



CITY OF MCKINNEY, TEXAS

Agenda City Council Work Session

Monday, June 20, 2016

5:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

CALL TO ORDER

DISCUSS REGULAR MEETING AGENDA ITEMS

WORK SESSION ITEMS

- 16-632** [Consider and Discuss Amending the Fiscal Year 2015-2016 Budget Mid-Year to Fund Additional Improvements, Projects and Increased Contractual Obligations and Amending the 2016 - 2020 Capital Improvements Program to Fund Street Reconstruction Project \(ST1622\)](#)

Attachments: [Presentation](#)
 [FY16 Mid Year Requests](#)

- 16-633** [Presentation and Update on Proposed Changes to Erosion Control Policy](#)

Attachments: [Vegetation Before and After Photos](#)

- 16-634** [Discuss and Provide Direction to Staff Regarding Proposed Revisions to Tree Survey Within the Tree Preservation Ordinance](#)

Attachments: [Presentation](#)

- 16-635** [Discuss the Land and Green Ribbon Program Landscape at the Intersection of Highway 75 and Eldorado Parkway](#)

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

- 16-637** [Discuss Policy Direction for the ONE McKinney 2040 Comprehensive Plan, Specifically Related to the Vision Statement and Guiding Principles](#)

Attachments: [Presentation](#)
[Guiding Principles](#)

COUNCIL LIAISON UPDATES

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:

- Transit Agreements
- CH-B Trinity Falls, LP Development Agreement

B. Section 551.071 (A) Pending or contemplated litigation

- City of McKinney v. Western Contracting and SureTec Insurance Company
- El Dorado Land Company, LP v. City of McKinney, Cause No. 380-03745-20099, 380th District Court, Collin County, Texas

C. Section 551.074 Discuss Personnel Matters

- City Manager Transition

D. Section 551.087 – Discuss Economic Development Matters

- Project A140 – Rest
- Project A144 – Red River

ACTION ON EXECUTIVE SESSION

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 17th day of June, 2016 at or before 5:00 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 with questions or for accommodations.



16-632

TITLE: Consider and Discuss Amending the Fiscal Year 2015-2016 Budget Mid-Year to Fund Additional Improvements, Projects and Increased Contractual Obligations and Amending the 2016 - 2020 Capital Improvements Program to Fund Street Reconstruction Project (ST1622)

COUNCIL GOAL: Financially Sound Government

MEETING DATE: June 20, 2016

DEPARTMENT: Budget

CONTACT: Mark Holloway, Acting Chief Financial Officer

RECOMMENDED CITY COUNCIL ACTION:

- Consider and discuss FY16 budget amendment recommendations.

ITEM SUMMARY:

- A mid-year budget amendment is recommended to fund additional improvements, projects and increased contractual obligations with excess reserve funds.
- The recommended amendments to the FY2015-16 budget are as follows:

SUMMARY

FUND	Total
Total General Fund	\$ 5,889,122
Other Funds	
Water Wastewater Fund	364,950
Airport Fund	420,000
Surface Water Drainage Fund	51,050
Solid Waste Fund	28,000
Hotel/Motel Fund	20,000
Street Construction Fund	2,000,000
Capital Replacement Fund	2,690,906
PEG Cable Channel Fund	35,000
Total Other Funds	\$ 5,609,906

- This will also amend the FY2015-2016 annual CIP budget and the 2016 - 2020 Capital Improvement Program, by transferring \$2,000,000 from General Fund to the Street Construction Fund and appropriating the funds to CIP Project ST1662 Street Reconstruction Project.

BACKGROUND INFORMATION:

- N/A

FINANCIAL SUMMARY:

- Total appropriation increases will be offset by overall forecasted revenue increases and decreases in other appropriated expenditures.

BOARD OR COMMISSION RECOMMENDATION: None

SUPPORTING MATERIALS:

[Presentation](#)

[FY16 Mid Year Requests](#)

Mid Year Budget
Update
City of McKinney
Budget Department



- MONEY MAGAZINE 2014 -



GENERAL FUND

Mid-Year Revenue Update

REVENUES	Revised Budget FY 2015-16	YTD Actual 3/31/2016	% of Budget Collected
Taxes	84,061,609	73,213,899	87%
Franchise Fees	13,694,000	6,997,855	51%
Licenses & Permits	8,000,000	5,538,369	69%
Charges and Fines	6,464,350	2,967,601	46%
Other Revenues	1,215,500	1,033,688	85%
Transfers	3,550,728	1,667,222	47%
Total Revenues and Transfers	\$116,986,187	\$91,418,634	78%

Mid-Year Revenue Update

General Fund

Significant Increases

- Delinquent Property Tax-\$350,000
- Sales Tax-\$1,000,000
- CoServ Gas Franchise-\$100,000
- AT&T Video Franchise-\$225,000
- Building Permits-\$500,000
- Engineering Inspections-\$250,000
- Traffic & Jail Time - \$100,000

Net Increase in Revenue \$3,700,000

Mid-Year Revenue Update

General Fund

Other Notes


- Property Tax on target
- Sales Tax tracking above expectations
- Building Permits equivalent to last year
- We will be watching Sales Tax, Engineering Inspections, and Building Permits carefully
 - Large amounts
 - Indicators of local conditions and future growth



General Fund Expenditures

Mid-Year Expenditure Update

EXPENDITURES	Revised Budget FY 2015-16	YTD Actual 3/31/2016	% of Budget Spent
General Government	24,773,782	12,765,924	52%
Public Safety	53,020,613	24,873,498	47%
Development Services	10,210,632	5,026,408	49%
Public Works	11,424,300	5,633,141	49%
Parks and Library	12,124,098	5,355,902	44%
Transfers	7,055,143	5,776,617	82%
Total Expenditures & Transfers	\$118,608,568	\$59,431,490	50%



Mid-Year Expenditure Update General Fund Significant Changes

- Salary Savings - \$1,800,000
- Decreased Impact of Compensation Study-\$750,000
- Fuel Savings-\$300,000
- Increase to Construction Cost of Fire Station #9 - \$600,000

Net Decrease in Expenditures \$2,250,000

General Fund Contingency

- Operating Contingency \$400,000 for FY16
- All Expenditures must be approved by City Managers Office
- Public Works - \$4,000 for Desks/Cubicles
- Budget Department - \$8,400 for Budget Office renovation
- Police Department - \$200,000 Data Storage for Body Cameras

Mid-Year Expenditure Update

General Fund

Proposed Appropriation Revisions

- Strategic Management Software - \$108,900
- Legal Fees - \$600,000
- Police SRO - \$94,784
- Retained Vehicle Replacement & Depreciation - \$1,461,906
- Street Rehab Projects - \$2,000,000
- ERP & Municipal Court Software - \$1,500,000



Other Funds

Mid-Year Expenditure Update

Other Funds

Proposed Appropriation Revisions

- Hotel/Motel Fund
 - Legal Fees - \$20,000
- Airport Fund
 - Hangar Repairs/Renovations - \$420,000
- Water/Wastewater
 - Equipment Replacement/Motor Vehicles - \$268,950
- Equipment/Facilities
 - Renovate Office Lease Space - \$800k



FY17 Preview

Revenue Projections

- Conservative Estimates
- 10% Property Valuation Growth
 - 7.5% Existing Value
 - 2.5% New Growth
- Sales Tax Equivalent to Year End FY16
- 4% Franchise Fee Growth
- Building Permit and Engineering Inspections flat
- Total Revenue increase of 6.8% over FY16 Original Budget
- Will refine over next 2 months

Expenditure Projections

- 3% Merit Pool Increase
- Increase for OPEB
 - Reduce Overall Liability
- 5% Health Insurance Increase
- Continued funding of depreciation
- Cost of Fire Station #9
 - Full Cost of 18 Sworn Fire Personnel
 - One time equipment costs
- Will address other Public Safety staffing needs
- Will refine over next 2 months

FY17 Other Funds

- 10% Increase of Water Costs from NTMWD to be passed through
- Water/Wastewater Rate Study Ongoing
 - Results in August/September
- Introduction of new fund for Aquatics Facility
 - Cost neutrality guaranteed by MCDC for 3 years
- All operations funds projected to be balanced or surplus

Mid Year Budget
Update
City of McKinney
Budget Department



- MONEY MAGAZINE 2014 -

FY2016 Mid-Year Budget Amendments

GENERAL FUND

Department	Description of Budget Amendment	Amount	Account Number	Account Name
City Manager	Strategic Management Software	108,900	001-1201-413-8140	Computer Hardware/Software
Legal	Legal Fees	600,000	001-1212-413-8560	Legal fees
Planning	2016 Annexation Costs	5,188	001-1241-413-xxxx	Advertising, Reproduction, Postage & Filing Fees
Purchasing	Contracts Module	7,035	001-2114-413-8420	Maintenance-Computer Hardware/Software
Purchasing	Bid Evaluation Tool	2,085	001-2114-413-8420	Maintenance-Computer Hardware/Software
Police	School Resource Officer	94,784	001-31xx-xxx-xxxx	Salary & benefits (2 mths), vehicle, equip & uniforms
Engineering	Construction Inspection Overtime	18,000	001-4103-431-8010	Salary-Overtime
Engineering	Split CIP & Transportation Engineering Manager into two Manager positions	25,792	001-4103-431-80xx	Salary & benefits (2 mths), computer, tablet, phone & network connections w/mthly svc
Traffic Control	Reclass Traffic Ops Mgr (vacant) into two Supervisor positions (1-Signals & 1-Signs/Markings)	36,397	001-4628-423-80xx	Salary & benefits (2 mths), truck, computer, tablet, phone & network connections w/mthly svc
Non-Departmental	FY15 Final Grant Payments	29,035	001-9999-403-8559	Grants to Community
Non-Departmental	Various Street Reconstructions (ST1622)	2,000,000	001-9999-403-8821	Transfer-Street Construction Fund
Non-Departmental	Municipal Court Software (IT1007)	500,000	001-9999-403-8831	Transfer-Technology Improvement
Non-Departmental	ERP Project (IT1007)	1,000,000	001-9999-403-8831	Transfer-Technology Improvement
Non-Departmental	Vehicle/equipment replacement	1,461,906	001-9999-403-8832	Transfer-Capital Equipment Replacement Fund
Total General Fund		5,889,122		

OTHER FUNDS

Fund/Department	Description of Budget Amendment	Amount	Account Number	Account Name
Water/Utility Engineering	Construction Inspection Overtime	6,000	003-8101-501-8010	Salary-Overtime
Water/Wastewater	Nitrification Study	90,000	003-8205-503-8516	Professional Services
Water/Wastewater	Vehicle/Equipment Replacement	268,950	003-9999-403-8832	Transfer-Capital Equipment Replacement Fund
Airport / FBO	Maintenance Projects (HVAC, water leaks, siding & valves)	420,000	005-4119-503-8516	Professional Services
Surface Water Drainage Fund	Vehicle/Equipment Replacement	51,050	006-9999-403-8832	Transfer-Capital Equipment Replacement Fund
Solid Waste Fund	Vehicle/Equipment Replacement	28,000	007-9999-403-8832	Transfer-Capital Equipment Replacement Fund
Hotel/Motel	Legal Fees	20,000	010-9999-453-8560	Legal Fees
Street Construction Fund	Various Street Reconstructions (ST1622)	2,000,000	021-7777-xxx-xxxx	Streets Projects (Transfer from GF)
Capital Replacement Fund	Vault Climate Control (HVAC)	20,000	032-4100-603-8301	Maintenance-Buildings & Structures
Capital Replacement Fund	Office space renovations (replaces Annex B)	800,000	032-4100-606-9130	Bldgs & Structures-Renovations
Capital Replacement Fund	Replace Retained Vehicles	1,870,906	032-xxxx-xxx-xxxx	Equipment-Motor Vehicles & Equipment (various accts)
PEG Cable Channel Fund	Equipment Van for McKinney Vision	35,000	036-1251-416-9204	Equipment-Motor Vehicles
Total Other Funds		5,609,906		

SUMMARY

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PEG Cable Channel Fund	35,000
Total Other Funds	\$ 5,609,906



16-633

TITLE: Presentation and Update on Proposed Changes to Erosion Control Policy

COUNCIL GOAL: Operational Excellence

MEETING DATE: June 6, 2016

DEPARTMENT: Development Services/Engineering

CONTACT: Michael Hebert, PE, Asst. Director of Engineering

RECOMMENDED CITY COUNCIL ACTION:

- Receive presentation and provide feedback.

ITEM SUMMARY:

- Staff has received requests from contractors and the development community regarding erosion control requirements at final acceptance of subdivisions and commercial properties.
- The current requirement per the Storm Water Ordinance is for most areas to be vegetated prior to Engineering final acceptance (approval of the construction efforts). The only exceptions have been during drought conditions or for subdivision lots where home construction is expected to quickly commence.
- Based on concerns expressed by contractors, Staff has initiated a trial period and allowed the final acceptance of construction projects without full vegetation under the following circumstances:
 - 4 feet of vegetation is established in the public right of way of the adjacent arterial and collector streets.
 - All erosion control measures remain in full effect until vegetation is established.
 - Site is prepared for seeding and seeded prior to final acceptance.
 - Notice of Intent (to disturb land) remains in effect until vegetation is established.
- This proposed policy is consistent with TCEQ requirements for land disturbing activities.

- The TCEQ requirements state:
 - Temporary stabilization may include temporary seeding, geotextiles, mulches and other techniques to reduce or eliminate erosion until either permanent stabilization can be achieved or until further construction activities take place.
 - Final stabilization is considered complete if a uniform perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures have been employed.
- Thus, as long as the Notice of Intent to disturb land is still in effect, there is not a restriction imposed by TCEQ with respect to the city's acceptance of a development.
- Staff has investigated the sites and determined that the program has been successful, with all sites developing vegetation over a two-month period. Attached are representative "before and after" exhibits showing the establishment of vegetation for a commercial project and a residential subdivision.
- Staff proposes to make this a permanent policy.

BACKGROUND INFORMATION:

- The current policy of requiring vegetation prior to final acceptance has been successful in mitigating erosive conditions, thus having a complete project prior to final acceptance.
- As part of continual process improvement, Staff is trying alternative methods of service delivery such as this.

FINANCIAL SUMMARY:

- No negative financial impact on the City of McKinney is expected based on the proposed revisions

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Vegetation Before and After Photos](#)

Vegetation Before and After Photos

The Greens at Stacy Crossing

before



after



before



after



before



after



Vegetation Before and After Photos

Public Storage

before



after



before



after



before



after





16-634

TITLE: Discuss and Provide Direction to Staff Regarding Proposed Revisions to Tree Survey Within the Tree Preservation Ordinance

COUNCIL GOAL: Direction for Strategic Growth

MEETING DATE: June 20, 2016

DEPARTMENT: Development Services

CONTACT: Emily Braht, RLA, Landscape Architect
Mark Hines, Director of Engineering

ITEM SUMMARY:

- City Council input and direction is needed regarding whether or not an amendment to the tree survey requirements within Section 146-136, "Tree Preservation," of the City's Code of Ordinances should be brought forward for the City Council's adoption.
- Currently, a tree survey is required at the time of an application for a tree permit. The tree survey requirements include the location of all buildings, structures, parking and vehicular maneuvering area, utilities, sidewalks, and other improvements (existing and proposed); the creeks, lakes, and other water features (existing and proposed); the location of FEMA 100-year floodplain, NRCS lake tree preservation zone, or erosion hazard setback easement; any proposed non-disturbance area; and the caliper size of all trees six inches or greater.
- Currently, in areas not to be disturbed the survey is only required to extend 15 feet back from the tree perimeter.
- Currently, no protection is afforded for or mitigation required for the removal of trees less than 42 caliper inches to install utility lines; dedicate public rights-of-way; public or private streets or alleys; provide any required easement up to the minimum width needed to accommodate the required service; fire lanes; parking; sidewalks; driveways; construct fences and screening walls; building pads; hike/bike trails; or achieve cut and fill drainage.

- Currently, Specimen trees 42 inches or greater, 70% of quality trees within our flood plain 6 inches or greater, and a 15' perimeter tree zone of quality trees 6 inches or greater are protected and if removed, require mitigation.
- Members of the Development Community have requested that the City evaluate and adopt an amendment to the Tree Preservation ordinance to revise the requirement of a tree survey of all trees 6 inches or greater for a development site to 36 inches or greater in those areas that are exempt as noted above.
- Considering revising the tree survey obligations from 6 inch caliper trees or greater to only 36 inch caliper trees or greater in exempt areas might include the following pros and cons:
 - The pros to the removal of requiring a tree survey within exempt areas from 6 inch caliper to 36 inch caliper or greater are as follows:
 - Lower the development cost of projects to the Development Community.
 - Reduce the time associated with some tree surveys.
 - Eliminate unnecessary effort to survey trees less than 36 inches that are allowed to be removed.
 - The cons to the removal of requiring a tree survey of all trees 6 inch caliper or greater to 36 inch or greater within exempt areas are as follows:
 - Through the development process (planning process and civil review) if the exempt area changes, the developer may be required to re-survey areas to comply with the ordinance.
 - There is the potential to lose significant numbers of internal trees when the site is not being surveyed except for 36 inch trees or greater within the exempt areas. This creates a lack of incentive to save trees within open space areas.

Currently, our comparison cities tree survey requirements are as follows:

	McKinney	Plano	Frisco	Fairview	Allen
Required Caliber Size	6" or greater	8" or greater	8" or greater	6" or greater canopy 2" or greater ornamental	6" or greater
Exempt	ROW, utilities, parking, pads, grading	ROW, utilities, parking, pads, grading	ROW and utilities	ROW, utilities, parking, pads, grading	ROW and alleys
Survey Requirements	Location, species, size, existing natural features	Location, species, size, condition, elevation, existing natural features	Location, species, size, dripline, age, color photo of tree to be removed, existing natural features	Location, species, size, elevation, existing natural features	Location, species, size, condition, existing natural features

- Amendments to the Tree Preservation Ordinance could include the provision as follows: Sec. 146-136.-Tree preservation. (e) Tree preservation permit submittal and review. (1) Submittal requirements. 2. (xii) The caliper size of all trees six inches or greater *with the exception of those areas noted within (f) Standards.* (3) *All other developments. Those areas shall be surveyed the caliper size of all trees 36 inches or greater.*

FINANCIAL SUMMARY: N/A

SUPPORTING MATERIALS:

[Presentation](#)

Tree Preservation Tree Survey Amendment



- MONEY MAGAZINE 2014 -

Current Tree Preservation



Current Tree Preservation

- Protection is afforded for all trees 42 inch caliper or greater; 70% of quality trees within the flood plain 6 inches or greater; and the 15 foot perimeter tree zone of quality trees 6 inches or greater.

Current Tree Preservation Exemptions

- No protection is afforded trees less than 42 inches to install utility lines; dedicate public rights-of-way; public or private streets or alleys; fire lanes; parking; sidewalks; driveways; building pads; hike/bike/trails; or achieve cut and fill drainage.

Current Tree Survey



Current Tree Survey Requirement

- A tree survey is required of all trees 6 inch caliper or greater.

Current Tree Survey Reductions

- A reduction of a tree survey currently occurs for any non-disturbance area. No tree survey is required within this area except for the first 15 feet.

Tree Survey Amendment



Ordinance Amendment

- To add a provision that it is not necessary to survey all disturbed areas on the site for 6 inches or greater trees. In areas where the trees are exempt due to development only trees 36 inches or greater are to be surveyed.

Pros



Amendment Pros

- Lower the development cost of projects to the Development Community.
- Reduce the time associated with completion of some tree surveys.

Cons



Amendment Cons

- Through the development process (planning process and civil review) if the exempt area changes, the developer may be required to re-survey areas to comply with the ordinance.
- The city of McKinney does not have many sites with trees 36 inches or greater thus creating many sites that would not be surveyed.
- There is the potential of many internal trees not being saved when the site is not being surveyed except for 36 inch caliper trees or greater within the exempt areas. This creates a lack of incentive to save trees.

Amendment



Amendment

- Amendments to the *Tree* Preservation ordinance could include the provision as follows: Sec. 146-136.-Tree preservation. (e) Tree preservation permit submittal and review. (1) Submittal requirements. 2. (xii) The caliper size of all trees six inches or greater *with the exception of those areas noted with (f) Standards.* (3) *All other developments. Those areas shall be surveyed for all tree caliper size 36 inches or greater.*



16-635

TITLE: Discuss the Land and Green Ribbon Program Landscape at the Intersection of Highway 75 and Eldorado Parkway

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: June 20, 2016

DEPARTMENT: Development Services - Engineering

CONTACT: Mark Hines, Director of Engineering
Emily Braht, RLA, Landscape Architect

RECOMMENDED CITY COUNCIL ACTION:

- City Council input and direction is needed regarding Green Ribbon Program Landscape and potential land acquisition at the Intersection of Highway 75 and Eldorado Parkway.

ITEM SUMMARY:

- Staff will provide background information related to the Green Ribbon Program and/or land acquisition and will then lead a discussion regarding potential landscaping and required property for the beautification of the intersection.

BACKGROUND INFORMATION:

- The Green Ribbon Program is a program created by TxDOT to improve roadway aesthetics and to offset the effects of highways.
- TxDOT, through the Green Ribbon Program works with the city on the design of the project, creates the construction documents, manages the installation, and pays for all plant material, irrigation and all associated costs for installation.
- The city enters into a Landscape Maintenance Agreement (LMA), with TxDOT upon completion of the project.
- The city has participated with TxDOT and the Green Ribbon Program on four different occasions; Industrial Boulevard, Custer Road, Intersection of Wilmeth

and Hwy 75, and the Intersection of Hwy 380 and Hwy 75.

- TxDOT has completed the reconstruction of Hwy 75, including the intersection with Eldorado Parkway.
- The Hwy 75 corridor as a whole and the Eldorado Parkway and Hwy 75 intersection in particular, are high-profile locations with Eldorado and Hwy 75 being the first major intersection into the City of McKinney. This area has been mentioned by Council in the past as an important corridor with the Hwy 75 and Eldorado Parkway as a gateway intersection to the city.
- There are two areas of this project for discussion. First, the lower portion of right-of-way property that is associated directly with the vehicular traffic on Hwy 75. This portion of the project would be a Green Ribbon Project. Secondly, the intersection corners that are associated directly with the vehicular traffic on Eldorado Parkway crossing Hwy 75 or accessing Hwy 75 at the intersection.
- The first location to be discussed is the area available for the Green Ribbon Program at highway level. This space is minimal due to the design of the freeway.
- The second location is the upper corners of the Hwy 75 and Eldorado Parkway intersection. TxDOT has indicated that they wish to sell the intersection corner properties and have given the City of McKinney first rights of refusal. If the city owns the property the Green Ribbon Program will no longer be in effect. However, installation of the projects trees and irrigation may be accomplished through the Tree Reforestation Fund.
- There are only three corners that are viable for landscape development: the northwest, southwest and southeast corners. The northeast corner has too much grade change.
- The Engineering Department has reached out to TxDOT to obtain a monetary price for the property. TxDOT has not responded with a direct cost and is looking for the city to propose a price for their consideration.
- The request for direction is two-fold: Does the city wish to pursue the Green Ribbon Program for the areas at freeway level? And, does the city wish to pursue landscaping, which may include purchasing a portion of the intersection in three corners with TxDOT?

FINANCIAL SUMMARY:

- To be determined.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Presentation](#)

[Location Map](#)

Intersection
HWY 75 and Eldorado
Parkway



- MONEY MAGAZINE 2014 -

HWY 75 and Eldorado Parkway



Background

- The Green Ribbon Program is a program created by TxDOT to improve roadway aesthetics and to offset the effects of highways.
- TxDOT works with the city on the design of the project, creates the construction documents, installs the project, and pays for all plant material and irrigation.
- The city has participated with TxDOT and the program to date on four different occasions: Industrial Boulevard, Custer Road, intersection of Wilmeth and Hwy 75, and the intersection of Hwy 380 and Hwy 75.

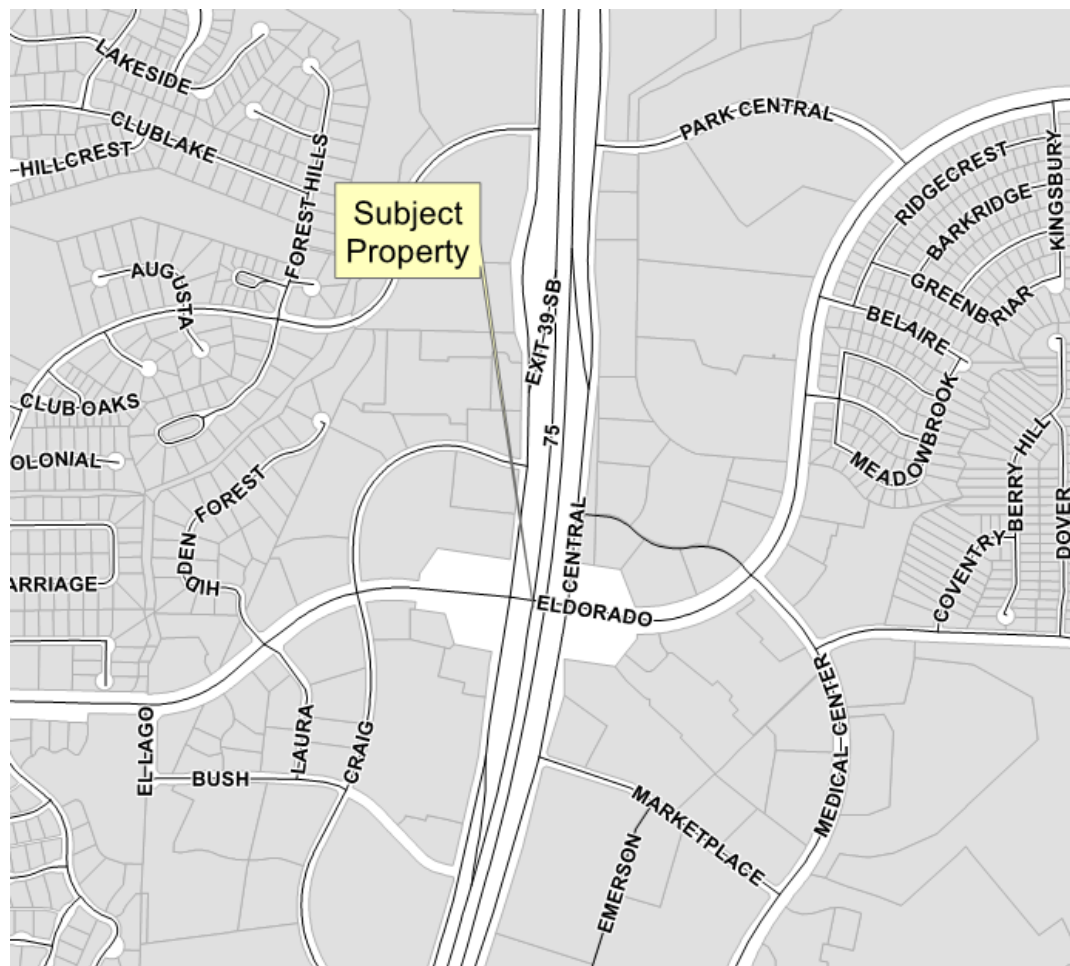
HWY 75 and Eldorado Parkway



Background

- The Highway 75 corridor as a whole and the Eldorado Parkway and Hwy 75 intersection are high-profile locations. These areas have been mentioned by Council previously as an important corridor with the Hwy 75 and Eldorado Parkway as a gateway intersection to the city.

Location Map



Aerial Map



Two Project Areas



Why Two Project Areas?

- The first location is the lower portion of right-of-way that is associated directly with the vehicular traffic on Hwy 75. This portion of the project would be a Green Ribbon Project since the right-of-way would continue to belong with TxDOT.
- The second location is the upper corners of the Hwy 75 and Eldorado Parkway intersection. This location is currently owned by TxDOT. TxDOT wishes to sell the four corners of the intersection. The city has been given first rights of refusal.
- Since TxDOT would not ultimately own the landscaping area the Green Ribbon Program would not apply. The Tree Reforestation Fund could be used as a source of funding for the trees and irrigation.

Two Project Areas



Green Ribbon Project Area (North)

- The lower portion of right-of-way property that is associated directly by the vehicular traffic on Hwy 75.



Tree Reforestation - NW Corner



Tree Reforestation - NW Corner



Tree Reforestation - SW Corner



Tree Reforestation - SW Corner



Tree Reforestation - SE Corner



Northeast Corner



Northeast Corner

- The northeast corner has a grade change that makes it undesirable for landscaping.



HWY 75 and Eldorado Parkway

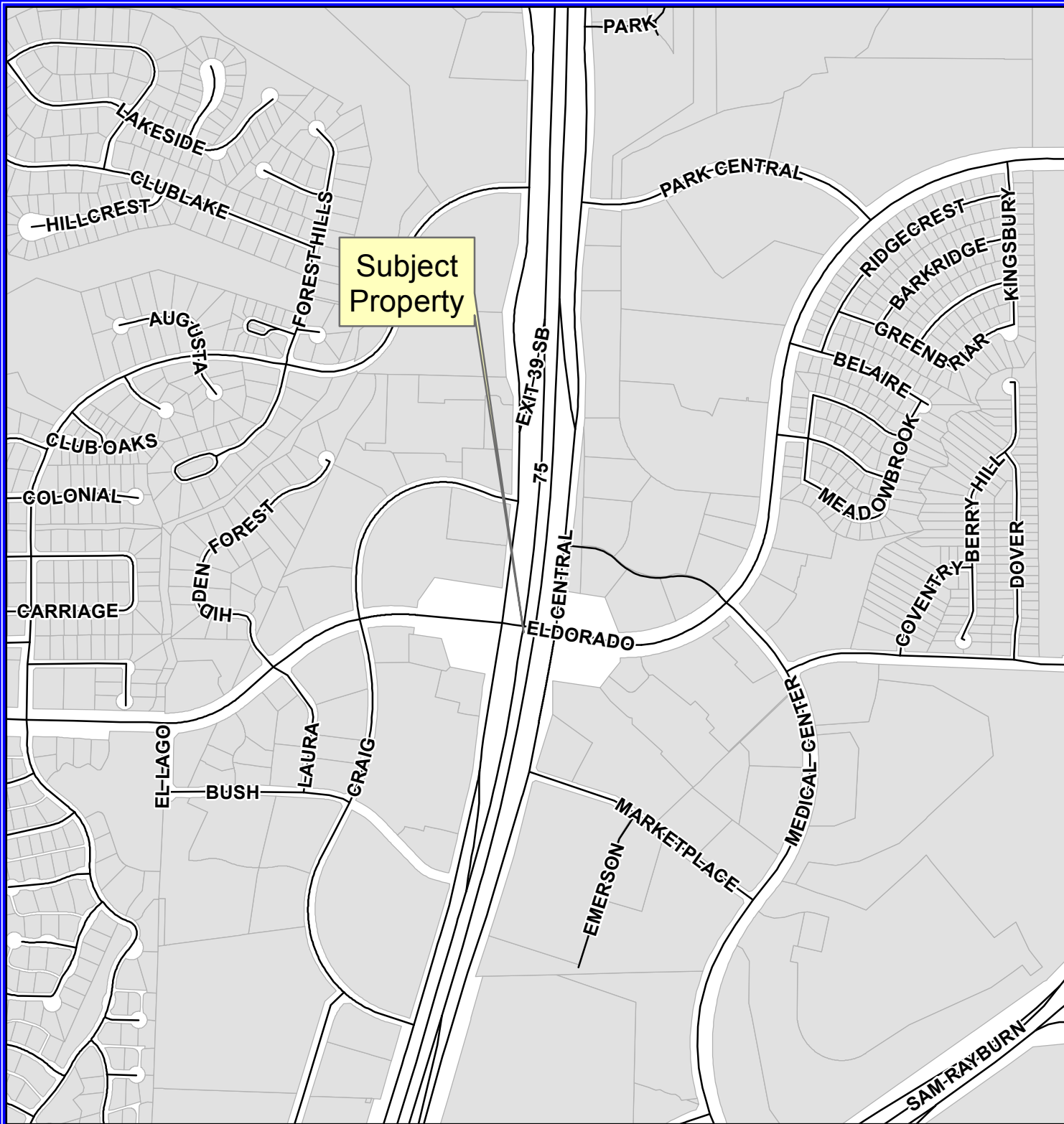


Land Acquisition

- The Engineering Department has reached out to TxDOT to obtain a monetary price for the property. TxDOT has not responded with a direct cost and is looking for the city propose a price for their consideration.

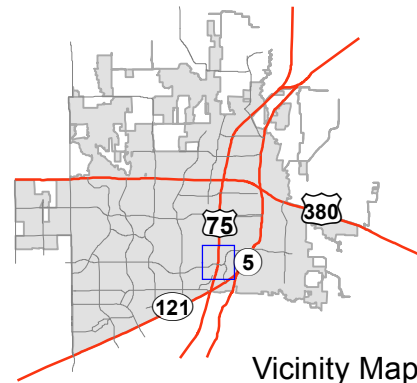
Discussion

- The request for direction is two-fold:
 - Does the city wish to pursue the Green Ribbon Program for the areas at freeway level?
 - Does the city wish to pursue landscaping, which would include purchasing a portion of the intersection? Cost for the land?



Location Map

US 75 & Eldorado Parkway



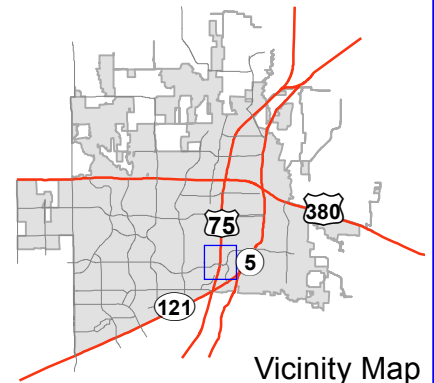


0 480 960
Feet



Location Map

US 75 & Eldorado Parkway





16-637

TITLE: Discuss Policy Direction for the ONE McKinney 2040 Comprehensive Plan, Specifically Related to the Vision Statement and Guiding Principles

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: June 20, 2016

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

RECOMMENDED CITY COUNCIL ACTION:

- Discuss and obtain support for the recommended vision statement and guiding principle elements of the ONE McKinney 2040 Comprehensive Plan.

ITEM SUMMARY:

- The overall policy direction for the ONE McKinney 2040 Comprehensive Plan includes three important components:
 1. A Vision Statement
 2. A set of Guiding Principles
 3. A Preferred Scenario
- The vision statement describes the future that is desired by the McKinney community in terms of its physical, social and economic conditions. It is an aspirational statement.
- The guiding principles should provide overall guidance across all plan components. They should explain the most important general principles that should be followed in order to achieve the vision described in the plan. Guiding principles apply at both the citywide and area level, and shape more detailed principles that apply to each element of the plan, such as mobility or community design.

- The preferred scenario is the graphic depiction of the future McKinney community as it would exist if the guiding principles and vision is realized. As with the guiding principles, the preferred scenario provides overall guidance for investors and decision-makers. By illustrating the general geographic development pattern the community hopes to achieve, the preferred scenario establishes the basic framework that is detailed in the strategies for individual areas.
- This level of overall policy direction forms the foundation upon which topical and geographic policies and recommendations are based. It sets the overall framework for the plan's more specific policy direction and informs stakeholders of what the plan seeks to achieve. The principles and policies found in each of the plan's elements should help the city achieve the vision and should be consistent with the guiding principles.
- Following discussions with the Council and Comprehensive Plan Advisory Committee (CPAC) during the Joint Meeting on June 6th, Staff has made refinements to the vision statement and guiding principles of the overall policy direction for Council's consideration. Details related to the preferred scenario will be presented and discussed at the July 25th work session in conjunction with the land use element of the plan.
- Specific changes to the vision statement following the June 6th Joint Meeting include creating a more succinct and clear statement that reinforces a desire to welcome business and entertainment opportunities and create lasting value for the community.
- Specific changes to the guiding principles following the June 6th Joint Meeting include rephrasing of several principles to be more clear and succinct, grouping related principles based on commonalities that relate back to the vision statement, and eliminating principles that had a lack of overall consensus and/or support.

BACKGROUND INFORMATION:

- A Comprehensive Plan is a statement of the community's vision for today and tomorrow. It represents the desires of the citizens and their goals for the community.
- A Comprehensive Plan focuses on outlining a physical plan and business plan for the City. It is typically comprised of a number of interrelated elements such as land use, transportation, utilities, public services, socio-economic, and open space elements.
- Upon adoption, a Comprehensive Plan provides the basis for zoning and subdivision regulations. The plan should also be referred to in capital

improvement planning, zoning changes, annexation actions, and other decisions made by the City.

- The current McKinney Comprehensive Plan was adopted in 2004 after a lengthy public input process and planning effort. When the 2004 Comprehensive Plan was adopted, the McKinney population was roughly 86,000. Today, the City is home to over 155,000 people. With this significant growth comes a change to the physical environment around us and the needs and desires of the community.
- On June 16, 2015, City Council approved a project scope and contract with Kimley-Horn and Associates for professional services in support of an update to the Comprehensive Plan.
- An important element to the Comprehensive Plan Update was the creation of a consistent theme and message for the goal of the Initiative. As such, the project has been promoted as **One Community. One Vision. ONE McKinney 2040**. More information about the ONE McKinney 2040 Comprehensive Plan Update can be found on the project's website www.onemckinney2040.com <<http://www.onemckinney2040.com>>.
- As part of the ONE McKinney 2040 Comprehensive Plan Update, the project team has hosted a number of community-wide outreach events, including:
 - Community Summits (September 2015)
 - Community Charrette (October 2015)
 - Community Workshop (January 2016)
 - Community Open Houses (May 2016)
- The overall policy direction for the ONE McKinney 2040 Comprehensive Plan has previously been discussed with the Council, Comprehensive Plan Advisory Committee (CPAC), and general public over the last several months:
 - April 11: Joint City Council/CPAC Workshop
 - April 25 - May 5: Online Survey for City Council/CPAC
 - May 18/19: Public Open House events
 - June 6: Joint City Council/CPAC Work Session

SUPPORTING MATERIALS:

[Presentation](#)

[Guiding Principles](#)

ONE MCKINNEY 2040

Discuss Policy Direction



- MONEY MAGAZINE 2014 -

ONE McKinney 2040: Policy Direction

What is included in the Overall Policy Direction?

1. Vision Statement

describes future that is desired by community in terms of physical, social and economic conditions

2. Guiding Principles

provides overall guidance across all plan components; explain the most important general principles that should be followed; shape the more detailed principles that apply to each topical area of the plan

3. Preferred Scenario

graphic depiction of the general geographic development pattern the community hopes to achieve; establishes the basic framework that is detailed in strategies for individual areas

ONE McKinney 2040: Policy Direction

What do we hope to achieve with the Council as part of tonight's discussion?

- *Consensus on and support of the vision statement*
- *Consensus on the defining elements of the guiding principles*

ONE McKinney 2040: Policy Direction

Developing the VISION STATEMENT

As presented during April 11th Joint CC/CPAC Workshop:

We are ONE McKinney – a united community rooted in our shared natural assets and heritage; a single community that appeals to people throughout their lives; and a unified community that celebrates and supports all its people, neighborhoods and districts. Smart public investments make McKinney resilient and adaptable, so it remains a highly-desirable business location and a top entertainment destination through 2040 and beyond.

As presented during May 18/19 Open House Events:

We are ONE McKinney – a community that supports and celebrates all of its people, neighborhoods and districts. We are united by our shared natural assets and heritage, and our community offers neighborhood choices that appeal to people throughout their lives. Smart public and private investments make McKinney resilient and adaptable, so it remains a first choice for business and entertainment through 2040 and beyond.

As presented during June 6th Joint CC/CPAC Workshop:

We are ONE McKinney – a community that supports and celebrates all of its people, neighborhoods and districts. We are united by our shared natural assets and heritage, and our community offers neighborhood choices that appeal to people throughout their lives. Smart public and private investments make McKinney resilient, so it remains a first choice for business and entertainment through 2040 and beyond.

SUGGESTED MODIFICATIONS FROM INDIVIDUAL STAKEHOLDER:

We are McKinney, TEXAS - a community with values that supports all of our citizens, neighborhoods and districts. Our natural assets, unique heritage, and creative diversity produces vibrant neighborhoods that appeal to people throughout their lives. Our visionary public and private investments make our city a rewarding home for business, education, arts and culture. Since our founding in 1948, we have been committed to creating a happy and prosperous future for all.

SUGGESTED MODIFICATIONS FROM COUNCILWOMAN RATH DURING JUNE 6TH WORKSHOP:

We are ONE McKinney – a united community that celebrates its people, natural assets and heritage. Strategic investments for developing business and entertainment opportunities will ensure McKinney remains a top choice for people to live, work, play and visit through 2040 and beyond.

ONE McKinney 2040: Policy Direction

Final recommended VISION STATEMENT:

*We are **ONE McKinney** – a united community that supports the **diversity** of its economy and people. We celebrate our natural and cultural **assets**, and invite private developments that create **places** of lasting value. Smart public and private **investments** ensure that McKinney remains a top choice for people to live, work, play and visit through 2040 and beyond.*

ONE McKinney 2040: Policy Direction

Defining Elements of the GUIDING PRINCIPLES:

DIVERSITY [supporting our economy and people]

ASSETS [celebrating our culture and landscape]

PLACES [to live, work, play, and visit]

INVESTMENTS [creating lasting value]

specifically tie back to critical components of the vision statement...

We are **ONE McKinney** – a united community that supports the *diversity* of its economy and people. We celebrate our natural and cultural *assets*, and invite private developments that create *places* of lasting value. Smart public and private *investments* ensure that McKinney remains a top choice for people to live, work, play and visit through 2040 and beyond.

Next Steps

- ☒ Overall Policy Direction (Vision and Guiding Principles)
- ☐ Land Use Approach (Preferred Scenario and Land Use Diagram tool)
- ☐ Mobility and Transportation
- ☐ Land Use Diagram in Detail
- ☐ Draft Plan Components in Detail

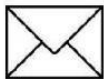
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linkedin.com/company/one-mckinney-2040

ONE McKinney 2040: Policy Direction

Final recommended GUIDING PRINCIPLES:

DIVERSITY [supporting our economy and people]

1. Diverse economic engines, such as the McKinney National Airport, McKinney Corporate Center, Gateway District, and business/entertainment corridors form the foundation of McKinney's strong economy. As such, the City encourages new businesses and developments that support these economic engines, broaden the tax base, and make the city's economy more adaptable and resilient.
2. Private development, public investments, and community engagement support the people of McKinney by making available housing options and neighborhood choices that are accessible, attainable and appealing to people at all stages of their lives.
3. City leaders and decision-makers focus attention and investment in each of the distinctive districts throughout the city, so each one can appeal to its targeted market and achieve the vision described in this plan.

ONE McKinney 2040: Policy Direction

Final recommended GUIDING PRINCIPLES:

ASSETS [celebrating our culture and landscape]

1. McKinney's cultural and historical heritage is retained and emphasized in the historic Town Center, and is included in the identity of other places in McKinney so it can be shared with future generations.
2. McKinney's natural landscape (its trees, open spaces, topography, streams, and natural areas) continues to enhance the character of the city and the daily experience of residents, employees and visitors throughout McKinney.

ONE McKinney 2040: Policy Direction

Final recommended GUIDING PRINCIPLES:

PLACES [to live, work, play, and visit]

1. Private sector development and redevelopment meet McKinney's expectations for excellence in design and create places with market support and long-term economic viability.
2. McKinney's public spaces, including its streets, support and enhance the distinctive character of individual neighborhoods and business districts while strengthening the connections throughout the city in order to unify the entire McKinney community.
3. Today's neighborhoods remain vibrant and desirable places that meet the needs of existing residents and appeal to future residents.

ONE McKinney 2040: Policy Direction

Final recommended GUIDING PRINCIPLES:

INVESTMENTS [creating lasting value]

1. McKinney invests in public facilities, services and infrastructure that are located, timed and sized to meet the expected needs of current and future residents and businesses.
2. Public capital investments are made strategically, using finite funds in order to build the facilities needed to support new development, respond to market opportunities and create the desired community envisioned in this plan.
3. Investments in infrastructure systems, public facilities, economic incentives and community programs are made when the life-cycle benefits to the public outweigh the life-cycle costs, and when the areas that these investments support are expected to remain vital and desirable until 2040 or longer.