



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, March 21, 2017

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Jeff Nyberg, Stepping Stones Church

INFORMATION SHARING

- 17-305** [Presentation of Texas Fire Chiefs Association Best Practice Recognition to the McKinney Fire Department](#)

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

- 17-306** [Minutes of the City Council Work Session of March 6, 2017](#)
Attachments: [Minutes](#)
- 17-307** [Minutes of the City Council Regular Meeting of March 7, 2017](#)
Attachments: [Minutes](#)
- 17-308** [Minutes of the City Council and the McKinney Community Development Corporation Joint Meeting of February 23, 2017](#)
Attachments: [Minutes](#)

17-237 [Minutes of the Historic Preservation Advisory Board Regular Meeting of January 5, 2017](#)

Attachments: [Minutes](#)

17-248 [Minutes of the McKinney Armed Services Memorial Board Meeting of February 8, 2017](#)

Attachments: [Minutes](#)

17-276 [Minutes of the McKinney Housing Finance Corporation Meeting of October 14, 2016](#)

Attachments: [Minutes](#)

17-282 [Minutes of the Planning and Zoning Commission Regular Meeting of February 28, 2017](#)

Attachments: [Minutes](#)

17-281 [Minutes of the Planning and Zoning Commission Work Session of February 28, 2017](#)

Attachments: [WS Minutes](#)

ORDINANCES

17-309 [Consider/Discuss/Act on an Ordinance Repealing Chapter 30 of the Code of Ordinances and Adopting a New Chapter 30 with Updated Revisions Regarding Airport Minimum Standards and Rules and Regulations](#)

Attachments: [Ordinance](#)
 [Ordinance Amending Chapter 30-Redline](#)

17-310 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2016-2017 Annual Budget to Provide Funds for Consulting Services: Municipal Courts Software](#)

Attachments: [Ordinance](#)

RESOLUTIONS

17-311 [Consider/Discuss/Act on a Resolution Authorizing the City](#)

[Manager to Execute a Contract with Sciens, LLC, of McKinney, Texas, for Consulting Services: Municipal Courts Software Project](#)

Attachments: [Resolution](#)
[Scoring Summary](#)
[Bid Tab](#)

17-312 [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Amending the 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: [Policy Amendment - Redline](#)
[Sample Resolution in Support](#)
[Sample Resolution Non-Objection](#)
[Sample Resolution Opposition](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

16-336A2 [Conduct a Public Hearing to Consider and Discuss a Petition to Annex the Subject Property, Located Approximately 2,200 Feet West of Lake Forest Drive and on the North Side of County Road 123 \(Future Bloomdale Road\) and the South Side of Baxter Well Road](#)

Attachments: [Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Petition Requesting Annexation](#)
[Proposed Ordinance](#)
[Exhibit A - Location Map](#)
[Exhibit B - Legal Description](#)
[Exhibit C - Service Plan](#)
[Exhibit D - Property Description](#)
[PowerPoint Presentation](#)

16-367SU3 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Bed and Breakfast \(Waddill Street Bed and Breakfast Inn\), Located at 215 North Waddill Street, and Accompanying Ordinance](#)

Attachments: [CC Minutes 2.21.17](#)
[PZ Minutes 1.24.17](#)
[PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)
[PowerPoint Presentation](#)

16-193Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located Approximately 520 Feet East of Community Avenue and on the South Side of U.S. Highway 380 \(University Drive\), and Accompanying Ordinance](#)

Attachments: [PZ Minutes 022817](#)
[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](#)
[Ex. PD Ord. No. 2000-02-017](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)
[PowerPoint Presentation](#)

16-192SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for an Automotive Care Center, Located Approximately 520 Feet East of Community Avenue and on the South Side of U.S. Highway 380 \(University Drive\), and Accompanying Ordinance](#)

Attachments: [PZ Minutes 022817](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[PowerPoint Presentation](#)

16-318Z2 [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 for Single Family Residential Detached and Attached Uses, Located Approximately 900 Feet West of McDonald Street and on the South Side of Stewart Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 2.28.17](#)
[PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Comprehensive Plan Maps](#)
[Fiscal Impact Analysis](#)
[Land Use and Tax Base Summary Map](#)
[Existing PD Ord. No. 1999-07-52](#)
[Existing PD Ord. No. 2000-11-093](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-E](#)
[PowerPoint Presentation](#)

17-030Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “C2” - Local Commercial District and “TH” - Townhome Residential District, Located Approximately 1,200 Feet East of Custer Road and on the South Side of Eldorado Parkway, and Accompanying Ordinance \(WITHDRAWN\)](#)

Attachments: [PZ Minutes 022817](#)
[Location Map and Aerial Exhibit](#)

17-313 [Consider/Discuss/Act on a Resolution of the City of McKinney, Texas, Authorizing Variances to the No Floodplain Rise Restriction of the Stormwater Ordinance for Certain Properties Along Honey Creek and the East Fork of the Trinity River Near U.S. 75](#)

Attachments: [Resolution](#)
[Location Map](#)
[Affected Property Owners Map](#)
[Development and Floodplain Map](#)

17-314 [Consider/Discuss/Act on a Resolution Approving an Amendment to the McKinney Housing Authority \(MHA\) Revolving Loan for Newsome Homes Redevelopment](#)

Pursuant to a Chapter 393 Loan Agreement Between the
City of McKinney and the McKinney Housing Authority

Attachments: [Resolution](#)
[Construction Delay Documentation](#)
[Newsome - Sources and Uses](#)
[MHA Newsome Home Agreement - Redline](#)

17-315 [Consider/Discuss/Act on a Resolution Amending the Fiscal
Year 2017 - 2021 Capital Improvements Program to Provide
Funds for the Hardin Boulevard Lanes 5 & 6 Project
\(ST3211\)](#)

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

17-316 [Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Execute a Contract and All Necessary Change
Orders with McMahon Contracting, L.P. for the Construction
of Hardin Boulevard Lanes 5 & 6 and McKinney Ranch
Parkway Improvements](#)

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

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:

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
- Petition of the Cities of Garland, Mesquite, Plano, and Richardson Appealing Wholesale Water Rates Implemented by North Texas Municipal Water District, PUC Docket No. 46662, Public Utility Commission of Texas
- The City of McKinney, Texas, v. Custer Storage Center, LLC v. Collin County, Texas, No. 401-03649-2015, 401st 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 A71 – Gateway
- Project A140 – Project Rest
- Project A144 – Project Red River
- Project A146 – Project Frost
- Project A171 – Project Skywalker
- 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 17th day of March, 2017 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 with questions or for accommodations.

