



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, May 5, 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 Father Harold C. Lowe, Holy Family Episcopal Church

### INFORMATION SHARING

#### 15-417 [Building Safety Month Proclamation](#)

**Attachments:** [Building Safety Month 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

#### 15-418 [Minutes of the City Council Regular Meeting of April 21, 2015](#)

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

#### 15-419 [Minutes of the City Council Work Session of April 27, 2015](#)

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

#### 15-375 [Minutes of the Animal Service Facilities Advisory Committee Meeting of January 21, 2015](#)

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

#### 15-349 [Minutes of the Library Advisory Board Meeting of March 19,](#)

[2015](#)**Attachments:** [Minutes](#)

- 15-353** [Minutes of the McKinney Arts Commission Meeting on February 16, 2015](#)

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

- 15-406** [Minutes of the McKinney Convention & Visitors Bureau Marketing & Development Committee Meeting of March 19, 2015](#)

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

- 15-407** [Minutes of the McKinney Convention & Visitor's Bureau Finance Committee Meeting of March 20, 2015](#)

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

- 15-405** [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of March 24, 2015](#)

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

- 15-381** [Minutes of the McKinney Community Development Corporation Meeting of March 26, 2015](#)

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

- 15-344** [Minutes of the McKinney Housing Finance Corporation Meeting of November 14, 2014](#)

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

- 15-340** [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of March 12, 2015](#)

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

- 15-348** [Minutes of the Planning and Zoning Commission Regular Meeting of March 24, 2015](#)

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

**ORDINANCES**

- 15-420**     [Consider/Discuss/Act on an Ordinance Repealing a Section of Ordinance No. 94-08-23 which Restricted the Left Turn Movement for Southbound Redbud Boulevard at Virginia Parkway \(Louisiana Street\) so Turn Modifications can be Made](#)

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

- 15-421**     [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2014-2015 Annual CIP Budget and Amending the 2015-2019 Capital Improvements Program to Provide Funds for the Valley Creek Park Retaining Walls Project](#)

**Attachments:**   [Ordinance](#)

**RESOLUTIONS**

- 15-422**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with 2L Construction, LLC, of Rhome, Texas for the Construction of the Valley Creek Park Retaining Walls Project](#)

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

- 15-423**     [Consider/Discuss/Act on a Resolution Amending the 2015-2019 Capital Improvements Program to Provide Funds for the WA4409 - FM 546 Water Line Relocations and WW4410 - FM 546 Wastewater Line Relocations Projects](#)

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

- 15-424**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract and any Supplemental Agreements for Engineering Services for WA4409 - FM 546 Water Line Relocations and WW4410 - FM 546 Wastewater Line Relocations Projects](#)

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

- 15-425**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a License Agreement with Dallas Area Rapid Transit for the Construction of a Sanitary Sewer to Serve the Willow Wood Development and the Surrounding Area](#)
- Attachments:**    [Resolution](#)  
                          [DART Willow Wood License Agreement](#)  
                          [Willow Wood DART Exhibit](#)
- 15-426**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Enter into a Facilities Agreement with McKinney Partners 306, LP Regarding the Provision of Sanitary Sewer Serving the Willow Wood Development](#)
- Attachments:**    [Resolution](#)  
                          [Willow Wood Agreement](#)  
                          [Willow Wood DART Exhibit](#)
- 15-427**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Enter into an Interlocal Agreement with North Texas Municipal Water District \(NTMWD\) to Utilize City Sewer Easements for the Duration of the Wilson Creek Interceptor Repair Project](#)
- Attachments:**    [Resolution](#)  
                          [Interlocal Agreement](#)  
                          [Location Map](#)
- 15-428**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Enter into a Professional Services Agreement with the McKinney Independent School District for School Resource Officers](#)
- Attachments:**    [Resolution](#)  
                          [McKinney SRO Contract](#)  
                          [2014 MISD SRO Contract-Redline](#)
- 15-429**     [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Enter into a Professional Services Agreement with the Frisco Independent School District for School Resource Officers](#)

**Attachments:** [Resolution](#)  
[Frisco SRO Contract](#)  
[2014 Fisd SRO Contract-Redline](#)

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**15-073A3** [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, and Accompanying Ordinance](#)

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

**15-010Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Located approximately 1,490 Feet West of Lake Forest Drive and on the South Side of McKinney Ranch Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 04.14.15](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary](#)  
[Concept Layout - Informational Only](#)  
[Proposed Ordinance](#)  
[Proposed Ordinance Exhibits A-B](#)  
[PowerPoint Presentation](#)

**15-008Z3** [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 Allow for Single Family Attached Residential Uses, Located Approximately 300 Feet South of Eldorado Parkway and on the East Side of Ridge Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 04.14.15](#)  
[PZ Minutes 03.24.15](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 98-11-59](#)  
[Proposed Layout - Info Only](#)  
[Proposed Elevations - Info Only](#)  
[Rooftop Screening Photo - Info Only](#)  
[Proposed Entry Feature - Info Only](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**14-166Z7** [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, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District, Generally to Allow for Townhome Uses, Located on the Southwest Corner of McKinney Place Drive and Collin McKinney Parkway, and Accompanying Ordinance

**Attachments:** [CC Minutes 3.17.15](#)  
[CC Minutes 3.3.15](#)  
[CC Minutes 02.17.15](#)  
[PZ Minutes 01.27.15](#)  
[PZ Minutes 01.13.15](#)  
[PZ Minutes 12.09.14](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary](#)  
[07-312SP Approved Plans](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-E](#)  
[PowerPoint Presentation](#)  
[TH Examples Presentation](#)

- 14-151Z6** [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 "PD" - Planned Development 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 04.07.15](#)  
[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](#)  
[Letter of Support](#)  
[Letters of Opposition](#)  
[No Hazard Determination Letters](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summaries](#)  
[Ex. PD Ord. No. 2007-09-092](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-E](#)  
[PowerPoint Presentation](#)

- 15-075M2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Sections 146-99 \(REC Regional Employment Center Overlay District\), 146-132 \(Fences, Walls, and Screening Requirements\), and 146-139 \(Architectural and Site Standards\) of the Zoning Ordinance \(Chapter 146 of the Code of Ordinances\); and to Amend Sections 1 \(Introduction\), 7 \(Land Use Element\), 8 \(Transportation\), 11 \(Urban Design\), and Appendix E \(An Informal Guide to the Multi-Family Policy in the City of McKinney\) of the Comprehensive Plan, and Accompanying Ordinance](#)

**Attachments:** [DRAFT PZ Minutes 4.28.15](#)  
[PZ Staff Report](#)  
[2.26.15 Public Meeting Comments](#)  
[3.26.15 Public Meeting Comments](#)  
[Letter of Support](#)  
[Letters of Opposition](#)  
[Feedback on Proposed Amendments](#)  
[Applicability of REC Map](#)  
[Proposed Sec. 146-99 Redline](#)  
[Proposed Sec. 146-132 Redline](#)  
[Proposed Sec. 146-139 Redline](#)  
[Current FLUP](#)  
[Proposed FLUP](#)  
[Tollway Commercial 1000' Buffer](#)  
[Current FLUP MD](#)  
[Proposed FLUP MD](#)  
[Prop. Comp Plan TOC and Sec. 1](#)  
[Comp Plan TOC and Sec. 1 \(Redline\)](#)  
[Prop. Comp Plan Land Use 7](#)  
[Comp Plan Land Use 7 \(Redline\)](#)  
[Prop. Comp Plan Transportation 8](#)  
[Comp Plan Transportation 8 \(Redline\)](#)  
[Prop. Comp Plan Urban Design 11](#)  
[Comp Plan Urban Design 11 \(Redline\)](#)  
[Prop. Comp Plan Multi-Family Policy](#)  
[Comp Plan MF Policy \(Redline\)](#)  
[Proposed Ordinance for Adoption](#)  
[Proposed Ordinance Exhibits A-E](#)  
[PowerPoint Presentation](#)

**15-430**     [Consider/Discuss/Act on a Decision to Either Reject All Bids or Approve a Resolution Authorizing the Interim City Manager to Execute a Contract and All Necessary Change Orders with Pavecon Public Works, L.P. for the Construction of TR3215 Virginia Street and Louisiana Street Traffic Calming Improvements Project from Graves Street to College Street](#)

**Attachments:** [Resolution for Options 1 & 2](#)  
[Resolution for Option 3](#)  
[Award Recommendation Letter](#)  
[Location Map](#)

- 15-431** [Consider/Discuss/Act on a Resolution Amending the 2015-2019 Capital Improvements Program for Construction of TR3215 Virginia Street and Louisiana Street Traffic Calming Improvements from Graves Street to College Street](#)

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

- 15-432** [Consider/Discuss/Act to Formalize Direction on the Site Selection, Design Concepts and Design Contract Pertaining to the Construction of a Structured Parking Facility in Downtown McKinney](#)

**Attachments:** [Layout Concepts](#)  
[Layout Concepts Comparison Matrix](#)  
[Layout Concepts Strengths and Weaknesses](#)  
[Architectural and Massing Concepts](#)  
[Site Strengths and Weaknesses](#)  
[Traffic Study](#)

- 15-433** [Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District Board](#)

**Attachments:** [NTMWD Letter](#)

- 15-434** [Consider/Discuss/Act on Filling the Vacant Position on the McKinney Convention and Visitors Bureau](#)

## 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
- Developer Legal Responsibility for Defective Infrastructure Construction

B. Section 551.074 Discuss Personnel Matters

- City Manager Transition

C. Section 551.087 – Discuss Economic Development Matters

- Project A71 – Gateway
- Project A90 – Nonagon
- Project A129 – Ernst
- Project A130 – Catch

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

Posted in accordance with the Texas Government Code, Chapter 551, on the 30th 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.

