



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, April 18, 2017

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Hugh Porfirio, International House of Prayer

#### INFORMATION SHARING

17-382 [Hope Pettibon Day Proclamation](#)

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

17-383 [Sexual Assault Awareness and Prevention Proclamation](#)

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

17-384 [Community Development Week Proclamation](#)

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

#### 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

17-385 [Minutes of the City Council Work Session of April 3, 2017](#)

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

17-386 [Minutes of the City Council Regular Meeting of April 4, 2017](#)

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

17-291 [Minutes of the Board of Adjustment Meeting of February 22, 2017](#)

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

17-359 [Minutes of the Historic Preservation Advisory Board Regular Meeting of March 2, 2017](#)

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

17-331 [Minutes of the Reinvestment Zone Number One Meeting of February 6, 2017](#)

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

#### RESOLUTIONS

17-387 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with the City of Frisco for the Construction of Various Left Turn Lanes and Street Lighting on Coit Road from South of Westridge Boulevard to US 380](#)

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

17-388 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Architectural and Engineering Services Contract with Hidell and Associates Architects, Inc. of Carrollton, Texas for Architectural and Engineering Services Related to the Expansion and Renovation of the John and Judy Gay Library.](#)

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

17-389 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Preconstruction Services Contract with Structure Tone Southwest, LLC of Dallas, Texas for Construction Manager at Risk \(CMAR\) Services Related to the Design and Construction of McKinney National Airport](#)

[Hangar Renovation Project](#)

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

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

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

**17-390**      [Citizen Input on the FY 2017-18 Budget](#)

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

**16-336A3**      [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex the Subject Property, Located Approximately 2,200 Feet West of Lake Forest Drive and on the North Side of County Road 123 \(Future Bloomdale Road\) and the South Side of Baxter Well Road, and Accompanying Ordinance \(WITHDRAWN BY APPLICANT\)](#)

**Attachments:** [CC Minutes 3.21.17](#)  
[CC Minutes 3.20.17](#)  
[Location Map & Aerial Exhibit](#)

**16-337Z2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property "SF5" Single Family Residential District, Located Approximately 2,200 Feet West of Lake Forest Drive and on the North Side of County Road 123 \(Future Bloomdale Road\) and the South Side of Baxter Well Road, and Accompanying Ordinance \(WITHDRAWN BY APPLICANT\)](#)

**Attachments:** [DRAFT PZ Minutes 3.28.17](#)  
[Location Map & Aerial Exhibit](#)

**16-249Z2**      [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 Single Family Residential Uses, Located Approximately 235 Feet East of Alma Road and on the North Side of Collin McKinney Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 3.28.17](#)  
[Location Map & Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Ex. PD Ord. No. 2001-02-017](#)  
[Ex. PD Ord. No. 2008-06-054](#)  
[Concept Plan - Info Only](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**16-374Z2**

[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 Northwest Corner of Greenville Road and Airport Drive; and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 032817](#)  
[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-C](#)  
[PowerPoint Presentation](#)

**17-019SU3**

[Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow a Daycare Facility \(Montessori Daycare\), Located Approximately 675 Feet South of U.S. Highway 380 \(University Drive\) and on the East Side of Stonebridge Drive; and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 032817](#)  
[PZ Minutes 031417](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**17-050Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “C1” - Neighborhood Commercial District, Located at 1827 West Louisiana Street; and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 032817](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**16-372Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District, “REC” - Regional Employment Center Overlay District and “CC” - Corridor Commercial Overlay District to “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District, Generally for Multi-Family and Commercial Uses, Located on the Northwest Corner of State Highway 121 \(Sam Rayburn Tollway\) and Alma Road; and Accompanying Ordinance](#)

- Attachments:** [DRAFT PZ Minutes 03.28.17](#)  
[Location Map & Aerial Map](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Ord. No. 2008-06-054](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[PowerPoint Presentation](#)
- 17-391**      [Consider/Discuss/Act on a Facilities Agreement for Lots 1-3, Block A, of the Tallent Addition, Located Approximately 200 Feet East of County Road 410 and on the South Side of F.M. 2933](#)
- Attachments:**    [Location Map & Aerial Exhibit](#)  
                          [Proposed Facilities Agreement](#)
- 17-002PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-3, Block A, of the Tallent Addition, Located Approximately 200 Feet East of County Road 410 and on the South Side of F.M. 2933](#)
- Attachments:**    [Standard Conditions Checklist](#)  
                          [Location Map & Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Proposed Preliminary-Final Plat](#)  
                          [PowerPoint Presentation](#)
- 17-392**      [Consider/Discuss/Act on an Ordinance Amending Chapter 46 \(Food Service Regulations\) Dogs in Food Establishments, and Amending Appendix A \(Schedule of Fees\) of the Code of Ordinances to Establish a Variance Application Fee and Providing for an Effective Date](#)
- Attachments:**    [Ordinance](#)  
                          [Variance Application](#)
- 17-393**      [Consider/Discuss/Act on Filling the Vacant Position on the McKinney Housing Authority](#)

**Attachments:** [Resident Applicants](#)

**17-394**      [Consider/Discuss/Act on the Team McKinney Gateway Memorandum of Understanding](#)

**Attachments:** [Gateway 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
- Formal Complaint of ADC West Ridge, L.P. and Center for Housing Resources, Inc. Against the City of Frisco
  - The City of McKinney, Texas, v. Custer Storage Center, LLC v. Collin County, Texas, No. 401-03649-2015, 401st District Court of Collin County, Texas
  - 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
  - D.B., (a minor child), by and through her Legal Guardian, Shashona Becton, an Incapacitated Person v. David Eric Casebolt, Individually, and in his Official Capacity as a Police Officer of the McKinney Police Department; The City of McKinney, Texas; and McKinney Police Department, No. 4:16-cv-00965, U.S. District Court, Eastern District of Texas
- C. Section 551.072. Deliberations about Real Property

- D. Section 551.074. Personnel Matters
  - Assistant City Manager Appointment (Charter Sec. 34)
  
- E. Section 551.087 – Discuss Economic Development Matters
  - Project A140 – Project Rest
  - Project A146 – Project Frost

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

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

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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.