



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, July 6, 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>

Please note that a quorum of the City Council may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

*Invocation given by Pastor Rob Bowsher, First McKinney Baptist Church*

#### INFORMATION SHARING

**21-0517**      [Recognition of Former North Texas Municipal Water District \(NTMWD\) Board Directors Charles McKissick and Joe Joplin](#)

**21-0578**      [Proclamation for Parks and Recreation Month](#)

**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.*

*Speaker Request cards must be submitted before the start of the meeting, either in person or by email to [contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org).*

*Written Public Comments may be submitted to the City Council online at <http://www.mckinneytexas.org/CitizenComments>.*

*Agenda-related comments and non-agenda comments received at <http://www.mckinneytexas.org/CitizenComments> between the time of this posting and 6:00p.m. on Tuesday, July 6, 2021 will be recorded in the meeting minutes.*

## **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**

- 21-0579**      [Minutes of the City Council Work Session of June 15, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0580**      [Minutes of the City Council Regular Meeting of June 15, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0581**      [Minutes of the City Council Special Meeting of June 22, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0341**      [Minutes of the Board of Adjustment Meeting of March 10, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0452**      [Minutes of the Board of Adjustment Meeting of April 28, 2021.](#)  
**Attachments:**    [Minutes](#)
- 21-0540**      [Minutes of the Community Grants Advisory Committee](#)

[Meeting of May 13, 2021](#)

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

21-0541

[Minutes of the Community Grants Advisory Committee Meeting of May 19, 2021](#)

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

21-0503

[Minutes of the McKinney Economic Development Corporation Meeting of April 20, 2021](#)

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

21-0504

[Minutes of the McKinney Economic Development Corporation Meeting of May 18, 2021](#)

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

21-0536

[Minutes of the Library Advisory Board Meeting of May 20, 2021](#)

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

21-0546

[Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of May 19, 2021](#)

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

21-0549

[Minutes of the McKinney Community Development Corporation Potential Project Subcommittee Meeting of May 20, 2021](#)

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

21-0548

[Minutes of the McKinney Community Development Corporation Meeting of May 27, 2021](#)

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

21-0545

[Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of May 27, 2021](#)

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

**21-0547** [Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of June 2, 2021](#)

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

**21-0550** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of June 8, 2021](#)

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

**21-0571** [Minutes of the Planning and Zoning Commission Regular Meeting of June 8, 2021](#)

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

#### ORDINANCES

**21-0582** [Consider/Discuss/Act on an Ordinance Amending Section 70-120\(b\)\(6\) of the Code of Ordinances Relating to Specific Noise Disturbance Prohibition](#)

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

#### RESOLUTIONS

**21-0583** [Consider/Discuss/Act on a Resolution Awarding a Contract to SAI McKinney M, LLC dba Mercedes-Benz of McKinney of McKinney, Texas for the Purchase of a SWAT Cargo Van](#)

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

**21-016DA** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Agreement with the Developer of Oxford Place, Authorizing Third Party Inspections of All Public Improvements and a Variance to the Requirements of Section 2-1\(b\) of the Code of Ordinances Regarding Construction Inspection fees](#)

**Attachments:** [Defer Required Inspections - Oxford Place \(7-01-21\).Owner Executed Location Map and Aerial Exhibit Resolution Form 1295](#)

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**21-0041Z4** [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 Southeast Corner of Bluestem Drive and Hidden Haven Drive, and Accompanying Ordinance](#)

**Attachments:** [CC Minutes 05.18.21](#)  
[PZ Minutes 04.27.21](#)  
[PZ Minutes 04.13.21](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Ex PD Ord. 2001-02-024](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-F](#)  
[RF Coverage Propagation](#)  
[Fall Zone Letter](#)  
[Informational Only - Photo Simulations](#)  
[Informational Only - Proposed Design Detail](#)  
[Presentation](#)  
[Applicant Presentation](#)

**21-0006A/21-0054Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 21-0006A\) and a Request to Zone \(Case No. 21-0054Z\) on Certain Land \(the "Property"\) to "PD" - Planned Development District, Located on the Southeast Corner of Bloomdale Road and Lake Forest Drive, and Related Ordinance\(s\) and Agreements](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[PZ Minutes 06.08.2021](#)  
[Letter of Intent](#)  
[Petition Requesting Annexation](#)  
[Proposed Development and Annexation Agreement](#)  
[1295 Certificates](#)  
[Proposed Annexation Ordinance](#)  
[Proposed Annexation Exhibits A-D](#)  
[21-0054Z - Zoning Request Information](#)  
[Proposed Zoning Ordinance](#)  
[Proposed Zoning 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
- 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

- Project Yellow
- Project DLV
- Petoskey Plastics
- Kaizen Development

**ACTION ON EXECUTIVE SESSION ITEMS**

**ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., July 3rd, 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-adacompliance@mckinneytexas.org](mailto: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>.*