



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, July 20, 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

#### INFORMATION SHARING

**21-0633**      [Legacy Keepers Internship Program Presentation](#)

**Attachments:**    [Presentation](#)

**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 20, 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**

- 21-0634**      [Minutes of the City Council Work Session of July 6, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0635**      [Minutes of the City Council Regular Meeting of July 6, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0486**      [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of May 13, 2021](#)  
**Attachments:**    [Minutes](#)

## **ORDINANCES**

- 21-0636**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget and Amending the 2021-2025 Capital Improvements Program to Provide Funds for the McKinney Municipal Complex Project \(FC1707\)](#)  
**Attachments:**    [Ordinance](#)
- 21-0637**      [Consider/Discuss/Act on an Ordinance to Establish the](#)

[Speed Limit along Trinity Falls Parkway from Laud Howell Parkway to Weston Road \(FM 543\) within McKinney](#)

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

**21-0638** [Consider/Discuss/Act on an Ordinance to Modify the Speed Limit along Wattley Way from a Point 500 feet East of Airport Drive to Harry McKillop Boulevard \(FM 546\) within McKinney](#)

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

**21-0639** [Consider/Discuss/Act on an Ordinance Establishing Reduced Speed School Zones for Emerson High School](#)

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

**21-0640** [Consider/Discuss/Act on an Ordinance Establishing Reduced Speed School Zones and Crosswalks for Reeves Elementary School and Modify the Reduced Speed School Zones due to the New Attendance Boundaries for Prosper Independent School District](#)

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

**21-0641** [Consider/Discuss/Act on an Ordinance Establishing Reduced Speed School Zones for Willow Wood Elementary School](#)

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

## RESOLUTIONS

**21-0642** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with Lake | Flato + Parkhill of Frisco, Texas for Architectural and Engineering Services in Conjunction with the Design and Construction of the McKinney Municipal Complex \(FC1707\) Project](#)

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

**21-0643** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment for DCBA Landscape Architecture of McKinney Texas, Related to the Renovation of Two Sports Fields at the McKinney Soccer Complex at Craig Ranch](#)

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

**21-0644** [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Bids under Solicitation 21-49CC McKinney Gateway at Creekside Park Monument Project](#)

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

**21-0645** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. to Provide Consulting Engineering Services for the TR2125 Downtown Lighting Study and Authorizing Any Supplemental Agreements](#)

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

#### MISCELLANEOUS

**20-0010SP2** [Consider/Discuss/Act on a Site Plan for an Office / Warehouse Development, Located on the West Side of McDonald Street \(U.S. Highway 5\) and Approximately 300 Feet North of Wilmeth Road](#)

**Attachments:** [PZ Minutes 6.22.2021](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 1451](#)  
[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.*

**21-0646**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with VesCorp Construction, LLC., for the Construction of the Griffin and Pine Street Infrastructure Improvements Project \(CO2006\)](#)

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

**21-0647**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget and Amending the 2021-2025 Capital Improvements Program to Provide Funds for the North Public Works Complex Project \(FC2058\)](#)

**Attachments:**    [Ordinance](#)

**21-0648**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment to the Construction Manager at Risk \(CMAR\) Contract with Crossland Construction Company, Inc. \(Crossland\) whose local office is in Prosper, Texas for a Guaranteed Maximum Price \(GMP\) Related to the Construction Remodel of the North Public Works Complex Project \(FC2058\) Located at 3501 North Central Expressway, McKinney](#)

**Attachments:**    [Resolution](#)  
                          [GMP Proposal](#)  
                          [Value Management Log](#)

**21-0004SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for an Outdoor Amusement Facility \(Tupps Brewery\), Located at 402 East Louisiana Street, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 6.22.2021](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing Site Condition Photos](#)  
[Screening Exhibit](#)  
[Proposed Elevations](#)  
[Proposed Elevations Renderings](#)  
[Noise Ordinance Acknowledgements](#)  
[Acoustic Memo](#)  
[Sound Exhibit](#)  
[Decibel Level Chart Exhibit](#)  
[Proposed Ordinance Per PZ](#)  
[Proposed Ordinance Per Staff](#)  
[Exhibits A-B](#)  
[Presentation](#)  
[Applicant Presentation](#)

**21-0005A2/2**  
**1-0039Z3**

[Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 21-0005A\) and a Request to Zone \(Case No. 21-0039Z\) on Certain Land \(the "Property"\) to "LI" - Light Industrial District, Located Approximately 750 Feet West of Almeta Lane and on the South Side of Harry McKillop Boulevard \(FM 546\), and Related Ordinance\(s\) and Agreements](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[PZ Minutes 05.11.21](#)  
[CC Minutes 06.1.21](#)  
[Letter of Intent](#)  
[Petition Requesting Annexation](#)  
[1295 Certificate](#)  
[Proposed Annexation Ordinance](#)  
[Annexation Ordinance Exhibits A-D](#)  
[21-0039Z - Zoning Request Information](#)  
[Proposed Zoning Ordinance](#)  
[Zoning Exhibits A-C](#)  
[Presentation](#)

**21-0058Z3** [Conduct a Public Hearing to Consider / Discuss / Act on a Request to Rezone the Subject Property from "BG" - General Business District, "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located at Southwest Corner of U.S. Highway 380 \(University Drive\) and Bois D'Arc Road and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 6.08.2021](#)  
[PZ Minutes 6.22.2021](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps Package](#)  
[Collin Crossing District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Layout Exhibit- Informational Only](#)  
[Proposed Ordinance](#)  
[Exhibits A-C](#)  
[Presentation](#)

**21-0068Z2** [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 Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the Northeast Corner of Bloomdale Road and Custer Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 6.22.2021](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Northridge District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2006-06-073](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[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)

- Ethics Complaint 06-16-2021

B. Section 551.071 (A) Pending or contemplated litigation



C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

- Jen Texas 22, LLC to the City of McKinney, Texas; 230 acres, more or less, in the W. Butler Survey, Abstract No. 87, Collin County, Texas

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

- Project Bluesky

**ACTION ON EXECUTIVE SESSION ITEMS**

**ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., July 17, 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. Phone 972-547-2694 or 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>.*