



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, February 7, 2017

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas 75069

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### AMENDED

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Senior Associate Pastor Jaime Gonzalez, Christ Fellowship Church

#### INFORMATION SHARING

- 17-133**      [Presentation of McKinney Fire Department Lone Star Achievement Award for the Community Healthcare Program](#)

#### 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

- 17-134**      [Minutes of the City Council Regular Meeting of January 17, 2017](#)  
**Attachments:**    [Minutes](#)
- 17-135**      [Minutes of City Council Strategic Planning Work Session of January 20, 2017](#)  
**Attachments:**    [Minutes](#)
- 17-136**      [Minutes of the City Council Work Session of January 23,](#)

2017**Attachments:** [Minutes](#)

**16-1207**      [Minutes of the Animal Service Facilities Advisory Committee Meeting of February 17, 2016](#)

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

**16-1208**      [Minutes of the Animal Service Facilities Advisory Committee Meeting of May 13, 2016](#)

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

**17-047**      [Minutes of the Library Advisory Board Meeting of December 15, 2016](#)

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

**17-034**      [Minutes of the McKinney Arts Commission Meeting of October 20, 2016](#)

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

**17-102**      [Minutes of the McKinney Community Development Corporation Meeting of December 22, 2016](#)

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

**17-096**      [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of November 29, 2016](#)

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

**17-097**      [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of November 28, 2016](#)

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

**17-098**      [Minutes of the McKinney Convention & Visitors Bureau HR Committee Meeting of January 19, 2017](#)

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

**17-050**      [Minutes of the McKinney Economic Development](#)

Corporation Meeting of November 15, 2016**Attachments:** [Minutes](#)**17-051**Minutes of the McKinney Economic Development Corporation Meeting of December 20, 2016**Attachments:** [Minutes](#)**17-137**Minutes of the McKinney Housing Authority Meeting of November 29, 2016**Attachments:** [Minutes](#)**17-022**Minutes of the Main Street Board Meeting of December 8, 2016**Attachments:** [Minutes](#)**17-094**Minutes of the Planning and Zoning Commission Work Session of January 10, 2017**Attachments:** [Minutes](#)**17-095**Minutes of the Planning and Zoning Commission Regular Meeting of January 10, 2017**Attachments:** [Minutes](#)**17-045**Minutes of the Reinvestment Zone Number One Meeting of August 16, 2016**Attachments:** [Minutes](#)**17-089**Minutes of the Reinvestment Zone Number Two Meeting of August 15, 2016**Attachments:** [Minutes](#)**ORDINANCES****17-138**Consider/Discuss/Act on an Ordinance Amending Chapter 122, Section 103.5 of the Code of Ordinances Pertaining to Fees Assessed for the Annual Inspection of Multi Family Residential and Hotel/Motel Properties

**Attachments:** [Ordinance](#)  
[MF annual fees - redline 1-5-17](#)

**17-139** [Consider/Discuss/Act on an Ordinance Establishing a Speed Limit on Wilmeth Road West of Lake Forest Drive](#)

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

**17-140** [Consider/Discuss/Act on an Ordinance Renaming Ridgewood Drive to Stoltz Drive within the Robinson Ridge Subdivision](#)

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

**17-141** [Consider/Discuss/Act on an Ordinance that Restricts the Eastbound U-Turn Movements Along US 380 at the Median Opening 550 Feet East of Lake Forest Drive](#)

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

**17-142** [Consider/Discuss/Act on an Ordinance Calling the May 6, 2017 General Election](#)

**Attachments:** [Ordinance - English](#)  
[Ordinance - Spanish](#)

## RESOLUTIONS

**17-143** [Consider/Discuss/Act on a Resolution Authorizing a Contract with Collin County Elections Administration to Conduct the May 6, 2017 General Election and Authorizing a Joint Election Agreement with McKinney Independent School District and Collin College District](#)

**Attachments:** [Resolution](#)  
[2017 Joint Election Agreement](#)

**17-144** [Consider/Discuss/Act on a Resolution Amending the Policy on Board and Commission Member Appointment and](#)

Eligibility

**Attachments:** [Resolution](#)  
[Board and Commission Policy - Redline.pdf](#)

**17-145** [Consider/Discuss/Act on a Resolution Approving Redirection of FY16 Unspent Arts Commission Funds to the Public Art Fund](#)

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

**17-146** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc. \(FNI\) for Professional Engineering Design Services for the McKinney FY 17 Substandard Utility Replacement and Street Rehabilitation Umbrella Projects North of Virginia and Any Necessary Supplemental Agreements](#)

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

**17-147** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc. \(FNI\) for Professional Engineering Design Services for the Pearson Avenue and Related Drainage Improvements \(Waddill Street to Kentucky Street\) and Any Necessary Supplemental Agreements](#)

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

**17-148** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with the Texas Department of Transportation for the Temporary Closure of the State Right-of-Way for the Purpose of Special Events](#)

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

**17-149** [Consider/Discuss/Act on a Resolution of the City of McKinney to Authorize the City Manager to Apply for and Accept, if Awarded, a Grant to the U. S. Department of Justice, Administered through the State of Texas, Criminal](#)

Justice Division, for a Victims of Crime Act (VOCA) Grant

**Attachments:** Resolution  
Grant Worksheet - VOCA

- 17-150** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amended Professional Services Contract with Kimley-Horn and Associates, Inc. in Support of the 2015 Comprehensive Plan 10-Year Update

**Attachments:** Resolution  
Exhibit A

- 17-151** Consider/Discuss/Act on a Resolution Awarding a Contract to Kirila Fire of Brookfield, Ohio for the Purchase of an Aircraft Rescue & Firefighting Training Simulator

**Attachments:** Resolution

- 17-004DA** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement to Defer the Construction of Required Improvements (Drainage and Sanitary Sewer Infrastructure) with Wholelife Properties, LLC and Wellstone Living Craig Ranch, LLC, for Lots 1 and 2, Block A, Lots 1-4, Block B, and Lot 1, Block C of the Whole Life at Craig Ranch Addition, Generally Located on the North Side of Collin McKinney Parkway and West of The Esplanade

**Attachments:** Resolution  
Location Map and Aerial Exhibit  
Proposed Deferral Agreement  
Approved Record Plat 15-053RP  
Form 1295 (Owner)  
Form 1295 (Developer)

- 17-152** Consider/Discuss/Act on a Resolution Authorizing the Award of a Contract to Global Building Maintenance of Dallas, Texas, for City Wide Janitorial Services

**Attachments:** Resolution  
Scoring Summary  
Bid Tab

- 17-153**      [Consider/Discuss/Act on a Resolution Rescinding the Award of Contract for Janitorial Services- Apex Centre to CTJ Maintenance and Authorizing the Award of a Contract to the Second Best Value Bidder, Global Building Maintenance of Dallas, Texas, for Janitorial Services- Apex Centre](#)
- Attachments:**    [Resolution](#)  
                          [Scoring Summary](#)  
                          [Bid Tab](#)

#### MISCELLANEOUS

- 17-046**      [Consider/Discuss/Act on the 2016 Annual Report for Tax Increment Reinvestment Zone One \(TIRZ No. 1 / Town Center\)](#)
- Attachments:**    [TIRZ 1 Project Status & Fund Balance Annual Report](#)
- 17-090**      [Consider/Discuss/Act on the 2016 Annual Report for Tax Increment Reinvestment Zone Two \(TIRZ No. 2 / Airport\)](#)
- Attachments:**    [Annual Report](#)  
                          [Presentation](#)

#### END OF CONSENT

#### REGULAR AGENDA AND PUBLIC HEARINGS

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

- 14-297Z4**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "PD" - Planned Development District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District, "SO" - Suburban Office District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Meadow Ranch Road and U.S. Highway 380 \(University Drive\), and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

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

**16-024SP5** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Automotive Sales, Repair and Car Wash \(EchoPark McKinney\), Located Approximately 430 Feet South of Bray Central Drive and on the West Side of Central Circle](#)

**Attachments:** [Draft PZ Minutes 01.24.17](#)  
[PZ Minutes 01.10.17](#)  
[PZ Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[PowerPoint Presentation](#)

**16-341Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF5" - Single Family Residence District to "TH" - Townhome Residential District, Located Approximately 3,200 Feet South of U.S. Hwy 380 \(University Drive\) and on the East Side of Lake Forest Drive; and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 1.10.17](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letter of Opposition 1](#)  
[Letter of Opposition 2](#)  
[Letter of Opposition 3](#)  
[Informational Letter](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)



**16-349Z2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "SO" - Suburban Office District, Located at 1202 West University Drive; and Accompanying Ordinance](#)

**Attachments:**    [PZ Minutes 1.10.17](#)  
                          [PZ Report](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Comprehensive Plan Maps](#)  
                          [Fiscal Impact Analysis](#)  
                          [Land Use and Tax Base Summary](#)  
                          [Land Use Comparison Table](#)  
                          [Proposed Ordinance](#)  
                          [Proposed Exhibits A-B](#)  
                          [PowerPoint Presentation](#)

**16-370SU2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Club \(Hank's Texas Grill\), Located at 1310 North Central Expressway, and Accompanying Ordinance](#)

**Attachments:**    [PZ Minutes 1.10.17](#)  
                          [PZ Staff Report](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Proposed Ordinance](#)  
                          [Proposed Exhibits A-C](#)  
                          [PowerPoint Presentation](#)

**16-373Z2**      [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 on the Northeast Corner of Virginia Parkway and Carlisle Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 01.10.17](#)  
[PZ Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 1683](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A and B](#)  
[PowerPoint Presentation](#)

**16-358M2**      [Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to the Capital Improvements Plan for Utility Impact Fees and the Imposition of Updated Utility Impact Fees; and Accompanying Ordinance](#)

**Attachments:** [Ch. 130 McKinney Code of Ordinances](#)  
[PZ Approved Minutes](#)  
[Ordinance](#)  
[Exhibit A - Updated CIP Report](#)  
[Exhibit B - Schedule 1-2](#)  
[Presentation](#)

**17-154**      [Consider/Discuss/Act on a Request for a Resolution of Support for 9% Tax Credits by Merritt McGowan Manor, L.P., to the Texas Department of Housing and Community Affairs \(TDHCA\) for the Redevelopment of the Existing Merritt Homes Multifamily, Rental Development Located at 1200 N. Tennessee](#)

**Attachments:** [Elevations](#)  
[Sources and Uses - 12.23.16](#)  
[Proforma](#)  
[Merritt Homes Aerial](#)  
[Resolution in Support - Merritt Homes](#)  
[Resolution of Non-Objection - Merritt Homes](#)  
[Resolution in Opposition - Merritt Homes](#)  
[Site Plan](#)  
[Merritt 9% Evaluation](#)

**17-155**      [Consider/Discuss/Act on a Request for a Resolution of Support for 9% Tax Credits by Evergreen at McKinney Senior Community, LP, to the Texas Department of Community Affairs \(TDHCA\) for the Senior, Multifamily, Rental Development to be Located At the Easternmost Part of a Tract at the NEQ of Silverado and Custer](#)

**Attachments:** [Site Plan](#)  
[Operating Pro Forma](#)  
[Rental Rates](#)  
[Source and Uses](#)  
[Proposed Elevations](#)  
[Evergreen Aerial](#)  
[Resolution in Support -Churchill](#)  
[Resolution in Opposition -Churchill](#)  
[Resolution of No Objection -Churchill](#)  
[Existing Zoning - Ordinance 2008-09-097](#)  
[Evergreen 9% Evaluation](#)

**17-156**      [Consider/Discuss/Act on a Resolution Amending the 2017-2021 Capital Improvements Program to Provide Funds for Various Citywide Rehabilitation Projects for FY 16-17](#)

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

## 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:

- Second Amendment to 2012 Development Agreement with Trinity Falls Holding LP
- Federal Transit Administration 59 U.S.C. §5307 Funding

B. Section 551.071 (A) Pending or contemplated litigation

- Formal Complaint of ADC West Ridge, L.P. and Center for Housing Resources, Inc. Against the City of Frisco

C. Section 551.074 – Personnel Matters

- City Council Self- Evaluation, Roles /Responsibilities under Home Rule Charter

D. Section 551.087 – Discuss Economic Development Matters

- Project 71 – Project Gateway
- Project A140 – Project Rest
- Project A146 – Project Frost
- Project A159 – Project Cuisine
- Chapter 380 Economic Development Program and Agreement for Cross F Ranch by and between McKinney Ranch Ltd., Honey Creek Investments, LLC and Barcelona 93, Ltd. and the City of McKinney

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

Posted in accordance with the Texas Government Code, Chapter 551, on the 3rd day of February, 2017 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.