



# CITY OF McKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, June 20, 2017

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 Myron Bradford, New Jerusalem Baptist Church

### INFORMATION SHARING

**17-628**      [U Matter Presentation](#)  
**Attachments:**   [Presentation](#)

### CITIZEN COMMENTS

**17-629**      [Consider/Discuss/Act on City Council Election of Mayor Pro Tem](#)

### 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

**17-630**      [Minutes of the City Council Special Meeting of June 5, 2017](#)  
**Attachments:**   [Minutes](#)

**17-631**      [Minutes of the City Council Regular Meeting of June 6, 2017](#)  
**Attachments:**   [Minutes](#)

**17-547**      [Minutes of the Board of Adjustment Meeting of March 29, 2017](#)

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

**17-553** [Minutes of the Historic Preservation Advisory Board Regular Meeting of May 4, 2017](#)

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

**17-564** [Minutes of the Main Street Board Meeting of May 11, 2017](#)

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

**17-532** [Minutes of the Joint Meeting of McKinney Community Development Corporation and the Park, Recreation and Open Space Board Meeting of April 13, 2017](#)

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

**17-591** [Minutes of the McKinney Housing Finance Corporation Meeting of March 10, 2017](#)

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

**17-596** [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of May 11, 2017](#)

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

**17-601** [Minutes of the Planning and Zoning Commission Regular Meeting of May 23, 2017](#)

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

**17-600** [Minutes of the Planning and Zoning Commission Work Session of May 23, 2017](#)

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

## ORDINANCES

**17-632** [Consider/Discuss/Act on Ordinance Amending the Fiscal Year 2016-2017 Budget Mid-Year to Fund Additional Improvements, Projects and Increased Contractual Obligations](#)

**Attachments:** [Ordinance](#)  
[FY17 Mid Year Requests](#)

## RESOLUTIONS

**17-107M2** [Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

**Attachments:** [Resolution](#)  
[Exhibit A \(Semiannual Report\)](#)  
[Semiannual Report Appendix](#)

**17-633** [Consider/Discuss/Act on a Resolution Authorizing the Application For and Acceptance of, If Awarded, a Grant from the Collin County Adult Literacy Council by the McKinney Public Library System For FY18](#)

**Attachments:** [Resolution](#)  
[CCALC FY18 Application](#)

**17-634** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Second Amendment to Commercial Lease Agreement for 115-B Industrial Blvd. for Office Space for the City of McKinney - Municipal Uses](#)

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

**17-635** [Consider/Discuss/Act on a Resolution Amending the 2017 - 2021 Capital Improvements Program to Provide Funds for the WW3255 Aerial Wastewater Crossing Replacement Jeans Creek and WA4266 Club Lake Water Line Loop Projects](#)

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

**17-636** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Mountain Cascade of Texas for the Construction](#)

of WW3255 Aerial Wastewater Crossing Replacement  
Jeans Creek and WA4266 Club Lake Water Line Loop  
Projects

**Attachments:** Resolution  
Location Map

- 17-637** Consider/Discuss/Act on a Resolution Authorizing the City  
Manager to Execute a Contract and All Necessary  
Supplemental Agreements with BGE, Inc., to Conduct an  
Erosion Study of the Unnamed Tributary of Wilson Creek  
Through Glenwood Estates

**Attachments:** Resolution  
Location Map

- 17-638** Consider/Discuss/Act on a Resolution Authorizing the City  
Manager to Execute an Agreement with the Texas  
Department of Transportation to Contribute Right of Way  
Funds for the Custer Road (FM 2478) Project from US 380  
to Just North of FM 1461

**Attachments:** Resolution  
Location Map

- 17-639** Consider/Discuss/Act on a Resolution Authorizing the City  
Manager to Execute a Contract with Garver, LLC for  
Professional Engineering Design Services for the Arterial  
Capacity Improvements Project (ST1618) and Any  
Necessary Supplemental Agreements

**Attachments:** Resolution  
Location Map

- 17-640** Consider/Discuss/Act on a Resolution Authorizing the City  
Manager to Apply for and Accept, if Awarded for a  
Preservation and Community Impact Grant from the National  
Trust of Historic Preservation

**Attachments:** Resolution

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

- 17-506**      [Consider/Discuss/Act on an Ordinance Increasing the Homestead Exemption for Residents Over Age 65](#)  
**Attachments:**    [Ordinance](#)  
                              [Presentation](#)
- 17-102AA**      [Conduct a Public Hearing to Consider/Discuss/Act on a Right-of-Way Abandonment of a Portion of an Unnamed Alley, Located on the East Side of Waddill Street Between White Avenue and Pearson Avenue, and Accompanying Ordinance](#)  
**Attachments:**    [Proposed Ordinance](#)  
                              [Petition](#)  
                              [Exhibit A - Location Map](#)  
                              [Exhibit B & C - ROW Survey](#)
- 17-099SUP**      [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Personal Service \(Pamper Me Salon Spa Studios\), Located on the Southwest Corner of Collin McKinney Parkway and Piper Glen Road, and Accompanying Ordinance](#)  
**Attachments:**    [PZ Minutes 052317](#)  
                              [PZ Minutes 050917](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Proposed Ordinance](#)  
                              [Proposed Exhibits A-B](#)  
                              [PowerPoint Presentation](#)
- 17-092Z**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG 18" - General Residence District to "PD" - Planned Development District, for Multi-Family Residential Uses and Generally to Modify the Development Standards, Located at the](#)

[Southeast Corner of Rockhill Road and North Brook Drive,  
and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

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

**17-067SP**

[Consider/Discuss/Act on a Site Plan for a Restaurant  
\(McDonald's\), Located at 3200 Eldorado Parkway](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 1499](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)

**17-641**

[Consider/Discuss/Act on Authorizing the City Manager to  
Execute a Consent to Assignment of Certain Provisions of a  
Chapter 380 Economic Incentive and Master Development  
Agreement by and between the City of McKinney, Texas and  
Columbus Realty Partners, Ltd. to Facilitate the Construction  
of Office Building Improvements by Playful Building One,  
LLC](#)

**Attachments:** [Assignment Agreement](#)  
[9-Acre Site Plan - Informational Only](#)

**17-045DA**

[Consider/Discuss/Act on a Resolution Authorizing a Second  
Amendment to Consent Agreements Regarding Bond  
Authority for Two \(2\) Existing Municipal Utility Districts:  
Municipal Utility District No. 1 and Municipal Utility District  
No. 2 - Trinity Falls](#)

**Attachments:** [Proposed Resolution](#)  
[Proposed 2nd Amend. Consent MUD 1](#)  
[Proposed 2nd Amend. Consent MUD 2](#)  
[1st Amendment to Consent MUD 1](#)  
[1st Amendment to Consent MUD 2](#)  
[2012 Consent Agreement MUD 1](#)  
[2012 Consent Agreement MUD 2](#)  
[Applicant Presentation](#)

**17-044DA**

[Consider/Discuss/Act on a Third Amendment to 2012 Trinity Falls Development Agreement with Trinity Falls Holdings, LP](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Proposed 3rd Amend to Dev. Agmt.](#)  
[Proposed Exhibit A](#)  
[Proposed Exhibit B-2A](#)  
[Proposed Exhibit B-2B](#)  
[Proposed Exhibit B-2C](#)  
[Proposed Exhibit B-4A](#)  
[Proposed Exhibit B-4B](#)  
[Proposed Exhibit B-4C](#)  
[Proposed Exhibit C-1](#)  
[Proposed Exhibit C-1A](#)  
[Proposed Exhibit C-2](#)  
[Proposed Exhibit C-2A](#)  
[Proposed Exhibit C-3](#)  
[Proposed Exhibit C-3A](#)  
[Proposed Exhibit C-4](#)  
[Proposed Exhibit C-4A](#)  
[Proposed Exhibit C-5](#)  
[Proposed Exhibit C-6](#)  
[Proposed Exhibit C-6A](#)  
[Proposed Exhibit C-7A](#)  
[Proposed Exhibit C-7B](#)  
[Proposed Exhibit C-7C](#)  
[Proposed Exhibit C-7D](#)  
[2nd Amendment to 2012 Dev. Agmt.](#)  
[1st Amendment to 2012 Dev. Agmt.](#)  
[2012 Trinity Falls Dev. Agmt.](#)  
[Station #9 Informational Layout Only](#)  
[Letter from Pulte Homes / Del Webb](#)  
[1295 Certificate](#)

**17-642**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the Construction Manager at Risk](#)

(CMAR) Services Contract with Structure Tone Southwest, LLC of Dallas, Texas for a Guaranteed Maximum Price (GMP) Related to the Construction of McKinney National Airport Hangar Renovation Project

**Attachments:** Resolution  
GMP Proposal

**17-643** Consider/Discuss/Act on a Resolution Appointing Members to the Reinvestment Zone Number One

**Attachments:** Resolution

**17-644** Consider/Discuss/Act on a Resolution Appointing Members to the Reinvestment Zone Number Two

**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:

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
- McKinney Board of Adjustment Agenda Item 17-552 (May 31, 2017)

#### **ACTION ON EXECUTIVE SESSION ITEMS**

#### **ADJOURN**



Posted in accordance with the Texas Government Code, Chapter 551, on the 16th day of June, 2017 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.