



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Monday, October 4, 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:
Spectrum Channel 16; AT&T U-Verse Channel 99; and <http://mckinney.legistar.com>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Assistant Fire Chief Chris Lowry

Pledge of Allegiance led by Members of the McKinney Fire Department

INFORMATION SHARING

21-0867 [Proclamation for Fire Prevention Month](#)

Attachments: [Proclamation](#)
 [Image](#)

21-0868 [Proclamation for 18th Annual Arbor Day](#)

Attachments: [Proclamation](#)

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

If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. 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.

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

- 21-0869** [Minutes of the City Council Work Session of September 21, 2021](#)
Attachments: [Minutes](#)
- 21-0870** [Minutes of the City Council Regular Meeting of September 21, 2021](#)
Attachments: [Minutes](#)
- 21-0871** [Minutes of the City Council Work Session of September 28, 2021](#)
Attachments: [Minutes](#)
- 21-0834** [Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of August 17, 2021](#)
Attachments: [Minutes](#)
- 21-0836** [Minutes of the McKinney Community Development Corporation Marketing Subcommittee Meeting of August 23, 2021](#)
Attachments: [Minutes](#)
- 21-0833** [Minutes of the McKinney Community Development Corporation Meeting of August 26, 2021](#)
Attachments: [Minutes](#)
- 21-0835** [Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of September 7, 2021](#)

Attachments: [Minutes](#)

21-0859 [Minutes of the Planning and Zoning Commission Regular Meeting of September 14, 2021](#)

Attachments: [Minutes](#)

21-0514 [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of May 18, 2021](#)

Attachments: [Minutes](#)

21-0800 [Minutes of the McKinney Urban Transit District Board Meeting of August 18, 2021](#)

Attachments: [Minutes](#)

21-0853 [Minutes of the Visit McKinney Regular Meeting of August 31, 2021](#)

Attachments: [Minutes](#)

21-0854 [Minutes of the Visit McKinney Work Session of September 14, 2021](#)

Attachments: [Minutes](#)

RESOLUTIONS

21-0872 [Consider/Discuss/Act on a Resolution Approving Funding Recommendations under the Fiscal Year 2022 Community Support Grant](#)

Attachments: [Resolution](#)
[CSG Summary](#)

21-0873 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for, Accept, Reject, Alter or Terminate, a Grant from the Firehouse Subs Public Safety Foundation](#)

Attachments: [Resolution](#)

21-0874 [Consider/Discus/Act on a Resolution Authorizing the City](#)

Manager to Enter into a Professional Contract for Services Relating to a School Resource Officer Program with the Frisco Independent School District

Attachments: Resolution
Contract

21-0875

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Modern Geosciences LLC of Keller, Texas for Geotechnical Engineering Services in Conjunction with the Design and Construction of the McKinney Municipal Complex (MMC) Project

Attachments: Resolution
Figures with Notes - DRAFT
P21077- Tract 4- McKinney
P21078- Tract 5- McKinney
P21079- Tract 6- McKinney
P21080- Tract 7- McKinney
P21148 - InterMcKinney Regulatory Closure
Projects Summary

21-0876

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with BGE, Inc. for Professional Engineering Design Services for the East Louisiana Street Infrastructure Improvements Project

Attachments: Resolution
Location Map

21-0877

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with BGE, Inc. for Professional Engineering Design Services for the Green Street and Andrews Street Infrastructure Improvements Project

Attachments: Resolution
Location Map

21-0878

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 State Highway 5 Project

Attachments: Resolution
Agreement
Location Map

21-0879 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the First Amendment to the Commercial Lease Agreement for 201/203 West Louisiana Street

Attachments: Resolution
Amendment

21-0880 Consider/Discuss/Act on a Resolution Authorizing the Sale of Certain Property (in Fee Simple) Commonly Known as 3332 FM 1461 Generally Located at the Intersection of FM 1461 and Bloomdale Road to the Texas Transportation Commission for the Construction of the State's FM 1461 Project, Which Property Contains Approximately 0.8506 Acres of Land in the Joel F. Stewart Survey, Abstract No. 838, City of McKinney and City of McKinney Extra Territorial Jurisdiction, Collin County, Texas; and Authorizing the City Manager to Execute Deeds and Documents Regarding the Sale of Said City-Owned Property to the State of Texas

Attachments: Resolution
Memorandum of Agreement
Possession and Use Agreement
Deed to the State of Texas
Location Map

21-0881 Consider/Discuss/Act on a Resolution Terminating the Chapter 380 Agreement by and between the City of McKinney, Texas and Tatum Tek Modular LLC and Mutually Releasing Both Parties from Any Further Obligations, and Authorizing the City Manager to Execute the Agreement; and Providing an Effective Date

Attachments: [Resolution](#)
[Termination Agreement](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

21-0006SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Private Club \(End Zone\), Located at 4150 Eldorado Parkway, and Accompanying Ordinance](#)

Attachments: [DRAFT PZ Minutes 09.14.2021](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD. Ord. No. 1447](#)
[Ex. PD. Ord. No. 1522](#)
[Ex. PD. Ord. No. 1995-06-27](#)
[Proposed Ordinance](#)
[Proposed Exhibits A & B](#)
[Presentation](#)

21-0010SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the South Side of Virginia Parkway and Approximately 490 Feet West of Hardin Boulevard, and Accompanying Ordinance](#)

Attachments: [DRAFT PZ Minutes 9.14.2021](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

21-0008A2/2
1-0087Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 21-0008A\) and a Request to Zone \(Case No. 21-0087Z\) on Certain Land \(the "Property"\)](#)

to "PD" - Planned Development District, Located on the East Side of County Road 317 and Approximately 2,000 Feet South of Harry McKillop Boulevard (FM 546), and Related Ordinance(s) and Agreements

Attachments: CC Draft Minutes 09.21.2021
Location Map and Aerial Exhibit
Letter of Intent
Letters of Opposition
City Council Citizen Comments
P&Z Citizen Comments
Petition Requesting Annexation
Proposed Annexation Ordinance
Proposed Development and Annexation Agreement
Proposed Annexation Ordinance Exhibits A-D
PZ Minutes 08.24.2021
Original Zoning Request Information (21-0087Z)
Written Protest Form
Written Protest Map
Proposed Zoning Ordinance
Proposed Zoning Exhibits A-D
Presentation

21-0005Z7 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

Attachments: [PZ Minutes 030921](#)
[PZ Minutes 022321](#)
[PZ Minutes 020921](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Letters of Opposition](#)
[Written Protest](#)
[Zoning Protest Map](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 98-11-63](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[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

- City of McKinney, Texas, Plaintiff, v. River Ranch Educational Charities, Wayne Kirk, individually, and the Real Property at 3701 Custer Road, McKinney, Texas, In Rem, Defendants

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

- City Manager Annual Performance Review

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project DLV

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., October 1st, 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. 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>.