



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, April 3, 2018

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Imam Mohamed Fathi, Islamic Center of McKinney

INFORMATION SHARING

18-278 [National Community Development Week Proclamation](#)

Attachments: [Proclamation](#)

18-279 [Sexual Assault Awareness and Prevention 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

18-280 [Minutes of the City Council Work Session of March 19, 2018](#)

Attachments: [Minutes](#)

18-281 [Minutes of the City Council Regular Meeting of March 20, 2018](#)

Attachments: [Minutes](#)

- 18-245 [Minutes of the Library Advisory Board Meeting of February 15, 2018](#)
Attachments: [Minutes](#)
- 18-241 [Minutes of the McKinney Armed Services Memorial Board Meeting of January 10, 2018](#)
Attachments: [Minutes](#)
- 18-262 [Minutes of the McKinney Community Development Corporation Meeting of February 22, 2018](#)
Attachments: [Minutes](#)
- 18-267 [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of February 27, 2018](#)
Attachments: [Minutes](#)
- 18-268 [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of February 26, 2018](#)
Attachments: [Minutes](#)
- 18-269 [Minutes of the McKinney Convention & Visitors Bureau Marketing Committee Meeting of March 5, 2018](#)
Attachments: [Minutes](#)
- 18-282 [Minutes of the McKinney Housing Authority Meeting of February 27, 2018](#)
Attachments: [Minutes](#)
- 18-257 [Minutes of the McKinney Economic Development Corporation Meeting of February 20, 2018](#)
Attachments: [Minutes](#)
- 18-231 [Minutes of the Main Street Board Meeting of February 8, 2018](#)
Attachments: [Minutes](#)

18-237 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of February 8, 2018](#)

Attachments: [Minutes](#)

18-275 [Minutes of the Planning and Zoning Commission Regular Meeting of March 13, 2018](#)

Attachments: [Minutes](#)

ORDINANCES

18-283 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2017-2018 Annual Budget and the 2018 - 2022 Capital Improvement Program to Provide Funding for the Western TKI Hangar Project \(AI1743\) and the Western TKI Executive Terminal Project \(AI1744\)](#)

Attachments: [Ordinance](#)

RESOLUTIONS

18-284 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the First Amendment to the Professional Services Contracts with Project Control of Texas, Inc. for Owner's Representative Services for the Executive Terminal and TKI Hangar Project at McKinney National Airport](#)

Attachments: [Resolution](#)
 [Contract - TKI Executive Terminal](#)
 [First Amendment - TKI Executive Terminal](#)
 [Contract - TKI Hangar](#)
 [First Amendment - TKI Hangar](#)

18-285 [Consider/Discuss/Act on a Resolution Awarding a Contract to Coast to Coast of Bonham, Texas and Weisz Selection Lawn & Landscape Services, Inc. of Weston, Texas for the Mowing and Cleanup Services for Drainage, Water and Wastewater Locations](#)

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

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

18-286 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, to Allow the Proposed Development, Sphinx at Throckmorton Villas, Located at 820 E. University Drive to Add Tax Credit Units in a Census Tract Containing Existing Tax Credit Units that Exceeds 20% of Total Households](#)
REQUEST TO BE TABLED BY THE APPLICANT

Attachments: [Resolution](#)
[Zoning Approval](#)
[History](#)
[2018 Qualified Allocation Plan](#)
[HTC units Census Tract 309 - map](#)
[HTC units Census Tract 309 - spreadsheet](#)
[17 Site Demo](#)
[2018 Site Demo](#)

18-287 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of the "Sphinx at Throckmorton Villas" to the Texas Department of Housing and Community Affairs \(TDHCA\), for 4% Tax Credits for the Construction of Multi-Family Units Within the Development](#)
REQUEST TO BE TABLED BY THE APPLICANT

Attachments: [Resolution of Support](#)
[Resolution of No Objection](#)
[Resolution of Opposition](#)
[2017 Zoning Approval Ordinance](#)
[Site Plan](#)
[Sphinx Evaluation](#)

18-0003M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend the Transportation Element Section \(Section 8\) of the Comprehensive Plan, Including Minor Amendments to the Master Thoroughfare Plan; and Accompanying Ordinance](#)

Attachments: [3.13 PZ Minutes](#)
[Existing Section 8 Transportation](#)
[Existing Master Thoroughfare Plan](#)
[Section 8 Transportation-Redline](#)
[Master Thoroughfare Plan-Redline](#)
[Proposed Ordinance](#)
[Exhibit A - Section 8 \(Transportation\)](#)
[Exhibit B - Master Thoroughfare Plan](#)
[Presentation](#)

18-0004M [Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Amending Sections 146-46 \(Definitions\), Section 146-135 \(Landscape Requirements\), and Appendix B \(Urban Design Standards for the Regional Employment Center\) of the Code of Ordinances Relating to Implementation of the Engineering Design Manual](#)

Attachments: [Ordinance](#)
[Chapter 146 - Redline Markups](#)
[Chapter 146 - Draft Clean Version](#)

18-0005M [Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Amending Sections 142-6 \(Improvements Required\), 142-9 \(Definitions\), 142-37 \(Facilities Agreement\), 142-38 \(Permits\), 142-40 \(City Participation\), 142-41](#)

[\(Floodplains\), 142-71 \(Pre-Development Meeting\), 142-76 \(Record Plat\), 142-80 \(Right-of-way Vacation or Abandonment\), 142-81 \(Conveyance Plat\), 142-100 \(Blocks\), 142-102 \(Alleys\), 142-103 \(Easements\), 142-105 \(Improvements\), 142-106 \(Screening and Buffering of Certain Residential Lots Adjacent to Streets\), 142-130 \(Authority of the City Engineer\), 142-131 \(Inspection of Construction\), 142-132 \(Maintenance Bond\), 142-192 \(Guidelines for Development\), 142-193 \(General Requirements\), 142-194 \(Specific Requirements\), 142-196 \(Relationship to the City Comprehensive Plan\), 142-199 \(Design Standards\), 142-201 \(Condominium Drives\), and 142-203 \(Cluster Housing Developments\) of the Code of Ordinances Relating to Implementation of the Engineering Design Manual](#)

Attachments: [Ordinance](#)
[Chapter 142 - Redline Markup](#)
[Chapter 142 - Draft Clean Version](#)

18-288

[Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Amending Sections 130-266 \(Plat Approval; Development Permit\), 130-267 \(Plan Requirements\), 130-355 \(Channels\), 130-357 \(Natural Resource Conservation Service \(NRCS\) Lakes\), 130-358 \(Detention and Retention Facilities\), 130-383 \(Criteria for Approval of Floodplain Alterations\), and 130-416 \(Required Erosion Control Implementation, Maintenance, and Removal\) of the Code of Ordinances Relating to Implementation of the Engineering Design Manual](#)

Attachments: [Ordinance](#)
[Chapter 130 - Redline Markup](#)
[Chapter 130 - Draft Clean Version](#)

18-289

[Consider/Discuss/Act on an Ordinance Amending Sections 62-3 \(Signs, Markings and Other Traffic Control Devices; Responsibility for Traffic Regulation\), 62-5 \(Traffic and Transportation Department Established; Traffic Engineer; Manual on Uniform Traffic Control Devices Adopted\), 62-326 \(McGowan Elementary School-Zone Designated\), 62-381.1](#)

(Authority to Establish Parking Restrictions), and 62-480 (Established) of the Code of Ordinances Relating to Implementation of the Engineering Design Manual

Attachments: Ordinance
Chapter 62 - Redline Markup
Chapter 62 - Draft Clean Version

18-290 Consider/Discuss/Act on an Ordinance Amending Sections 90-70 (Plan), 90-124 (Specifications), 90-224 (Definitions), 90-246 (Construction Standards), and 90-247 (Traffic Control) of the Code of Ordinances Relating to Implementation of the Engineering Design Manual

Attachments: Ordinance
Chapter 90 - Redline Markup
Chapter 90 - Draft Clean Version

18-291 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2017-2018 Annual Budget and Amending the 2018-2022 Capital Improvements Program and to Accept Funds from Trinity Falls Holdings LP, A Delaware Limited Partnership, as per the Executed Third Amendment to the 2012 Development Agreement for the Design and Construction of McKinney Fire Station #10

Attachments: Ordinance

18-292 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Conduit Architecture + Design, LLC of McKinney, Texas for Architectural and Engineering Services Related to the Design and Construction of Fire Station #10

Attachments: Resolution
Proposal

18-293 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute Contract Amendments to the Construction Manager at Risk (CMAR) Services Contract with Structure Tone Southwest, LLC of Dallas for Services

[Related to the Construction of the McKinney National Airport Hangar Renovation Project](#)

Attachments: [Resolution](#)
[Change Order #1](#)
[Change Order #2](#)
[Change Order #3](#)

18-294 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Indus Road & Bridge, Inc. for the East Standifer Street Paving Improvements Project](#)

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

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

- D.B., (a minor child), by and through her Legal Guardian, Shashona Becton, an Incapacitated Person v. David Eric Casebolt, Individually, and in his Official Capacity as a Police Officer of the McKinney Police Department; The City of McKinney, Texas; and McKinney Police Department, No. 4:16-cv-00965, U.S. District Court, Eastern District of Texas
- Devin Huffines, Jacob Thomas, Aaron Harris, Brent Connett, and Matthew Langston v. City of McKinney, Texas

- C. Section 551.072. Deliberations about Real Property
 - Municipal Facilities
 - Lots 1 and 3, The Greens of McKinney, Section 2, an addition to the City of McKinney, Texas
- D. Section 551.087 – Discuss Economic Development Matters
 - Project A138 – Project East/West
 - Project A188 – Project Axle

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 30th day of March, 2018 at or before 5:00 p.m.

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. 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>.