



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, November 1, 2016

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 Major Paul White, The Salvation Army

### INFORMATION SHARING

**16-1106**      [Salvation Army Red Kettle Proclamation](#)

**Attachments:**    [Proclamation](#)

**16-1107**      [Municipal Court 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

**16-1108**      [Minutes of the City Council Work Session of October 17, 2016](#)

**Attachments:**    [Minutes](#)

**16-1109**      [Minutes of the City Council Regular Meeting of October 18, 2016](#)

**Attachments:**    [Minutes](#)

- 16-1110**      [Minutes of the City Council Work Session of October 24, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1060**      [Minutes of the Community Grants Advisory Commission Meeting of July 28, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-963**        [Minutes of the Library Advisory Board Meeting of September 15, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1007**      [Minutes of the Main Street Board Meeting of September 8, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1016**      [Minutes of the McKinney Armed Services Memorial Board Meeting of September 14, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1066**      [Minutes of the McKinney Arts Commission Meeting of August 11, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1067**      [Minutes of the McKinney Arts Commission Meeting of August 12, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1068**      [Minutes of the McKinney Arts Commission Meeting of August 18, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1038**      [Minutes of the McKinney Economic Development Corporation Special Meeting of September 12, 2016](#)  
**Attachments:**    [Minutes](#)

- 16-1039**      [Minutes of the McKinney Economic Development Corporation Meeting of September 20, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1029**      [Minutes of the McKinney Housing Finance Corporation Meeting of April 8, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1030**      [Minutes of the McKinney Housing Finance Corporation Meeting of April 15, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1031**      [Minutes of the McKinney Housing Finance Corporation Meeting of September 30, 2016](#)  
**Attachments:**    [Minutes](#)
- 16-1024**      [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of September 8, 2016](#)  
**Attachments:**    [Minutes](#)
- ORDINANCES**
- 16-1111**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2016-2017 Annual CIP Budget and the 2017 - 2021 Capital Improvements Program; to Appropriate Funds from the Collin County Parks and Open Space Project Funding Assistance Program for Phase II of Bonnie Wenk Park](#)  
**Attachments:**    [Ordinance](#)
- 16-1112**      [Consider/Discuss/Act on an Ordinance Amending the Code of Ordinances of the City of McKinney, Section 134, "Signs" by Revising Paragraph \(a\) of Chapter 134-10 entitled "Multiple-Building Lot Coordinated Signage," to Allow Coordinated Signage on Property that is Developed in any Non-Residential Zoning District in Addition to Property Developed in a Planned Development District or in the McKinney Town Center](#)

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

## RESOLUTIONS

**16-1113**      [Consider/Discuss/Act on a Resolution Adopting the Revised Drainage Maintenance Policy and Priority Matrix](#)

**Attachments:** [Resolution](#)  
[Drainage Maintenance Policy](#)  
[Drainage Maintenance Priority Matrix](#)

**16-1114**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Lockwood, Andrews & Newman, Inc. \(LAN\) for Professional Engineering Design Services for the Redbud Pump Station 794 PP Transmission Water Line and Any Necessary Supplemental Agreements](#)

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

**16-1115**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply For and Accept, if Awarded, an Assistance to Firefighters Grant, through the Department of Homeland Security, to Renovate the Public Safety Building to Include a Training Room](#)

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

**16-1116**      [Consider/Discuss/Act on a Resolution Accepting the Texas Forest Service Texas Intrastate Fire Mutual Aid System \(TIFMAS\) Grant for a Type 3 Apparatus](#)

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

**16-1117**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Median Maintenance Reimbursement Agreement with Stonebridge Ranch Community Association, Inc.](#)

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

## MISCELLANEOUS

**16-1119**      [Consider/Discuss/Act on a Second Amendment to the 2012 Trinity Falls Development Agreement and a First Amendment to the Amended and Restated Trinity Falls Park Development and Disbursement Agreement](#)

**Attachments:** [2012 Trinity Falls Development Agrmt.](#)  
[First Amend. to 2012 Trinity Falls Dev. Agrmt.](#)  
[Second Amend. to 2012 Development Agrmt.](#)  
[Amend. & Restated Park Dev. & Disburs. Agrmt.](#)  
[First Amend. to Park Dev and Disburse. Agrmt.](#)

**16-1118**      [Consider/Discuss/Act on Assignments of Municipal Utility District 1's Creation and Operation and Municipal Utility District 2's Creation and Operation, the Development Agreement, and the Park Development and Disbursement Agreement from CH-B Trinity Falls, L.P. to Trinity Falls Holdings, L.P.](#)

**Attachments:** [Assignment - MUD No 1](#)  
[Assignment - MUD No 2](#)  
[Assignment - Development Agreement](#)  
[Assignment - Park Development Agreement](#)

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**16-237SP2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Two Office/Warehouse Buildings \(Redbud Central\), Located on the Northwest Corner of Redbud Boulevard and Central Circle](#)

**Attachments:** [10.11.16 PZ Minutes](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. 1563](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)

**16-183SU3** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit and Site Plan Request to Allow for a Wholesale Retail and Tire Service Center with a Motor Vehicle Fuel Sales Facility \(Costco\), Located on the Northeast Corner of U.S. Highway 380 \(University Drive\) and Hardin Boulevard, and Accompanying Ordinance](#)

**Attachments:** [09.13.16 PZ Minutes](#)  
[10.11.16 PZ Minutes](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**16-248SU2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window \(Victory @ Lake Forest\), Located on the Northwest Corner of Collin McKinney Parkway and Lake Forest Drive, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**16-1120**      [Conduct a Public Hearing to Consider/Discuss/Act on a Sign Variance Request by Site Enhancement Services, Appealing the Denial of a Sign Permit for Wall Signage at Advance Auto Parts, Located at the Northeast Corner of West University Drive and North Church Street](#)

**Attachments:** [Advanced Auto Letter of Intent](#)  
[Advanced Auto - Submittal \(09-15-16\)](#)

**16-296M2**      [Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Amending Chapter 146-130 \(Vehicle Parking\) of the Code of Ordinances, the Creation of Chapter 138, Article VII \(Donation Collection Containers\) of the Code of Ordinances, and an Amendment to Appendix A \(Schedule of Fees\) of the Code of Ordinances](#)

**Attachments:** [Draft P&Z Minutes](#)  
[Donation Bin Court Opinion](#)  
[Lawsuit Article](#)  
[Proposed 146-130 Changes](#)  
[Proposed Chapter 138 Article VII - Donation Bins Regulations](#)  
[Proposed Ordinance for Adoption](#)

**16-1121**      [Consider/Discuss/Act on an Ordinance Amending the 1999 Municipal Annexation Plan](#)

**Attachments:** [1999 Annexation Plan](#)  
[Proposed Ordinance](#)  
[Exhibit A](#)  
[Presentation](#)

**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](#)

**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
- Development Agreement negotiations regarding approximately 28.3 acres in the Elias Alexander survey, known as "Craig Ranch IV and V"

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
- Joe Cavagnaro, Jr. v. DWW Golf Management, LLC and City of McKinney; City of McKinney v. DWW Golf Management, LLC; DWW Golf Management, LLC v. Strambler Enterprises, Inc. and Gregory Lewis; Cause No. 219-04415-2014



- C. Section 551.072. Deliberations about Real Property
  - Municipal Facilities
  
- D. Section 551.087 – Discuss Economic Development Matters
  - Project A140 – Project Rest
  - Project A146 – Project Frost
  - Project A159 – Project Cuisine
  - Project A160 – Project Champion

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

Posted in accordance with the Texas Government Code, Chapter 551, on the 27th day of October, 2016 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.