



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, November 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>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Deborah Bradford, New Jerusalem Church

INFORMATION SHARING

21-1018 [Proclamation for Hunger and Homelessness Awareness Week](#)

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.

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

- 21-0996** [Minutes of the Joint Meeting of the City Council and Planning and Zoning Commission of October 26, 2021](#)
Attachments: [Minutes](#)
- 21-1019** [Minutes of the City Council Work Session of November 2, 2021](#)
Attachments: [Minutes](#)
- 21-1020** [Minutes of the City Council Regular Meeting of November 2, 2021](#)
Attachments: [Minutes](#)
- 21-0967** [Minutes of the Community Grants Advisory Commission Meeting of June 17, 2021](#)
Attachments: [Minutes](#)
- 21-0987** [Minutes of the Historic Preservation Advisory Board Regular Meeting of October 7, 2021](#)
Attachments: [Minutes](#)
- 21-0933** [Minutes of the Library Advisory Board Meeting of August 19, 2021](#)
Attachments: [Minutes](#)
- 21-0886** [Minutes of the McKinney Armed Services Memorial Board Meeting of September 8, 2021](#)
Attachments: [Minutes](#)
- 21-0960** [Minutes of the McKinney Community Development Corporation Meeting of September 23, 2021](#)
Attachments: [Minutes](#)
- 21-0959** [Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant](#)

Subcommittee of September 13, 2021**Attachments:** Minutes

21-0958 Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 14, 2021

Attachments: Minutes

21-0957 Minutes of the McKinney Community Development Corporation Marketing Committee Meeting of October 4, 2021

Attachments: Minutes

21-0900 Minutes of the Parks, Recreation, and Open Space Advisory Board of September 9, 2021

Attachments: Minutes

21-0995 Minutes of the Planning and Zoning Commission Regular Meeting of October 26, 2021

Attachments: Minutes**RESOLUTIONS**

21-1021 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 Spaw Glass Contractors, Inc. of Forth Worth, Texas for a Guaranteed Maximum Price (GMP) Related to the Indoor Tennis Facility at Gabe Nesbitt Community Park located at 3251 Alma Road

Attachments: Resolution
Gabe Nesbitt ITF GMP Submittal

21-1022 Consider/Discuss/Act on a Resolution Awarding a Contract to Texoma Concrete Cutting, LLC of Denison, Texas for Aviation Runway Repair Services

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

21-1023 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract for Construction Manager at Risk \(CMAR\) Services with Pogue Construction Company, LP of McKinney, Texas for Pre-construction Services Related to the Design and Construction of the McKinney Fire Department Headquarters Project Located at 2100 Taylor Burk Drive, McKinney, Texas](#)

Attachments: [Resolution](#)
[Pogue Response to RFQ](#)
[Proposal](#)

21-1024 [Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept, and Implement an Assistance to Firefighter Grant Program \(AFG\) from the Department of Homeland Security, Federal Emergency Management Agency \(FEMA\), to provide financial assistance for a hazardous material and heavy rescue fire apparatus.](#)

Attachments: [Resolution](#)

21-1025 [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Bids under Solicitation 21-68FP Mowing and Cleanup Services for Street Locations](#)

Attachments: [Resolution](#)

21-1026 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. for Professional Engineering Design Services for the SH 5 Downtown Pedestrian Connection Feasibility Study - Phase 1 Project and Authorizing Any Necessary Supplemental Agreements](#)

Attachments: [Resolution](#)
[Location Map](#)
[Presentation \(Oct 19\)](#)

- 21-1027** [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Consenting to the Annexation of Certain Land into Collin County Municipal Utility District CR 412; and Providing for an Effective Date](#)

Attachments: [Resolution](#)

- 21-1028** [Consider/Discuss/Act on a Resolution Adopting the 2021 Process Criteria for Redistricting City Council Boundaries](#)

Attachments: [Resolution](#)

- 21-1029** [Consider/Discuss/Act on a Resolution Adopting Guidelines for Persons Submitting Specific Redistricting Proposals and Providing Comments](#)

Attachments: [Resolution](#)

MISCELLANEOUS

- 21-023DA** [Consider/Discuss/Act on the Second Amendment to the Final Settlement Agreement for the Type IV Landfill Generally Located South of U.S. Highway 380 \(University Drive\) and Approximately 8,000 feet East of Airport Road](#)

Attachments: [1295 Certificate](#)
 [CRWC Final Settlement Agreement](#)
 [First Amendment](#)
 [Proposed Second Amendment](#)

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.

- 21-0181PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Forest Grove Estates, Located in the ETJ of McKinney, on the](#)

Northeast Corner of FM 2933 and County Road 340

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

21-0184PF

Consider/Discuss/Act on a Preliminary-Final Plat for Lots 4-6,
Block D of the McKinney Industrial Park No. 3 Addition,
Located on the Northeast Corner of Harry McKillop
Boulevard and Couch Drive

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

21-0187PF

Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1,
Block 1 of The Sanctuary Addition, Located on the North
Side of White Avenue and Approximately 600 Feet West of
North Central Expressway

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

21-0188PF

Consider/Discuss/Act on a Preliminary-Final Plat for Phase 3
of the Painted Tree Woodlands Addition, Located
Approximately 650 Feet East of Lake Forest Drive and on the
South Side of Bloomdale Road

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.

21-0003RW [Conduct a Public Hearing to Consider/Discuss/Act on a Right-of-Way Abandonment of a Portion of an Unnamed Alley between Sherman Street and Coleman Street, approximately 200' south of White Avenue, being a part of the FM Thompson Addition, and Accompanying Ordinance \(21-0003RW\).](#)

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

21-0007SUP4 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Automobile Dealership Sales \(Best Price Auto Group\), Located at 751 North Central Expressway, and Accompanying Ordinance](#)

Attachments: [Draft CC Minutes 110221](#)
 [102621 PZ Minutes](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Letter of Opposition](#)
 [Proposed Ordinance](#)
 [Proposed Exhibits A-C](#)
 [Existing Dealership Exhibit](#)
 [Presentation](#)

21-0116Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located at 4021 South Custer Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 102621](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2010-10-040](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

21-0120Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at 200 South Ridge Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 102621](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1621](#)
[Ex. PD Ord. No. 2003-02-015](#)
[Ex. PD Ord. No. 97-06-36](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

21-0005Z9 [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 022321](#)
[PZ Minutes 030921](#)
[PZ Minutes 020921](#)
[CC Minutes 090721](#)
[Draft CC Minutes 110221](#)
[CC Minutes 100421](#)
[CC Minutes 040621](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Letters of Opposition](#)
[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](#)

21-1030 [Consider/Discuss/Act on a Resolution Casting 199 Votes to the Board of Directors for the Collin Central Appraisal District](#)

Attachments: [Resolution](#)
[Ballot](#)
[About CCAD](#)

21-1031 [Consider/Discuss/Act on Appointing a Member to the North Central Texas Workforce Development Board](#)

Attachments: [Form H-400](#)
[About NCT Workforce](#)

21-1032 [Consider/Discuss/Act on Appointing a Member to the McKinney Economic Development Corporation \(MEDC\)](#)

Attachments: [Texas LGC, Ch. 501](#)
[MEDC Bylaws](#)
[About MEDC Board](#)

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 v. Allegiance Benefit Plan Management, Inc. et al. Civil Action File No. 4:21-cv-00271-ALM, Eastern District of Texas

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

- Porject Gemstone
- Project Green
- Project Podium

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

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