



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, May 1, 2018

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 Pastor Deborah Bradford, New Jerusalem Baptist Church

### CITIZEN COMMENTS

**18-379**      [Presentation by the Rotary Clubs of McKinney of their  
Donation to the All Abilities Playground at Bonnie Wenk Park](#)

**Attachments:**    [All Abilities Playground](#)

**18-380**      [Motorcycle Safety & Awareness Month Proclamation](#)

**Attachments:**    [Proclamation](#)

**18-381**      [Building Safety Month Proclamation](#)

**Attachments:**    [Proclamation](#)

**18-382**      [Recognizing State Yo-Yo Champion Philip Pacific](#)

### 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

**18-383**      [Minutes of the City Council Work Session of April 16, 2018](#)

**Attachments:**    [Minutes](#)

- 18-384**      [Minutes of the City Council Regular Meeting of April 17, 2018](#)  
**Attachments:**   [Minutes](#)
- 18-295**      [Minutes of the Community Grants Advisory Commission Meeting of November 16, 2017](#)  
**Attachments:**   [Minutes](#)
- 18-349**      [Minutes of the Library Advisory Board Meeting of March 15, 2018](#)  
**Attachments:**   [Minutes](#)
- 18-339**      [Minutes of the McKinney Arts Commission Meeting of January 18, 2017](#)  
**Attachments:**   [Minutes](#)
- 18-354**      [Amended Minutes of the McKinney Convention and Visitors Bureau Marketing Committee Meeting of March 5, 2018](#)  
**Attachments:**   [Minutes](#)
- 18-353**      [Minutes of the McKinney Convention and Visitors Bureau Finance Committee Meeting of March 26, 2018](#)  
**Attachments:**   [Minutes](#)
- 18-352**      [Minutes of the McKinney Convention and Visitors Bureau Board Meeting of March 27, 2018](#)  
**Attachments:**   [Minutes](#)
- 18-333**      [Minutes of the McKinney Economic Development Corporation Special Meeting of March 6, 2018](#)  
**Attachments:**   [Minutes](#)
- 18-334**      [Minutes of the McKinney Economic Development Corporation Meeting](#)  
**Attachments:**   [Minutes](#)

- 18-306**      [Minutes of the McKinney Housing Finance Corporation Meeting of October 27, 2017](#)  
**Attachments:**   [Minutes](#)

**RESOLUTIONS**

- 18-385**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, if Awarded, a HOME Investments Partnerships Program Tenant Based Rental Assistance \(TBRA\) Grant Through the Texas Department of Housing and Community Affairs \(TDHCA\)](#)  
**Attachments:**   [Resolution](#)
- 18-386**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, if Awarded, a HOME Investments Partnerships Program Homebuyer Assistance \(HBA\) Grant Through the Texas Department of Housing and Community Affairs \(TDHCA\)](#)  
**Attachments:**   [Resolution](#)
- 18-387**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, if Awarded, a HOME Investments Partnerships Program Homeowner Rehabilitation Assistance \(HRA\) Grant Through the Texas Department of Housing and Community Affairs \(TDHCA\)](#)  
**Attachments:**   [Resolution](#)
- 18-388**      [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](#)  
                         [Location Map](#)

- 18-389**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for Property Being Lot 2, Block E, Shorts Addition, aka 601 E. Standifer Street, City of McKinney, Collin County, Texas](#)

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

- 18-390**      [Consider/Discuss/Act on a Resolution Establishing the School Zone Summer Hours for Each School Holding Summer School in 2018](#)

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

- 18-391**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, if Awarded, Traffic Signal Data Sharing and WAZE Data Sharing Grants Through the North Central Texas Council of Governments \(NCTCOG\)](#)

**Attachments:**    [Resolution](#)

- 18-392**      [Consider/Discuss/Act on a Resolution Nominating IBG Real Estate Holdings II, Inc. to the Office of the Governor, Economic Development and Tourism and the Economic Development Bank for Designation as a Qualified Business and Enterprise Project Under the Texas Enterprise Zone Program Under the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code](#)

**Attachments:**    [Resolution](#)

#### MISCELLANEOUS

- 17-0022SP**    [Consider/Discuss/Act on a Site Plan for Two Medical Office Buildings \(McKinney Ortho\), Located Approximately 200 Feet South of Eldorado Parkway and Approximately 275 Feet East of Highlands Drive](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD Ord. No. 1499](#)  
[Existing PD Ord. No. 1522](#)  
[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.*

**18-393**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Bureau Veritas North America, Inc. \(BVNA\) of Plano Texas for Third Party Code Compliance Services Related to the Plan Review and/or Inspection of Permitted Construction in the City of McKinney, Texas](#)

**Attachments:** [Resolution](#)  
[Agreement - BVNA](#)

**18-394**      [Conduct a Public Hearing to Consider/Discuss/Act on a Signage Meritorious Exception Request for a 75' Vertical Tower Display for Cinemark Theater, Located at the Southwest Corner of Hardin Boulevard and U.S. Highway 380 \(University Drive\)](#)

**Attachments:** [Sign Variance Request](#)  
[Sign Appeal Request](#)  
[Site Map](#)  
[Site Plan](#)  
[Tower Design](#)

**18-395**      [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 Additional Improvements at Bonnie Wenk Phase 2

**Attachments:** Ordinance

- 18-396** Consider/Discuss/Act on a Resolution Authorizing the City  
Manager to Increase the Not to Exceed Amount for the  
Construction Contract with Cooper General Contractors of  
Plano, Texas by \$800,000 and to Execute Change Order(s)  
as Necessary in Order to Construct Additional Improvements  
at Bonnie Wenk Park

**Attachments:** Resolution  
Presentation

- 18-397** Consider/Discuss/Act on a Resolution Authorizing the City  
Manager to Execute a Contract and All Necessary  
Supplemental Agreements with Teague, Nall, and Perkins,  
Inc, to Perform a Drainage Study of the Upper Portion of the  
Warden Creek Watershed

**Attachments:** Resolution  
Location Map

- 18-398** Consider/Discuss/Act on an Ordinance Repealing Article IV,  
"Electioneering" Sections 38-70 Through 38-74 of the Code  
of Ordinances and Adopting a New Article IV,  
"Electioneering" Sections 38-70 Through 38-74

**Attachments:** Ordinance  
Ordinance 2017-10-095 - Redline

## **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.

- Third Amendment to 2012 Development Agreement by and between Trinity Falls Holdings, LP and the City of McKinney

B. Section 551.071 (A) Pending or contemplated litigation

- Devin Huffines, Jacob Thomas, Aaron Harris, Brent Connett, and Matthew Langston v. City of McKinney, Texas

C. Section 551.072. Deliberations about Real Property

- A189 - Project Topflight

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

Posted in accordance with the Texas Government Code, Chapter 551, on the 27th day of April, 2018 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>.