



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, March 16, 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 The Ranchers, Cornerstone Ranch

INFORMATION SHARING

21-0219 [Proclamation for National Development Disabilities Awareness Month](#)

Attachments: [Proclamation](#)

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda 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 16, 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

21-0220 [Minutes of the City Council Work Session of March 2, 2021](#)

Attachments: [Minutes](#)

21-0221 [Minutes of the City Council Regular Meeting of March 2, 2021](#)

Attachments: [Minutes](#)

21-0132 [Minutes of the Main Street Board Meeting of January 14, 2021](#)

Attachments: [Minutes](#)

21-0137 [Minutes of the McKinney Armed Services Memorial Board Meeting of January 13, 2021](#)

Attachments: [Minutes](#)

21-0176 [Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee Meeting of January 20, 2021](#)

Attachments: [Minutes](#)

21-0145 [Minutes of the McKinney Economic Development Corporation Meeting of January 19, 2021](#)

Attachments: [Minutes](#)

21-0189 [Minutes of the Planning and Zoning Commission Regular Meeting of February 9, 2021](#)

Attachments: [Minutes](#)

RESOLUTIONS

21-0222 [Consider/Discuss/Act on All Matters Incident and Related to Approving the Resolution of the McKinney Economic Development Corporation Board Action Authorizing the Issuance of the McKinney Economic Development Corporation Sales Tax Revenue Improvement and Refunding Bonds, Taxable Series 2021](#)

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

21-0223 [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Miscellaneous Drainage and Floodplain Management Services and Miscellaneous Geotechnical and Materials Testing Services, and Authorizing the City Manager to Execute Agreements for Professional Services](#)

Attachments: [Resolution](#)
[21-17RFQ Scoring Summary](#)
[21-18RFQ Scoring Summary](#)
[Text File](#)

21-0224 [Consider/Discuss/Act on a Resolution Authorizing a Contract to Boyd Electric LTD. of Rowlett, Texas for as Needed Electrical Services](#)

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

21-0225 [Consider/Discuss/Act on a Resolution Authorizing a Contract to Air Conditioning Innovative Solutions, Inc. of McKinney, Texas for as Needed Plumbing Services](#)

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

21-0226 [Consider/Discuss/Act on a Resolution Authorizing a Contract to Air Conditioning Innovative Solutions, Inc. of McKinney, Texas for as Needed HVAC Services](#)

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

END OF CONSENT

PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describe the necessary form of action required on each plat. A "Motion to Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions or disapproval as such are contained in § 212.009 of the Texas Local Government Code.

21-0020PF [Consider/Discuss/Act on a Preliminary-Final Plat for Painted Tree East Addition, Located on the South Side of County Road 943 \(Future Wilmeth Road\) and on the East and West Sides of Hardin Boulevard](#)

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

REGULAR AGENDA AND PUBLIC HEARINGS

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

21-0001GDP [Consider/Discuss/Act on a General Development Plan for the Ballfields Tract 4, Located on the East Side of Alma Road and Approximately 1,000 Feet North of Henneman Way](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2018-08-060](#)
[Proposed General Development Plan](#)
[Informational Overlay Exhibit](#)

20-0137Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, to Allow for Multi-Family Residential and Commercial Uses and to Modify the Development Standards, Located 550 Feet South of Stonebridge Drive and on the East Side of Custer Road, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

Attachments: [DRAFT PZ Minutes 02.23.21](#)
[Location Map and Aerial Exhibit](#)

20-0001A [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex Certain Land \(the "Property"\), Located on the South Side of Bloomdale Road and Approximately 1,300 Feet East of County Road 943, Adjacent to Phase 1 and Phase 2 of the Erwin Farms Addition Along a Portion of its Southern Boundary, and Adjacent to Phase 3 of the Erwin Farms Addition Along its Eastern Boundary, and Related Ordinance\(s\) and Agreements](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Petition Requesting Annexation](#)
[1295 form](#)
[Proposed Annexation Agreement](#)
[Proposed Annexation Ordinance](#)
[Proposed Exhibit A - Location Map and Aerial Exhibit](#)
[Proposed Exhibit B - Legal Description](#)
[Proposed Exhibit C - Property Description](#)
[Proposed Exhibit D - Service Plan Executed](#)

21-0022Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Single Family Residential Uses, Located Approximately 1,300 Feet East of County Road 943 and on the South Side of Bloomdale Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 02.23.21](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

21-0003A/21-0004Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 21-0003A\) and a Request to Zone \(Case No. 21-0004Z\) on Certain Land \(the "Property"\) to SF5 - Single Family Residential District, Located on the](#)

Southeast Corner of N. Hardin Boulevard and Olympic Crossing (County Road No. 228) and Adjacent to Phase 1 of the Preserve at Honey Creek Addition Along a Portion of its Western Boundary, Adjacent to Phase 1 of the Weston Ridge Addition Along a Portion of its Southern Boundary, and Adjacent to Planning Unit 1, Phase 2B of the Trinity Falls Addition Along its Eastern Boundary, and Related Ordinance(s) and Agreements

Attachments: Location Map and Aerial Exhibit
PZ Minutes 02.23.21
Letter of Intent
Petition Requesting Annexation
Proposed Annexation Facilities Agreement
1295 Form
Proposed Annexation Ordinance
Annexation Ordinance Exhibits A-D
21-0004Z - Zoning Request Information
Proposed Zoning Ordinance
Zoning Exhibits A-C
Presentation

20-0012M3 Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 87 (Special Events), of the Code of Ordinances to Modify the Expiration Date of Provisions Permitting Parklets Within Certain Areas of the City and Providing Minimum Requirements thereof

Attachments: Ordinance

20-0013M3 Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations) Sections 146-130 (Vehicle Parking), 146-131 (Off-street loading) of the Code of Ordinances

Attachments: [2/9 PZ Minutes](#)
[2/23 PZ Minutes](#)
[Letter of Opposition](#)
[146-130 Vehicle Parking \(existing\)](#)
[146-131 Off-Street Loading \(existing\)](#)
[146-130 Vehicle Parking \(redline\)](#)
[146-131 Off-Street Loading \(redline\)](#)
[Proposed Ordinance](#)
[Exhibit A](#)
[Presentation](#)

20-0014M [Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 134 \(Signs\) of the Code of Ordinances](#)

Attachments: [Chapter 134 Signs \(existing\)](#)
[Chapter 134 Signs \(redlines\)](#)
[Proposed Ordinance](#)
[Exhibit A](#)
[Presentation](#)

CITIZEN COMMENTS ON 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

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Bluesky

- Project Black

- Tatum Tek Modular, LLC

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., March 13, 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>.