



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, May 3, 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 Bill Rosnett, Norwest Christian Church/Dayspring Counseling

INFORMATION SHARING

22-0399 [Proclamation for McKinney Morning Pride Lions Club 20th Anniversary](#)

Attachments: [Proclamation](#)

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

22-0400 [Minutes of the City Council Work Session of April 26, 2022](#)

Attachments: [Minutes](#)

22-0182 [Minutes of the Community Grants Advisory Commission Meeting of November 11, 2021](#)

Attachments: [Minutes](#)

22-0227 [Minutes of the McKinney Arts Commission Meeting of January 20, 2022](#)

Attachments: [Minutes](#)

22-0303 [Minutes of the McKinney Housing Finance Corporation Meeting of November 12, 2021](#)

Attachments: [Minutes](#)

22-0313 [Minutes of the McKinney Main Street Board Meeting of March 10, 2022](#)

Attachments: [Minutes](#)

22-0325 [Minutes of the McKinney Urban Transit District Board Meeting of February 16, 2022](#)

Attachments: [Minutes](#)

22-0383 [Minutes of the Planning and Zoning Commission Regular Meeting of April 12, 2022](#)

Attachments: [Minutes](#)

ORDINANCES

22-0401 [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 AI4315,
Airfield Maintenance & Storage Building](#)

Attachments: [Ordinance](#)

RESOLUTIONS

22-0402 [Consider/Discuss/Act on a Resolution Awarding a Contract to
WaterCentric, LLC of Carrollton, Texas and A N D, INC. dba
A New Deal Irrigation of Wylie, Texas for Irrigation Services:
Repair and Installation](#)

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

22-0403 [Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Execute a Contract with Kleinfelder, Inc. for
Materials Testing and Building Systems Commissioning
Services on the McKinney Ranch Pump Station
Improvements Project \(WA1626\)](#)

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

22-0404 [Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Execute a Contract and All Necessary Change
Orders with Cam-Crete Contracting, Inc., for the Construction
of the FY22 Street Repairs Project](#)

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

MISCELLANEOUS

22-0029SP [Consider/Discuss/Act on a Site Plan for a Restaurant
Including a Drive-Through Window \(Dutch Bros Coffee\),
Located at 1605 Eldorado Parkway](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. Ord. No. 1353](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

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.

22-0049PF [Consider/Discuss/Act on a Preliminary-Final Plat for Calvin Boles Estates, Located in the ETJ of McKinney, Approximately 2,330 Feet North of County Road 325 and on the West Side of County Road 318](#)

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.

21-0010A/22-0012Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 21-0010A\) and a Request to Zone \(Case No. 22-0012Z\) on Certain Land \(the "Property"\) to "PD" - Planned Development District, Located on the West Side of State Highway 5 \(McDonald Street\) and Approximately 2,800 Feet North of Telephone Road, and Related Ordinance\(s\) and Agreements](#)

Attachments: [Location Map and Aerial Exhibit](#)
[1295 Form](#)
[Letter of Intent](#)
[Citizen Comment](#)
[Petition Requesting Annexation](#)
[Proposed Development and Annexation Agreement](#)
[Proposed Annexation Ordinance](#)
[Proposed Annexation Exhibits A-D](#)
[Draft PZ Minutes 4.12.2022](#)
[22-0012Z - Zoning Request Information](#)
[Proposed Zoning Ordinance](#)
[Proposed Zoning Exhibits A-D](#)
[Presentation](#)

22-0003SUP2 [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: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Existing Dealership Locations Exhibit](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Proposed Landscape Plan - Informational Only](#)
[Proposed Elevations - Informational Only](#)
[Presentation](#)

22-0026Z2 [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, Generally to Modify the Development Standards and to Allow for a Telecommunications Tower, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of](#)

Independence Parkway, and Accompanying Ordinance

Attachments: [Draft PZ Minutes 04.12.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex PD Ord. 2001-02-024](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

22-0005SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Telecommunications Tower Uses, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 04.12.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Citizen Comments](#)
[Informational Only - Design Details](#)
[Fall Zone Letter](#)
[RF Coverage Propagation](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

22-0405 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Settlement Agreement and Mutual Release incident to Hemphill, LLC v. City of McKinney, Texas Civil Action No. 4:21-cv-00655, United States District](#)

Court, Eastern District of Texas (Sherman Division) and a related Land Option and Lease Agreement by and between Said Parties

Attachments: Resolution
Settlement Agreement
Land Option and Lease Agreement

21-0187Z2

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, Generally to allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of Stacy Road and on the East Side of McKinney Ranch Parkway, and Accompanying Ordinance

Attachments: Draft PZ Minutes 04.12.2022
Location Map and Aerial Exhibit
Letter of Intent
Letter of Support
Comprehensive Plan Maps
Collin McKinney Commercial District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Ex. PD Ord. No. 2020-11-081
Proposed Ordinance
Proposed Exhibits A-D
Presentation
Applicant Presentation

21-0188Z3

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, Generally to Modify the Development Standards and to Allow for a Telecommunications Tower, Located 3109 South Custer Road, and Accompanying Ordinance

Attachments: [CC Minutes 04.05.2022](#)
[PZ Minutes 03.08.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Structural Engineering Letter](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2003-02-015](#)
[Informational Only - Propagation Maps](#)
[Informational Only - Simulation Photos](#)
[Informational Only - Site Candidate Summary](#)
[Informational Only - Stonebridge Board ACC Approval](#)
[Informational Only - Proposed Lease Area](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

22-0002M3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Appendix G \(MTC - McKinney Town Center Zoning District\) of the Code of Ordinances, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[MTC Zoning District - Redlines](#)
[MTC Zoning District - Clean](#)
[Proposed Ordinance](#)
[Proposed Exhibit A](#)

22-0406 [Consider/Discuss/Act on a Resolution Nominating a Member to the Collin Central Appraisal District Board of Directors](#)

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

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
- D. Section 551.074. Personnel Matters
- E. Section 551.087. Deliberation Regarding Economic Development Matters
 - Project Green

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., April 30th, 2022

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>.