



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, December 18, 2018

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Carol Wood, Co-Director of CityChurch McKinney

Pledge of Allegiance led by youth members of Citychurch McKinney

CITIZEN COMMENTS Regarding Agenda Items (Not Public Hearing Related)

Up to 30 minutes allotted at this time for public comments regarding regular agenda items that are not a public hearing. Public Hearing comments will be allowed during the public hearing.

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

18-984 [Minutes of the Board of Adjustment Meeting of October 24, 2018](#)

Attachments: [Minutes](#)

18-1055 [Minutes of the City Council Work Session of December 3, 2018](#)

Attachments: [120318 Work Session](#)

18-564 [Minutes of the Community Grants Advisory Commission Meeting of May 31, 2018](#)

Attachments: [Minutes](#)

- 18-648** [Minutes of the McKinney Armed Services Memorial Board Meeting of June 13, 2018](#)
Attachments: [Minutes](#)
- 18-742** [Minutes of the McKinney Armed Services Memorial Board Meeting of August 08, 2018](#)
Attachments: [Minutes](#)
- 18-836** [Minutes of the McKinney Armed Memorial Services Board Meeting of September 12, 2018](#)
Attachments: [Minutes](#)
- 18-986** [Minutes of the McKinney Armed Services Memorial Board Meeting of October 10, 2018](#)
Attachments: [Minutes](#)
- 18-687** [Minutes of the McKinney Community Development Corporation Meeting of July 26, 2018](#)
Attachments: [Minutes](#)
- 18-915** [Minutes of the McKinney Community Development Corporation Meeting of September 25, 2018](#)
Attachments: [Minutes](#)
- 18-713** [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of July 24, 2018](#)
Attachments: [Minutes](#)
- 18-714** [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of July 20, 2018](#)
Attachments: [Minutes](#)
- 18-924** [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of September 20, 2018](#)

Attachments: [Minutes](#)

18-909 [Minutes of the McKinney Economic Development Corporation Meeting of September 18, 2018](#)

Attachments: [Minutes](#)

18-762 [Minutes of the McKinney Housing Finance Corporation Meeting of July 13, 2018](#)

Attachments: [Minutes](#)

18-848 [Minutes of the Main Street Meeting of May 10, 2018](#)

Attachments: [Minutes](#)

18-849 [Minutes of the Main Street Meeting of August 9, 2018](#)

Attachments: [Minutes](#)

18-850 [Minutes of the Main Street Meeting of September 13, 2018](#)

Attachments: [Minutes](#)

18-960 [Minutes of the Main Street Meeting of October 11, 2018](#)

Attachments: [Minutes](#)

18-744 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of August 09, 2018](#)

Attachments: [Minutes](#)

18-841 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of September 13, 2018](#)

Attachments: [Minutes](#)

18-979 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of October 11, 2018](#)

Attachments: [Minutes](#)

18-830 [Minutes of the Planning and Zoning Commission Regular](#)

[Meeting of September 25, 2018](#)**Attachments:** [Minutes](#)

- 18-1013** [Minutes of the Planning and Zoning Commission Regular Meeting of November 13, 2018](#)

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

- 18-1056** [Consider/Discuss/Act on an Ordinance Amending Section 62-106 of the Code of Ordinances to concur with the Texas Transportation Commission Regarding the Speed Limit on the Central Expressway \(US 75\) Main Lanes and Frontage Roads from Laud Howell Parkway / Spur 195 to the Northern City Limits](#)

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

- 18-1057** [Consider/Discuss/Act on an Ordinance Amending Section 62-107 of the Code of Ordinances to Concur with the Texas Department of Transportation to Establish a Speed Limit on Harry McKillop Boulevard from McDonald Street \(SH 5\) to Country Lane in McKinney, Texas](#)

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

- 18-1058** [Consider/Discuss/Act on an Ordinance Amending Section 62-110 of the Code of Ordinances for Speed Limits along McDonald Street \(SH 5\) to Reflect the New Construction of Harry McKillop Boulevard and Adjust Speed Zones along McDonald Street \(SH 5\) Accordingly](#)

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

- 18-1059** [Consider/Discuss/Act on an Ordinance Amending Section 62-117 of the Code of Ordinances to Establish a Speed Limit on Collin McKinney Parkway between Village Park Drive and](#)

Stacy Road

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

- 18-1060** [Consider/Discuss/Act on an Ordinance Amending Section 62-117 of the Code of Ordinances for Speed Limits along Certain Streets to Redefine the Speed Zone for Industrial Boulevard Zone 1](#)

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

- 18-1061** [Consider/Discuss/Act on an Ordinance Amending Chapter 87, "Special Events" of the Code of Ordinances of the City of McKinney, Texas by Repealing Said Chapter and Replacing it with a New Chapter 87 to be Entitled "Special Events," Providing for an Amendment to Appendix A "Schedule of Fees" of the Code of Ordinances to Establish Fees for Special Events](#)

Attachments: [Special events amendment ordinance.redline.11.29.18](#)
[Ordinance](#)
[Presentation](#)

RESOLUTIONS

- 18-1062** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with J.R. Stelzer Company for the WA1805 - Virginia Elevated Storage Tank Maintenance Project](#)

Attachments: [Location Map](#)
[Resolution](#)
[Recommendation of Award](#)

- 18-1063** [Consider/Discuss/Act on a Resolution Awarding a Contract to JMR Construction of McKinney, Texas for the Reconstruction of 216 Carver Street, McKinney, Texas 75069](#)

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

MISCELLANEOUS

18-1064 [Consider/Discuss/Act on a Facilities Agreement for Lot 1, Block A of the AMA Addition, Located at the Southeast Corner of the Intersection of County Road 126 and County Road 169](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Proposed Facilities Agreement](#)
[Presentation](#)

18-124PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of the AMA Addition, Located at the Southeast Corner of the Intersection of County Road 126 and County Road 169](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Presentation](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

PUBLIC HEARINGS

18-1065 [Conduct a Public Hearing to Consider/Discuss the City Charter Amendment Election Process](#)

Attachments: [Presentation](#)

18-0072Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residential District to "PD" - Planned](#)

Development District, Generally to Modify the Development Standards, Located at 1104 South Tennessee Street, and Accompanying Ordinance

Attachments: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Exhibit A - E](#)
[Applicant Handout](#)
[Presentation](#)

18-0131Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SO" - Suburban Office District, Approximately 730 Feet West of McKinney Ranch Parkway and on the South Side of Stacy Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2015-07-068](#)
[Proposed Ordinance](#)
[Proposed Exhibits A -C](#)
[Presentation](#)

18-1066 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into and Execute an Annexation Agreement Regarding Municipal Services with D.R. Horton](#)

Attachments: [Location Map and Aerial Agreement](#)
[Resolution](#)
[Agreement to Provide Municipal Services \(Horton\) \(rev 2\)](#)

18-0001A2 [Conduct a Public Hearing to Consider/Discuss/Act on a Petition by the City of McKinney to Annex the Subject Property, Located on the Northside of Virginia Parkway and Approximately 100 Feet East of Forkhorn Drive, and Accompanying Ordinance](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Comprehensive Plan Maps](#)
[Draft - Agreement to Provide Municipal Services](#)
[Proposed Ordinance](#)
[Proposed Exhibit A](#)
[Presentation](#)

18-0137Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally for Single Family Residential](#)

Uses, Located Approximately 975 Feet East of Independence Parkway and on the North Side of Virginia Parkway; and Accompanying Ordinance

Attachments: PZ Minutes
Location Map and Aerial Exhibit
Comprehensive Plan Maps
Established Community District
Land Use and Tax Base Summary
Proposed Ordinance
Proposed Exhibits A-B
Presentation

18-1067 Consider/Discuss/Act on Ordinance Amending the Fiscal Year 2018-2019 Budget to Re-appropriate Projects/Items Carried from Last Fiscal Year

Attachments: Ordinance
Reappropriations List

18-1068 Consider/Discuss/Act on Ordinance Amending the Fiscal Year 2018-2019 Budget for MEDC and MCDL to Re-appropriate Projects/Items Carried from Last Fiscal Year

Attachments: Ordinance
Reappropriations List

18-1069 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2018-2019 Annual Budget and Amending the 2019-2023 Capital Improvements Program to Appropriate and Transfer Funds to the McKinney Fire Station No. 10 Project (FI1734)

Attachments: Ordinance

18-1070 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment to the Construction Manager at Risk (CMAR) Services Contract with Crossland Construction Company, Inc. (Crossland) whose local office is in Prosper, Texas for a Guaranteed Maximum Price (GMP) Related to the Construction of

[McKinney Fire Station #10 located at 1150 County Road 228, McKinney, Texas 75071](#)

Attachments: [Resolution](#)
[GMP Proposal](#)

18-0102SP2 [Consider/Discuss/Act on a Site Plan for McKinney Fire Station Number 10, Located on the North Side of County Road 228 and Approximately 700 Feet West of County Road 206](#)

Attachments: [PZ Minutes](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

18-1071 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Iowa Bridge & Culvert, LC for the Construction of the Stonebridge Drive Bridge Replacement Project \(ST4334\)](#)

Attachments: [Resolution](#)
[Location Map](#)
[Recommendation Letter](#)
[Bid Tabulation](#)

18-1072 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a License Agreement with KLA International Sports Management, LLC for the Renovation, Maintenance and Use of Certain Fields in the McKinney Soccer Complex at Craig Ranch.](#)

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

CITIZEN COMMENTS Regarding matters not on the agenda

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) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.071 (A) Pending or contemplated litigation

- Stephen Richard Selinger v. City of McKinney, Texas, Cause No. 429-04150-2018

C. Section 551.072. Deliberations about Real Property

- Concrete Batch Plants

D. Section 551.074. Personnel Matters

- City Manager Annual Performance Review

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Pegasus

- Project Southgate

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 14th day of December, 2018 at or before 5:00 p.m.

*Empress Drane
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>.