



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, April 7, 2015

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 Arnulfo Alvarado, 1st Hispanic Assembly of God

### INFORMATION SHARING

**15-317**     [Introduction of Police Chief Greg Conley and Wife Lori](#)

**15-318**     [Safe Digging Month Proclamation](#)

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

**15-319**     [National 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

**15-295**     [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of March 16, 2015](#)

**Attachments:**     [Minutes](#)

**15-320**     [Minutes of the City Council Regular Meeting of March 17, 2015](#)

**Attachments:**     [Minutes](#)

**15-210**     [Minutes of the Building and Standards Commission Meeting of December 8, 2014](#)

**Attachments:**   [Minutes](#)

**15-283**     [Minutes of the Community Grants Advisory Commission Meeting of November 20, 2015](#)

**Attachments:**   [Minutes](#)

**15-287**     [Minutes of the Library Advisory Board Meeting of February 19, 2015](#)

**Attachments:**   [Minutes](#)

**15-223**     [Minutes of the McKinney Armed Services Memorial Board Meeting of February 11, 2015](#)

**Attachments:**   [Minutes](#)

**15-190**     [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of January 20, 2015](#)

**Attachments:**   [Minutes](#)

**15-191**     [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of January 13, 2015](#)

**Attachments:**   [Minutes](#)

**15-291**     [Minutes of the McKinney Convention and Visitors Bureau Finance Committee Meeting of February 20, 2015](#)

**Attachments:**   [Minutes](#)

**15-192**     [Minutes of the McKinney Convention & Visitors Bureau HR Committee Meeting of January 23, 2015](#)

**Attachments:**   [Minutes](#)

**15-193**     [Minutes of the McKinney Convention & Visitors Bureau Marketing Committee of January 13, 2015](#)

**Attachments:**   [Minutes](#)

- 15-265**     [Minutes of the McKinney Economic Development Corporation Meeting of February 17, 2015](#)  
*Attachments:*   [Minutes](#)
- 15-308**     [Minutes of the McKinney Housing Authority Meeting of March 4, 2015](#)  
*Attachments:*   [Minutes](#)
- 15-309**     [Minutes of the McKinney Housing Authority Meeting of March 19, 2015](#)  
*Attachments:*   [Minutes](#)
- 15-235**     [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of February, 12, 2015](#)  
*Attachments:*   [Minutes](#)
- 15-226**     [Minutes of the Planning and Zoning Commission Regular Meeting of February 24, 2015](#)  
*Attachments:*   [Minutes](#)
- 15-294**     [Minutes of the Planning and Zoning Commission Regular Meeting of March 10, 2015](#)  
*Attachments:*   [Minutes](#)
- 15-242**     [Minutes of the Reinvestment Zone Number One Meeting of December 1, 2014](#)  
*Attachments:*   [Minutes](#)
- 15-243**     [Minutes of the Reinvestment Zone Number One Meeting of January 20, 2015](#)  
*Attachments:*   [Minutes](#)

## ORDINANCES

- 15-321**     [Consider/Discuss/Act on an Ordinance Amending TIRZ No. 1's Fiscal Year 2014-2015 Annual Budget to Provide Funding for Vacant/Underutilized Site/Buildings](#)

**Attachments:** [Proposed Ordinance](#)  
[TIRZ Allocation of Funds Policy](#)

- 15-310** [Consider/Discuss/Act on an Ordinance Modifying the Reduced Speed School Zone on Silverado Trail for Ogle Elementary School](#)

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

- 15-311** [Consider/Discuss/Act on the Ordinance Establishing a Speed Limit on Virginia Parkway from 800 feet East of Independence Parkway to Coit Road](#)

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

- 15-312** [Consider/Discuss/Act on an Ordinance to Modify the U-Turn Restrictions at Two Median Openings on Virginia Parkway](#)

**Attachments:** [Ordinance](#)  
[Location Map - Wilson Creek at Virginia](#)  
[Location Map - East of Carlisle](#)

## RESOLUTIONS

- 15-322** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Evergreen Solutions, LLC to Conduct a Compensation and Classification Study](#)

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

- 15-323** [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Executive a Contract with The MagneGrip Group for the Design and Installation of a Vehicle Exhaust Removal System](#)

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

- 15-313** [Consider/Discuss/Act on a Resolution Establishing the School Zone Summer Hours for Each School Holding Summer School in 2015](#)

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

**15-324** [Consider/Discuss/Act on a Resolution Authorizing a Contract for the Material Testing Services Related to the Construction of the Aircraft Transient Hangar located at McKinney National Airport](#)

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

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**14-189A3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Annex the Property Located Approximately 500 Feet North U.S. Highway 380 \(University Drive\) and Approximately 2,000 Feet West of Lake Forest Drive, and Accompanying Ordinance](#)

**Attachments:** [CC Minutes 3.3.15](#)  
[CC Minutes 3.2.15](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Petition Requesting Annexation](#)  
[Proposed Ordinance](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Legal Description](#)  
[Exhibit C - Service Plan](#)  
[Exhibit D - Property Description](#)  
[PowerPoint Presentation](#)

**14-190Z3** [Conduct a Public Hearing to Consider/Discuss/Act on the Request to Zone a Portion of the Subject Property to "SF5" - Single Family Residential District; and Rezone a Portion of the](#)

Subject Property from "AG" - Agricultural District and "CC" Corridor Commercial Overlay District to "SF5" - Single Family Residential District, "C2" - Local Commercial District and "CC" Corridor Commercial Overlay District, Located Approximately 1,100 Feet East of Future Ridge Road and on the North Side of U.S. Highway 380 (University Drive), and Accompanying Ordinance

**Attachments:** PZ Minutes 03.24.15  
PZ Minutes 03.10.15  
PZ Report  
Location Map and Aerial Exhibit  
Letter of Intent  
Comprehensive Plan Maps  
Fiscal Analysis  
Land Use and Tax Base Summary  
Module 54 Tracking Sheet  
Concept Plan - Informational Only  
Proposed Ordinance  
Proposed Exhibits A-C  
PowerPoint Presentation

**15-325** Consider/Discuss/Act on a Development Agreement with Felix Y. Chen and Yu Chen Kuo, Located Approximately 500 Feet North of U.S. Highway 380 (University Drive) and Approximately 2,000 Feet West of Lake Forest Drive

**Attachments:** Proposed Development Agreement  
Location Map and Aerial Exhibit

**15-028A3** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Annex the Subject Property, Located on the East Side of State Highway 5 (McDonald Street) and on the South Side of County Road 278, and Accompanying Ordinance

**Attachments:** [CC 3.3.15](#)  
[CC 3.2.15](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Petition Requesting Annexation](#)  
[Pre-Annexation Agreement](#)  
[Proposed Ordinance](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Legal Description](#)  
[Exhibit C - Service Plan](#)  
[Exhibit D - Property Description](#)  
[PowerPoint Presentation](#)

**15-029Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally for Single Family Residential and Commercial Uses, Located on the East Side of State Highway 5 \(McDonald Street\) and on the South Side of County Road 278, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 03.24.15](#)  
[PZ Minutes 03.10.15](#)  
[PZ Report](#)  
[Letter of Intent](#)  
[Location Map and Aerial Exhibit](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summaries](#)  
[Module 29 Tracking Sheet](#)  
[Module 57 Tracking Sheet](#)  
[Pre-Annexation Agreement](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-E](#)  
[PowerPoint Presentation](#)

**15-073A2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Annex Less than 675 Acres](#)

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

**Attachments:** Location Map and Aerial Exhibit  
Comprehensive Plan Maps  
Proposed Annexation Ordinance  
Exhibit A - Location Map  
Exhibit B - Metes and Bounds  
Exhibit C - Service Plan  
PowerPoint Presentation

- 14-151Z5** Conduct a Public Hearing to Consider/Discuss/Act on a  
Request to Rezone a Portion of the Property from "AG" -  
Agricultural District, "PD" - Planned Development District and  
"CC" - Corridor Commercial Overlay District to "SF5" - Single  
Family Residential District and "CC" - Corridor Commercial  
Overlay District; and Rezone a Portion of the Property from "PD"  
- Planned Development District and "CC" - Corridor Commercial  
Overlay District to "C2" - Local Commercial District and "CC" -  
Corridor Commercial Overlay District, Located Approximately  
1,100 Feet West of Custer Road and on the South Side of U.S.  
Highway 380 (University Drive), and Accompanying Ordinance



**Attachments:** [CC Minutes 11.18.14](#)  
[PZ Minutes 10.28.14](#)  
[PZ Minutes 09.09.14](#)  
[PZ Minutes 07.22.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[No Hazard Determination Letters](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 2007-09-092](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

- 15-042Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 450 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 \(University Drive\), and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 03.24.15](#)  
[PZ Minutes 03.10.15](#)  
[Location Map and Aerial Exhibit](#)  
[PZ Report](#)  
[Letter of Intent](#)  
[Heritage Bend Letter](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 1687](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**15-058SU2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club \(The Pub\), Located on the North Side of Virginia Street and Approximately 128 Feet East of Church Street, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 03.24.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Photo of 204 W Virginia](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[Powerpoint Presentation](#)

**15-051SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Use Accessory to the Existing United Parcel Service \(UPS\) Operations \(Driver Training Course\), Located on the Northeast Corner of Wilmeth Road and Redbud Boulevard](#)

**Attachments:** [PZ Minutes 03.24.15](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Training Course Photos - Info Only](#)  
[PowerPoint Presentation](#)

**14-331SU2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 220 Feet East of Ridge Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 03.24.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 98-11-59](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**14-332SU2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window, Located Approximately 550 Feet East of Ridge Road and on the South Side of Eldorado Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 03.24.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 98-11-59](#)  
[Proposed Exhibits A-C](#)  
[Proposed Ordinance](#)  
[PowerPoint Presentation](#)

**14-333SU2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window, Located on the South Side of Eldorado Parkway and Approximately 700 Feet East of Ridge Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 03.24.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 98-11-59](#)  
[Distances Exhibit](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**14-235PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1, 2, and 3, Block A, of the TCI McKinney Ranch Parkway Addition, Located on the Southeast Corner of McKinney Ranch Parkway and Future Collin McKinney Parkway](#)

**Attachments:** [CC Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Master Thoroughfare Plan](#)  
[Proposed Preliminary-Final Plat](#)  
[Powerpoint Presentation](#)

**15-326** [Conduct a Public Hearing and Consider/Discuss/Act on an Ordinance of the City Council of the City of McKinney, Texas, Amending the Code of Ordinances of the City of McKinney, Texas, Through the Amendment of Chapter 110, Entitled "Utilities," Through the Amendment of Article VII, Entitled "Municipal Surface Water Drainage Utility System," by Adding New Division Markers to Aid in the Organization of Article VII, Amending Section 110-394, "Definitions," in Part, by Updating the State Law Reference in the First Line of Said Section and by Amending Certain of the Existing Definitions and Adding a Definition for the Phrase "System-Wide Fee Component," by](#)

Amending Sections 110-395 and 110-396 by Replacing Said Sections in Their Entirety With New Section 110-395 and 110-396 Bearing the Same Respective Titles, by Amending Section 110-397, "Exemptions," in Part, by Amending Paragraph (a) to Add "Institutions of Higher Education" to the List of Governmental Entities Exempted From the SDUS Fee and Re-Numbering the List Accordingly, by Amending Section 110-398, "Billing, Deposits and Expenditures," in Part, by Amending Paragraphs (a), (c) and (d), Re-Lettering a Portion of Existing Paragraph (d) as Paragraph (e) and Adding a New Paragraph (f), and by Adding New Sections 110-399 Through 110-404; by Amending Appendix A - "Schedule of Fees" by Deleting Section 110-395, "Schedule of Charges," in its Entirety and Replacing Said Section With a New Section 110-395, "Schedule of Charges," Repealing all Conflicting Ordinances; Providing a Severability Clause; Reserving All Existing Rights and Remedies; Providing For Immunity; Providing For Injunctions; Providing for the Publication of the Caption of This Ordinance; and Providing an Effective Date

**Attachments:** Ordinance  
Commercial Notification SDUS Mtg  
Multifamily Notification SDUS Mtg  
SDUS Fee Presentation  
McKinney SWU Credit Policy Redline

- 15-327** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2014-15 Annual Budget; and Amending the 2015-2019 Capital Improvements Program, to Provide Additional Funds for Project AI4369, Airport Transient Hangar Construction Project

**Attachments:** Ordinance

- 15-328** Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute an Amendment to the Existing Professional Services Contract with Don Jackson Construction Company of Reisel, Texas for Design / Build (D/B) Services Related to the Design and Construction of the Airport Transient Hangar (AI4369) Located at McKinney National Airport

**Attachments:** [Resolution](#)  
[Contract Amendment with GMP](#)  
[Location Map](#)

## **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:

- Annexation Process
- TAPS Agreement

B. Section 551.074 Discuss Personnel Matters

- City Manager Transition

C. Section 551.087 – Discuss Economic Development Matters

- Project A71 – Gateway
- Project A129 – Ernst
- Project A130 – Catch
- MEDC/City Project Direction and Implementation

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 3rd day of April, 2015 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.