



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, March 2, 2021

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and online at
<http://mckinney.legistar.com>

Please note that a quorum of the City Council may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Arnulfo Alvarado, Vida Abundante Christian Center

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Items)

Pursuant to Section 551.007 of the Texas Government Code, speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

Speaker Request cards must be submitted before the start of the meeting, either in person or by email to contact-citysecretary@mckinneytexas.org.

Written Public Comments may be submitted to the City Council online at <http://www.mckinneytexas.org/CitizenComments>.

Agenda-related comments and non-agenda comments received at <http://www.mckinneytexas.org/CitizenComments> between the time of this posting and 6:00p.m. on Tuesday, March 2, 2021 will be recorded in the meeting minutes.

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

- 21-0191** [Minutes of the City Council Work Session and Regular Meeting of February 23, 2021](#)
Attachments: [Minutes](#)
- 21-0021** [Minutes of the McKinney Arts Commission Meeting of July 16, 2020](#)
Attachments: [Minutes](#)
- 21-0020** [Minutes of the McKinney Arts Commission Meeting of October 15, 2020](#)
Attachments: [Minutes](#)
- 20-1104** [Minutes of the McKinney Urban Transit District \(MUTD\) Board Meeting of October 21, 2020](#)
Attachments: [Minutes](#)
- 20-0988** [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of September 22, 2020](#)
Attachments: [Minutes](#)
- 21-0154** [Minutes of the Tax Increment Reinvestment Zone Number Two \(TIRZ2\) Board Meeting of February 18, 2020](#)
Attachments: [Minutes](#)
- 21-0179** [Minutes of the Visit McKinney Board Meeting of January 26, 2021](#)
Attachments: [Minutes](#)

RESOLUTIONS

- 21-0192** [Consider/Discuss/Act on a Resolution Adopting the Budget Policies and Guidelines for Fiscal Year 2021-22](#)
Attachments: [Resolution](#)
 [Budget Guidelines](#)
- 21-0193** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with DCBA Landscape Architecture/LJA of Plano, Texas, for Professional Planning and Engineering Services for Master Planning Towne Lake Park and McKinney Greens Park](#)
Attachments: [Resolution](#)
 [Exhibit](#)
- 21-0194** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Beacon Emergency Services Team, PA dba BEST EMS, a Physicians Management Group, to Provide Board-Certified Nurse Practitioner Services for McKinney Fire Department](#)
Attachments: [Resolution](#)
 [Proposal](#)
- 21-0195** [Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept and Implement an Urban Area Security Initiative \(UASI\) Program Grant Award from the Department of Homeland Security Through the Office of the Governor \(OOG\) to Equip the City of McKinney Fire Department](#)
Attachments: [Resolution](#)
- 21-0196** [Consider/Discuss/Act on a Resolution Authorizing Emergency Temporary Measures to Provide Financial Relief to Residents and Businesses Impacted by the Recent Winter Storm Including Water Rate Adjustments and Construction Permit Fee Waivers](#)

Attachments: [Resolution](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

21-0197 [Conduct a Public Hearing to Consider/Discuss on an Update of the Community Development Block Grant \(CDBG\) Consolidated Annual Performance Evaluation Report \(CAPER\), Program Year 2019-2020](#)

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

20-0010SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Self-Storage Facility \(Virginia Self Storage\), Located on the North Side of Virginia Parkway and Approximately 515 Feet West of Jordan Road and Accompanying Ordinance](#)

Attachments: [Location Map and Aerial Exhibit](#)
[PZ Minutes 2.9.21](#)
[Letter of Intent](#)
[Letter of Support](#)
[Proposed Elevations - Informational Only](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

20-0140Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family Uses, Located on the Southeast Corner of Hardin Boulevard and Virginia Parkway, and Accompanying Ordinance \(WITHDRAWN BY APPLICANT\)](#)

Attachments: [Location Map and Aerial Exhibit](#)
[01.12.2021 PZ Minutes](#)
[02.02.2021 Draft CC Minutes](#)

20-0141Z4 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG-25" - General Residence District and "C" - Planned Center District to "PD" - Planned Development District, to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located at the Northeast Corner of Wilmeth Road and Community Avenue, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

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

21-0005Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 \(University Drive\) and Meadow Ranch Road and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

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

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)

- Development Agreement by and between Trinity Falls Holdings LP and City of McKinney, Texas

B. Section 551.071 (A) Pending or contemplated litigation

- KLA International Sports Management, LLC v. The City of McKinney, Cause No. 471-02979-2020, In the District Court, 471st Judicial District, Collin County, Texas

- TXI Operations, LP, Plaintiff vs. City of McKinney, Texas, Defendant, Civil Action No. 4:20-CV-00353, United States District Court for the Eastern District of Texas

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

- StarCenter Expansion

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Bluesky

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m.,
February 27, 2021*

*Empress Drane, City Secretary
Joshua Stevenson, Deputy 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>.