



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, January 4, 2022

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 Baptist Church

INFORMATION SHARING

21-1166 [Proclamation for Dr. Martin Luther King, Jr. Day](#)

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

- 21-1167** [Minutes of the City Council Work Session of December 21, 2021](#)
Attachments: [Minutes](#)
- 21-1168** [Minutes of the City Council Regular Meeting of December 21, 2021](#)
Attachments: [Minutes](#)
- 21-1136** [Minutes of the Capital Improvements Advisory Committee Regular Meeting of May 25, 2021](#)
Attachments: [Minutes](#)
- 21-1051** [Minutes of the McKinney Arts Commission Meeting of September 16, 2021](#)
Attachments: [Minutes](#)
- 21-1116** [Minutes of the McKinney Community Development Corporation Meeting of November 18, 2021.](#)
Attachments: [Minutes](#)
- 21-1117** [Minutes of the McKinney Community Development Corporation Special Meeting of November 29, 2021.](#)
Attachments: [Minutes](#)
- 21-1118** [Minutes of the McKinney Community Development Corporation Projects Subcommittee Meeting of November 29, 2021.](#)
Attachments: [Minutes](#)
- 21-1157** [Minutes of the McKinney Economic Development Corporation Meeting of November 16, 2021](#)
Attachments: [Minutes](#)
- 21-1137** [Minutes of the Library Advisory Board Meeting of November 18, 2021](#)

Attachments: [Minutes](#)

21-1135 [Minutes of the Planning and Zoning Commission Regular Meeting of November 9, 2021](#)

Attachments: [Minutes](#)

21-0926 [Minutes of the Joint Meeting of the McKinney Economic Development Corporation and the McKinney Community Development Corporation of September 23, 2021](#)

Attachments: [Minutes](#)

ORDINANCES

21-1169 [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 CIP Project: Custer Road - US 380 to FM 1461 \(ST9115\)](#)

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

21-1170 [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 AI2265, East Side Programming Documents](#)

Attachments: [Ordinance](#)

21-1171 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget to Provide Funds for the Purpose of Gap Funding the McKinney Silos Art Mural Project \(GR2109\)](#)

Attachments: [Ordinance](#)

21-1184 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget to Appropriate a Transfer of Federal Grant Funds Received in the General Fund to the Public Safety Improvement Fund](#)

Attachments: [Ordinance](#)

RESOLUTIONS

- 21-1172** [Consider/Discuss/Act on a Resolution Awarding a Contract to CJA Enterprises, LLP of Collinsville, Texas for Street Materials](#)
Attachments: [Scoring Summary & Bid Tab](#)
 [Resolution](#)
- 21-1173** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Garver, LLC for McKinney National Airport Project AI2265, East Side Programming Documents](#)
Attachments: [Resolution](#)
- 21-1174** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Matador Engineering Inc. of McKinney, Texas for Building Systems Commissioning \(Cx\) Services in Conjunction with the Design and Construction of the McKinney Municipal Complex \(MMC\) Project \(FC1707\)](#)
Attachments: [Resolution](#)
 [Proposal](#)
- 21-1175** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Western Specialty Contractors for Phase 1 Design / Build \(D/B\) Services Related to the McKinney Silos Restoration Project \(GR2109\)](#)
Attachments: [Proposal](#)
 [Resolution](#)
- 21-0008M2** [Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

Attachments: [Resolution](#)
[DRAFT 12-14-21 CIAC Minutes](#)
[Exhibit A \(Semiannual Report\)](#)
[Semiannual Report Appendix](#)

MISCELLANEOUS

21-0002GDP [Consider/Discuss/Act on a General Development Plan for](#)
2 [McKinney Horizons, Located on the Northeast Corner of](#)
[Bloomdale Road and Future Hardin Boulevard](#)

Attachments: [Draft PZ Minutes 12.04.2021](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1703](#)
[Proposed General Development Plan](#)

21-0066SP [Consider/Discuss/Act on a Site Plan for a Retail and](#)
[Restaurant Building, Located on the North East Corner of](#)
[U.S. Highway 380 \(University Drive\) and Skyline Drive](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1997-06-35](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

21-1176 [Consider/Discuss/Act on a Resolution Authorizing the City](#)
[Manager to Execute a Contract and All Necessary Change](#)
[Orders with Mario Sinacola and Sons Excavating, Inc., for](#)
[the Construction of the Wilmeth Road \(Lake Forest Drive to](#)
[Hardin Boulevard\) Project](#)

Attachments: [Location Map](#)
[Recommendation Letter](#)
[Resolution](#)
[Presentation](#)

21-0002A/21-0021Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 21-0002A\) and a Request to Zone \(Case No. 21-0021Z\) on Certain Land \(the "Property"\) to "PD" - Planned Development District, Located on the South Side of County Road 278 and Approximately 1,800 Feet East of State Highway 5 \(McDonald Street\), and Related Ordinance\(s\) and Agreements](#)

Attachments: [Location Map and Aerial Exhibit](#)
[041321 PZ Minutes](#)
[110921 PZ Minutes](#)
[121421 PZ Minutes](#)
[Letter of Intent](#)
[Petition Requesting Annexation](#)
[Proposed Development and Annexation Agreement](#)
[1295 Certificates](#)
[Proposed Annexation Ordinance](#)
[Proposed Annexation Exhibits A-D](#)
[21-0021Z - Zoning Request Information](#)
[Proposed Zoning Ordinance](#)
[Proposed Zoning Exhibits A-D](#)
[Presentation](#)

21-0012SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Service Station \(Strickland Brothers Oil Change\), Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 12.14.2021](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Citizen Comments](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

21-0016SUP2 [Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window, Located on the South Side of Virginia Parkway and Approximately 600 Feet East of Jordan Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 12.14.2021 DRAFT](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

21-0063Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of Kickapoo Drive and Alma Road, and Accompany Ordinance](#)

Attachments: [Draft PZ Minutes 12.14.2021](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

21-0121Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located Approximately 250 Feet East of Coit Road and Approximately 250 Feet North of Virginia Parkway, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 12.14.2021](#)
[Location Map and Zoning Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2001-02-024](#)
[Ex. PD Ord. No. 1621](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

21-0011SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Mini-Warehouse Facility \(Advantage Storage\), Located Approximately 250](#)

Feet East of Coit Road and on Approximately 250 Feet North of Virginia Parkway, and Accompanying Ordinance

Attachments: Draft PZ Minutes 12.14.2021
Location Map and Aerial Exhibit
Letter of Intent
Letters of Support
Proposed Ordinance
Proposed Exhibits A-C
Presentation

21-0126Z2 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 3755 South Lake Forest Drive, and Accompanying Ordinance

Attachments: Draft PZ Minutes 12.14.2021
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. 2014-01-001
Proposed Ordinance
Proposed Exhibits A-C
Presentation

21-0155Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive, and Accompanying Ordinance

Attachments: [Draft PZ Minutes 12.14.2021](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comment](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. 2000-09-065](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

21-0156Z2 [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 "PD" - Planned Development District, Generally to Allow for Office Uses and to Modify the Development Standards, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 12.14.2021](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2003-05-050](#)
[Ex. PD Ord. No. 2001-02-017](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

21-0165Z2 [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 Modify the Development Standards and to Allow for Supportive Housing for Displaced Single Mothers and Office Uses, Located on the East Side of State Highway 5 \(McDonald Street\) and Approximately 175 Feet North of Cypress Hill Drive, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 12.14.2021](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Letters of Support](#)
 [Citizen Comments](#)
 [Comprehensive Plan Maps](#)
 [Oak Hollow District](#)
 [Placetype Definitions](#)
 [Fiscal Analysis](#)
 [Land Use Comparison Table](#)
 [Ex. PD Ord. No. 2005-02-015](#)
 [Proposed Ordinance](#)
 [Proposed Exhibits A-D](#)
 [Presentation](#)

21-1177 [Consider/Discuss/Act on a Resolution Appointing a Member to the 9-1-1 Emergency Communications District Board of Managers within the North Central Texas Council of Governments \(NCTCOG\)](#)

Attachments: [Resolution](#)
 [Bylaws](#)
 [About NCT9-1-1](#)

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

- 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

- City Manager Annual Performance Evaluation

E. Section 551.087. Deliberation Regarding Economic Development Matters

- TUPPS Facility

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., December 30th, 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>.