



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, November 15, 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 Pastor Charles Wattley, Jr., Saint Mark Missionary Baptist Church

### INFORMATION SHARING

**16-1160**      [Proclamation for National Homeless and Hunger Awareness Week](#)

**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

**16-1161**      [Minutes of the City Council Regular Meeting of November 1, 2016](#)

**Attachments:**    [Minutes](#)

**16-1001**      [Minutes of the Board of Adjustment Meeting of August 10, 2016](#)

**Attachments:**    [Minutes](#)

**16-1082**      [Minutes of the McKinney Community Development Corporation Meeting of September 22, 2016](#)

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

**16-1097**      [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of August 23, 2016](#)

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

**16-1098**      [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of August 19, 2016](#)

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

**16-1162**      [Minutes of the McKinney Housing Authority Meeting of September 27, 2016](#)

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

**16-1088**      [Minutes of the Planning and Zoning Commission Work Session of October 11, 2016](#)

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

**16-1089**      [Minutes of the Planning and Zoning Commission Regular Meeting of October 11, 2016](#)

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

#### RESOLUTIONS

**16-1163**      [Consider/Discuss/Act on a Resolution Requesting Consent to Financing by Woodloch Health Facilities Corporation, Under the Health Facilities Development Act, for a Senior Living Facility to be Located Within the City of McKinney, in the 6000 Block of Alma Road, and to be Owned by Wellstone Craig Ranch](#)

**Attachments:** [Resolution](#)  
[Bond Counsel Letter](#)

#### MISCELLANEOUS

**16-309CP2**      [Consider/Discuss/Act on a Concept Plan for Westridge](#)

[Retail, Located on the Northwest Corner of Westridge Boulevard and Independence Parkway](#)

**Attachments:** [DRAFT PZ Minutes 11.08.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Concept Plan](#)

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**16-1164** [Consider/Discuss/Act on Authorizing the City Manager to Enter into a Development Agreement for a Downtown Parking Garage](#)

**Attachments:** [Resolution](#)  
[Parking Garage Development Agreement](#)

**16-261SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for the Collin College Public Safety Training Center, Located Approximately 750 Feet South of Bloomdale Road and on the East Side of Redbud Boulevard](#)

**Attachments:** [DRAFT 10.25.16 PZ Minutes](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Interlocal Agreement](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)

**16-255Z4** [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request to Rezone the Subject Property from “RS 60” - Single Family Residence District to “LI” - Light Industrial District, Located at 717 Tower Lane, and Accompanying Ordinance](#)

***Attachments:*** [Draft PZ Minutes 10.25.16](#)  
[PZ Minutes 10.11.16](#)  
[PZ Minutes 09.27.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Comprehensive Plan Maps](#)  
[Fiscal Analysis](#)  
[Land Use and Tax Base Summary Map](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**16-270SP3** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Multi-Family Development \(The Kinstead\), Located on the Northeast Corner of McKinney Place Drive and State Highway 121 \(Sam Rayburn Tollway\)](#)

***Attachments:*** [DRAFT PZ Minutes 10.25.2016](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed Building - Info Only](#)  
[PowerPoint Presentation](#)

**16-286Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “C1” - Neighborhood Commercial District, Located Approximately 500 Feet South of Westridge](#)

Boulevard and on the West Side of Independence Parkway,  
and Accompanying Ordinance

**Attachments:** [Draft PZ Minutes 10.25.16](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Ex. PD Ord. No. 1621](#)  
[Ex. PD Ord. No. 2001-08-087](#)  
[Zoning Comparison Chart](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**16-301SP**

Conduct a Public Hearing to Consider/Discuss/Act on a Site  
Plan for Westridge Retail, Located on the Northwest Corner  
of Westridge Boulevard and Independence Parkway

**Attachments:** [CC Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)

**16-297M2**

Conduct a Public Hearing to Consider/Discuss/Act on an  
Amendment to Chapter 146-135 (Landscape Requirements)  
and Chapter 146-136 (Tree Preservation) of the Code of  
Ordinances

**16-296M3**

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:** [16-296M DRAFT PZ Minutes](#)  
[Donation Bin Court Opinion](#)  
[Lawsuit Article](#)  
[Proposed 146-130 Changes](#)  
[DRAFT Donation Bins Regulations](#)  
[Proposed Ordinance](#)

**16-1165** [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Relating To the “McKinney Economic Development Corporation Sales Tax Revenue Refunding Bonds, Taxable Series 2016” Approving \(I\) the Resolution of the Board of Directors of the McKinney Economic Development Corporation Authorizing the Issuance of Such Bonds and \(li\) Relating To the Deposit of the Gross Sales Tax Revenues; Resolving Other Matters Incident and Related To the Issuance of Such Bonds; and Providing an Effective Date](#)

**Attachments:** [Resolution](#)  
[MEDC Refunding Taxable Bonds 2016](#)  
[Resolution](#)

**16-1166** [Consider/Discuss/Act on Filling the Vacant Position on the Community Grants Advisory Commission](#)

**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 551.074 Discuss Personnel Matters

- City Manager Transition

D. Section 551.072. Deliberations about Real Property

- Municipal Facilities

E. Section 551.087 – Discuss Economic Development Matters

- Project A72 – Airport Property Acquisition

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

Posted in accordance with the Texas Government Code, Chapter 551, on the 11th day of November, 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.