



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, December 7, 2021

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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### 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 Reverend Andrew Van Kirk, St. Andrew's Episcopal Church*

### INFORMATION SHARING

**21-1088**      [Recognition of the Parks & Recreation Team at the Apex Center for Life Saving Efforts](#)

**Attachments:**    [Photo](#)

### 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**

- 21-1068**      [Minutes of the City Council Work Session of November 16, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-1069**      [Minutes of the City Council Regular Meeting of November 16, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-1012**      [Minutes of the Community Grants Advisory Commission Meeting of October 28, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-1058**      [Minutes of the Library Advisory Board Meeting of October 21, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-1033**      [Minutes of the McKinney Community Development Corporation Meeting of October 28, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-1035**      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of October 19, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-1034**      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of October 26, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-1036**      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of October 27, 2021](#)  
**Attachments:**    [Minutes](#)

**21-1043**      [Minutes of the McKinney Economic Development Corporation Meeting of October 19, 2021](#)

**Attachments:**   [Minutes](#)

**21-1008**      [Minutes of the McKinney Housing Finance Corporation Meeting of August 13, 2021](#)

**Attachments:**   [Minutes](#)

## **ORDINANCES**

**21-1070**      [Consider/Discuss/Act on an Ordinance Amending Section 26-1 \(Definitions\) of Chapter 26 \(Animal Control\) of the Code of Ordinances and Establishing Section 24-431 \(Keeping of Miniature Swine Restricted\) within Chapter 26 \(Animal Control\) of the Code of Ordinances](#)

**Attachments:**   [Presentation](#)  
                         [Ordinance - Proposed](#)  
                         [Ordinance - Redlined](#)

**21-1071**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget and Amending the 2022-2026 Capital Improvements Program to Provide Funds for the Municipal Complex Project \(FC1707\)](#)

**Attachments:**   [Ordinance](#)

**21-1072**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget and the 2022-2026 Capital Improvements Program to Provide Funds for Project AI2264, East Side Environmental Assessment \(EA\)](#)

**Attachments:**   [Ordinance](#)

**21-1073**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget to Provide Funds for the Emergency Rental Assistance Program \(ERAP\) with Additional Funding Provided from the Department of the Treasury, through Collin County, Texas](#)

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

**21-1074**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Budget for McKinney Convention & Visitors Bureau \(MCVB\), McKinney Economic Development Corporation \(MEDC\) and McKinney Community Development Corporation \(MCDC\) to Re-appropriate Projects/Items Carried from Last Fiscal Year](#)

**Attachments:**    [Ordinance](#)  
                          [Reappropriations List](#)  
                          [Presentation](#)

**21-1075**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Budget to Re-appropriate Projects/Items Carried from Last Fiscal Year](#)

**Attachments:**    [Ordinance](#)  
                          [Reappropriations List](#)  
                          [Presentation](#)

**RESOLUTIONS**

**21-1076**      [Consider/Discuss/Act on a Resolution Approving a Contract Revision to Increase Funding for Catholic Charities of Dallas, Inc., as the City of McKinney's Subrecipient under Round Two of COVID-19 Funding from the Department of Treasury Emergency Rental Assistance Program \(ERAP\) Through Collin County](#)

**Attachments:**    [Resolution](#)  
                          [Grant Agreement](#)

**21-1077**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Alliance Geotechnical Group, Inc. for Materials Testing Services related to the Construction of the Indoor Tennis Facility at Gabe Nesbitt Community Park, Located at 3251 Alma Road](#)

**Attachments:**    [Resolution](#)

- 21-1078**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Lockwood, Andrews & Newnam, Inc. for Engineering Services for the FM 1461 Utility Relocations Project and Any Necessary Supplemental Agreements](#)  
**Attachments:**    [Resolution](#)  
                              [Location Map](#)
- 21-1079**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract and Any Necessary Supplemental Agreements with Life Extension of Clinics, Inc. dba Life Scan Wellness Centers of Tampa, Florida to Provide Medical Physical Evaluation Services for the McKinney Fire Department.](#)  
**Attachments:**    [Resolution](#)  
                              [Scoring Summary](#)
- 21-1080**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Garver, LLC for McKinney National Airport Project AI2264, East Side Environmental Assessment \(EA\)](#)  
**Attachments:**    [Resolution](#)
- 21-1081**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment the Interlocal Agreement with Collin County, and Any Additionally Required Agreements, for the Allocation of An Additional \\$3,000,000 Round 2 of the "CARES Act," Coronavirus Relief Package Funding, to the City of McKinney, Texas, from the Department of the Treasury, Through Collin County](#)  
**Attachments:**    [Resolution](#)  
                              [Interlocal Agreement](#)
- 21-1082**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Annexation and Development Agreement Between the City of McKinney, Texas, the Estate of Tom B. Wilson, Sr., and the Hefner Living Trust, Generally](#)

to Establish Development Standards, Parkland Dedication, Infrastructure Requirements, and Proportionality/Impact Fees for Single Family Residential Uses Prior to Annexation of the Property, Generally Located South of FM 543 and East of CR 202

**Attachments:** [Resolution](#)  
[Location Map and Aerial Exhibit](#)  
[Proposed Agreement](#)  
[Form 1295](#)

**21-009DA** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Escrow, Construction and Roadway Impact Fee Credit Agreement Between the City of McKinney, Texas, Sloan Creek, LTD., and PLF, LTD., Generally to Escrow Funds and Dedicate Right-of-Way for the Construction of an Approximately 3,000 Linear Foot Portion of Future Wilmeth Road, Generally Located on the East Side of State Highway 5 (McDonald Street) and on the North and South Sides of McIntyre Road

**Attachments:** [Resolution](#)  
[Location Map and Aerial Exhibit](#)  
[Proposed Agreement](#)  
[Wilmeth Road East Exhibit](#)  
[Wilmeth Road West Exhibit](#)  
[Form 1295 Certificate](#)

**21-1083** Consider/Discuss/Act on a Resolution Awarding a Contract to Lattimore Materials Corporation of Addison, Texas for the Purchase of Concrete Ready Mix

**Attachments:** [Resolution](#)  
[Scoring Summary](#)  
[Bid Tab](#)

**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.*

**21-0191CVP**     [Consider/Discuss/Act on a Conveyance Plat for Lot 1R and Lot 3, Block A of the Hico Addition, Located on the Southwest Corner of East University Drive and North Airport Drive](#)

**Attachments:**     [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)  
[Conditions of Approval Summary](#)

**21-0193CVP**     [Consider/Discuss/Act on a Conveyance Plat for Lots 5R and 7, Block A of District 121 Addition, Located on the North Side of Highway 121 and Approximately 650 Feet East of Alma Road](#)

**Attachments:**     [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)  
[Conditions of Approval Summary](#)

**21-0194PF**     [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 4 and Lot 6, Block A of the McKinney Medical Center Addition, Located at the Southwest Corner of Spur No. 399 and State Highway No. 5](#)

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

**21-0197PF**     [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 4R1 and Lot 4R2, Block A of the Parcel 1502 Addition, Located on the Northside of Virginia Parkway and Approximately 260 feet East of Coit 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.*

**21-0139Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “PD” - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and Community Avenue, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Draft PZ Minutes 11.09.2021](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letter of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Collin Crossing District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 1574](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**21-1084** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 90 \(Streets and Sidewalks\) of the Code of Ordinances by Adding New Provisions Permitting Parklets Within Certain Areas of the City and Providing Minimum Requirements thereof and Repealing All Conflicting Ordinances](#)



**Attachments:** [Proposed Ordinance](#)  
[Ordinance - 12/05/20 Original](#)  
[Ordinance - 03/16/21 Amended](#)

**21-1085** [Consider/Discuss/Act on Appointing a Member to the McKinney Main Street \(MMS\) Board](#)

**Attachments:** [MMS Bylaws](#)  
[About MMS Board](#)

**21-1086** [Consider/Discuss/Act on a Resolution Appointing Two City Council Members to Serve on a Subcommittee of the McKinney Housing Finance Corporation \(MHFC\)](#)

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

#### **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, Joint 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

- Vicki Baker v. City of McKinney, Texas, Civil Action 4:21-cv-00176, Eastern District of Texas

- Schwob Building Company, LTD. n/k/a Schwob Steel Services, LTD. vs. City Of McKinney, 429th District Court, Collin County, Texas, Case #429-01286-2021

## 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

- TUPPS Brewery

- Project BlueSky

**ACTION ON EXECUTIVE SESSION ITEMS****ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m.,  
December 4th, 2021*

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*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-ada@compliance@mckinneytexas.org](mailto:contact-ada@compliance@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>.*