 2015", and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

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

**15-583** [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of "City of McKinney, Texas, General Obligation Bonds, Series 2015", and Delegating Matters Relating to the Sale and](#)

[Issuance of said Bonds to an Authorized City Official\(s\)](#)

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

**15-584** [Consider/Discuss/Act on a Resolution Authorizing Reimbursement of Expenditures with Proceeds of Future Debt \(General Obligation Bonds\)](#)

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

**15-585** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2014-2015 Annual Budget to Conduct the 2015 Comprehensive Plan 10-Year Update](#)

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

**15-586** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. for Professional Services to be Provided in Support of the 2015 Comprehensive Plan 10-Year Update](#)

**Attachments:** [Resolution](#)  
[Scope of Work](#)  
[Presentation](#)

**15-587** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Negotiate an Agreement with Columbus Realty Partners, LTD. for the Redevelopment of Approximately 9 Acres of City-Owned Property in the Downtown Area](#)

**Attachments:** [Resolution](#)  
[Firms that Submitted Qualifications](#)  
[Location Map & Aerial Exhibit](#)  
[Town Center Study Illustrative Vision](#)

**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:

- Board and Commission/City Council rights and duties

B. Section 551.074 Discuss Personnel Matters

- City Manager Transition

C. Section 551.087 – Discuss Economic Development Matters

- Project A90 – Nonagon
- Project A130 – Catch

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

### **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of June, 2015 at or before 5:30 p.m.

---

Sandy Hart, TRMC, MMC  
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.