



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

---

Tuesday, October 18, 2016

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

---

### AMENDED

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Father Harold C. Lowe, Holy Family School

#### CITIZEN COMMENTS

#### INFORMATION SHARING

**16-1045**      [Presentation of TML's Texas Excellence Award in Management Innovation, for the City's OpenGov Financial Transparency Tool](#)

**16-1046**      [Presentation of the Calendar for the "Preserve Historic McKinney - Historic Home Recognition Program"](#)

**Attachments:**    [Home Recognition Packet](#)

#### 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

**16-1047**      [Minutes of the City Council Work Session of October 3, 2016](#)

**Attachments:**    [Minutes](#)

**16-1048**      [Minutes of the City Council Regular Meeting of October 4, 2016](#)

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

**16-971** [Minutes of the Historic Preservation Advisory Board Regular Meeting of September 1, 2016](#)

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

**16-1049** [Minutes of the McKinney Housing Authority Meeting of August 23, 2016](#)

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

**16-1012** [Minutes of the Planning and Zoning Commission Work Session Meeting of September 27, 2016](#)

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

**16-1013** [Minutes of the Planning and Zoning Commission Regular Meeting of September 27, 2016](#)

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

#### ORDINANCES

**16-1050** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2016-2017 Annual Budget and Amending the 2017 - 2021 Capital Improvements Program to Provide Funds for the Airport Master Plan Update Project #A1648](#)

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

#### RESOLUTIONS

**16-1051** [Consider/Discuss/Act on a Resolution Awarding a Contract to Structural and Steel Products of Fort Worth, Texas for the Purchase of Traffic Signal Poles and Accessories](#)

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

**16-1052** [Consider/Discuss/Act on a Resolution Awarding a Contract to David's Paint and Body of McKinney, Texas, for Automotive Paint and Body Services](#)

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

**16-1057**      [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Adopting a Policy for the Review and Consideration of Requests for Resolutions in Support of Housing Developments Seeking or Utilizing Low Income Housing Tax Credits and Providing for an Effective Date Upon Passage](#)

**Attachments:** [Resolution](#)  
[Sample Resolution In Support](#)  
[Sample Resolution Non-Objection](#)  
[Sample Resolution Opposition](#)

#### MISCELLANEOUS

**16-1053**      [Consider/Discuss/Act on an Amendment to the Development Agreement for the Willow Wood Development Generally Located East of State Highway 5 \(McDonald Street\) and Approximately 4,000 Feet North of F.M. 543 \(Laud Howell Parkway\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Existing Willow Wood Development Agreement](#)  
[Proposed First Amendment to Development Agreement](#)

#### END OF CONSENT

#### REGULAR AGENDA AND PUBLIC HEARINGS

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

**16-166SP2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan and Facade Plan for a Mixed-Use Development \(Downtown McKinney Blocks A & B\), Located on the Southeast Corner of Davis Street and Tennessee Street](#)

**Attachments:** [CC Minutes](#)  
[CC Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Updated Elevations](#)  
[Renderings - Info Only](#)  
[PowerPoint Presentation](#)

**16-260Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" Light Industrial District, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard, and Accompanying Ordinance](#)

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

**16-1054** [Consider/Discuss/Act on a Facilities Agreement for Lot 1, Block A, of the Doss Addition, Located Approximately 1,350 Feet East of FM 2933 and on the North Side of County Road 341](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Proposed Facilities Agreement](#)

**16-222PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Doss Addition, Located Approximately 1,350](#)

Feet East of FM 2933 and on the North Side of County Road 341

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)  
[PowerPoint Presentation](#)

**16-1055** [Consider/Discuss/Act on a Facilities Agreement for Lot 1, Block A, of the Holder Hill Addition, Located at 4025 County Road 405](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Proposed Facilities Agreement](#)

**16-271PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Holder Hill Addition, Located at 4025 County Road 405](#)

**Attachments:** [PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)  
[PowerPoint Presentation](#)

**16-1056** [Consider/Discuss/Act on Appointing Members to Serve on the Airport Master Plan Update Planning Advisory Committee and Technical Advisory Committee](#)

**Attachments:** [Airport Master Plan Committees](#)

**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

B. Section 551.071 (A) Pending or contemplated litigation

- Arch Resorts, LLC v. the City of McKinney, Texas, and Rick Herzberger, Chief Building Official of the City Of McKinney, Texas, No. 219-01855-2015, 219th District Court of Collin County, Texas

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.087 – Discuss Economic Development Matters

- Project A146 – Project Frost
- Project A159 – Project Cuisine

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

Posted in accordance with the Texas Government Code, Chapter 551, on the 14th day of October, 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](mailto:contact-adacompliance@mckinneytexas.org) with questions or for accommodations.