

## CITY COUNCIL REGULAR MEETING

**MARCH 16, 2021**

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, March 16, 2021 at 6:00 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Scott Elliott, Frederick Frazier, Rick Franklin, and Angela Richardson-Woods.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Steve Tilton, Assistant City Manager Barry Shelton, City Attorney Mark Houser, Strategic Services Manager Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, City Secretary Records Specialist Juametta Terrell, City Secretary Administrative Assistant Blenda Sims, Director of Planning Jennifer Arnold, Assistant Director of Planning Mark Doty, Chief Financial Officer Mark Holloway, Director of McKinney Performing Arts Center (MPAC) & Main Street Programs Amy Rosenthal, and Desktop Support Technician Logan Atwood.

There were approximately twenty-five (25) Members of the public present in the audience.

Mayor Fuller called the meeting to order at 6:00 p.m. upon determining a quorum of the Council was present.

Mayor Fuller called for the Invocation and Pledge of Allegiance. Invocation and Pledge were given by The Ranchers of Cornerstone Ranch.

Mayor Fuller called for the following Information Sharing items.

**21-0219** Proclamation for National Development Disabilities Awareness Month

Mayor Fuller called for Public Comments regarding Agenda items. There were none when called.

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Richardson-Woods, to approve the following Consent items:

**21-0220** Minutes of the City Council Work Session of March 2, 2021

- 21-0221** Minutes of the City Council Regular Meeting of March 2, 2021
- 21-0132** Minutes of the Main Street Board Meeting of January 14, 2021
- 21-0137** Minutes of the McKinney Armed Services Memorial Board Meeting of January 13, 2021
- 21-0176** Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee Meeting of January 20, 2021
- 21-0145** Minutes of the McKinney Economic Development Corporation Meeting of January 19, 2021
- 21-0189** Minutes of the Planning and Zoning Commission Regular Meeting of February 9, 2021
- 21-0222** Consider/Discuss/Act on All Matters Incident and Related to Approving the Resolution of the McKinney Economic Development Corporation Board Action Authorizing the Issuance of the McKinney Economic Development Corporation Sales Tax Revenue Improvement and Refunding Bonds, Taxable Series 2021. Resolution caption reads as follows:

**RESOLUTION NO. 2021-03-033 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, RELATING TO THE "MCKINNEY ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE IMPROVEMENT AND REFUNDING BONDS, TAXABLE SERIES 2021" APPROVING (i) THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE MCKINNEY ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF SUCH BONDS AND (ii) RELATING TO THE DEPOSIT OF THE GROSS SALES TAX REVENUES; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE.**

- 21-0223** Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Miscellaneous Drainage and Floodplain Management Services and Miscellaneous Geotechnical and Materials Testing Services, and Authorizing the City Manager to Execute Agreements for Professional Services. Resolution caption reads as follows:

**RESOLUTION NO. 2021-03-034 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING QUALIFIED FIRMS TO PROVIDE**

**PROFESSIONAL SERVICES FOR MISCELLANEOUS DRAINAGE AND FLOODPLAIN MANAGEMENT SERVICES AND MISCELLANEOUS GEOTECHNICAL AND MATERIALS TESTING SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS FOR PROFESSIONAL SERVICES**

- 21-0224** Consider/Discuss/Act on a Resolution Authorizing a Contract to Boyd Electric LTD. of Rowlett, Texas for as Needed Electrical Services. Resolution caption reads as follows:

**RESOLUTION NO. 2021-03-035 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO BOYD ELECTRIC LTD. OF ROWLETT, TEXAS FOR THE PURCHASE OF ELECTRICAL SERVICES**

- 21-0225** Consider/Discuss/Act on a Resolution Authorizing a Contract to Air Conditioning Innovative Solutions, Inc. of McKinney, Texas for as Needed Plumbing Services. Resolution caption reads as follows:

**RESOLUTION NO. 2021-03-036 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO AIR CONDITIONING INNOVATIVE SOLUTIONS, INC. OF MCKINNEY, TEXAS FOR PLUMBING SERVICES**

- 21-0226** Consider/Discuss/Act on a Resolution Authorizing a Contract to Air Conditioning Innovative Solutions, Inc. of McKinney, Texas for as Needed HVAC Services. Resolution caption reads as follows:

**RESOLUTION NO. 2021-03-037 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO AIR CONDITIONING INNOVATIVE SOLUTIONS, INC. OF MCKINNEY, TEXAS FOR HVAC SERVICES**

Mayor Fuller called for following Plat items.

- 21-0020PF** Consider/Discuss/Act on a Preliminary-Final Plat for Painted Tree East Addition, Located on the South Side of County Road 943 (Future Wilmeth Road) and on the East and West Sides of Hardin Boulevard

Council unanimously approved the motion by Council Member Philips, seconded by Council Member Elliott, to approve Staff's recommendation of a Conditional Approval on a Preliminary-Final Plat for Painted Tree East Addition,

Located on the South Side of County Road 943 (Future Wilmeth Road) and on the East and West Sides of Hardin Boulevard.

Mayor Fuller called for the Regular Agenda and Public Hearing items.

**21-0001GDP** Consider/Discuss/Act on a General Development Plan for the Ballfields Tract 4, Located on the East Side of Alma Road and Approximately 1,000 Feet North of Henneman Way

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Elliott, to approve a General Development Plan for the Ballfields Tract 4, Located on the East Side of Alma Road and Approximately 1,000 Feet North of Henneman Way.

**20-0137Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District, "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, to Allow for Multi-Family Residential and Commercial Uses and to Modify the Development Standards, Located 550 Feet South of Stonebridge Drive and on the East Side of Custer Road, and Accompanying Ordinance (REQUEST TO BE TABLED)

Council unanimously approved the motion by Council Member Philips, seconded by Council Member Frazier, to close the public hearing and table the item.

**20-0001A** Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex Certain Land (the "Property"), Located on the South Side of Bloomdale Road and Approximately 1,300 Feet East of County Road 943, Adjacent to Phase 1 and Phase 2 of the Erwin Farms Addition Along a Portion of its Southern Boundary, and Adjacent to Phase 3 of the Erwin Farms Addition Along its Eastern Boundary, and Related Ordinance(s) and Agreements

Council unanimously approved the motion by Council Member Philips, seconded by Council Member Richardson-Woods, to close the public hearing and approve a Petition to Annex Certain Land (the "Property"), Located on the South Side of Bloomdale Road and Approximately 1,300 Feet East of County Road 943, Adjacent to Phase 1 and Phase 2 of the Erwin Farms Addition Along a Portion of its Southern

Boundary, and Adjacent to Phase 3 of the Erwin Farms Addition Along its Eastern Boundary, and Related Ordinance(s) and Agreements. Ordinance caption reads as follows:

**ORDINANCE NO. 2021-03-020**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ANNEXING CERTAIN TERRITORIES TO THE CITY OF MCKINNEY; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE THEREOF**

**21-0022Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Single Family Residential Uses, Located Approximately 1,300 Feet East of County Road 943 and on the South Side of Bloomdale Road, and Accompanying Ordinance

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Philips, to close the public hearing and approve a Request to Zone the Subject Property to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Single Family Residential Uses, Located Approximately 1,300 Feet East of County Road 943 and on the South Side of Bloomdale Road, and Accompanying Ordinance. Ordinance caption reads as follows:

**ORDINANCE NO. 2021-03-021**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 60.123 ACRE PROPERTY, LOCATED ON THE APPROXIMATELY 1,300 FEET EAST OF COUNTY ROAD 943 AND ON THE SOUTH SIDE OF BLOOMDALE ROAD, IS ZONED TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR SINGLE FAMILY RESIDENTIAL USES AND MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**21-0003A** Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex  
**/21-0004Z2** (Case No. 21-0003A) and a Request to Zone (Case No. 21-0004Z) on  
Certain Land (the "Property") to SF5 - Single Family Residential District,  
Located on the Southeast Corner of N. Hardin Boulevard and Olympic  
Crossing (County Road No. 228) and Adjacent to Phase 1 of the Preserve  
at Honey Creek Addition Along a Portion of its Western Boundary,  
Adjacent to Phase 1 of the Weston Ridge Addition Along a Portion of its  
Southern Boundary, and Adjacent to Planning Unit 1, Phase 2B of the  
Trinity Falls Addition Along its Eastern Boundary, and Related  
Ordinance(s) and Agreements

Council unanimously approved the motion by Council Member Franklin,  
seconded by Council Member Frazier, to close the public hearing and approve a  
Petition to Annex (Case No. 21-0003A) and a Request to Zone (Case No. 21-0004Z)  
on Certain Land (the "Property") to SF5 - Single Family Residential District, Located on  
the Southeast Corner of N. Hardin Boulevard and Olympic Crossing (County Road No.  
228) and Adjacent to Phase 1 of the Preserve at Honey Creek Addition Along a Portion  
of its Western Boundary, Adjacent to Phase 1 of the Weston Ridge Addition Along a  
Portion of its Southern Boundary, and Adjacent to Planning Unit 1, Phase 2B of the  
Trinity Falls Addition Along its Eastern Boundary, and Related Ordinance(s) and  
Agreements. Ordinance captions read as follows:

**ORDINANCE NO. 2021-03-022**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,  
ANNEXING CERTAIN TERRITORIES TO THE CITY OF MCKINNEY; PROVIDING  
FOR THE PUBLICATION OF THIS ORDINANCE AND PROVIDING FOR AN  
EFFECTIVE DATE THEREOF**

**ORDINANCE NO. 2021-03-023**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,  
AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN  
APPROXIMATELY 74.6 ACRE PROPERTY, LOCATED ON THE SOUTHEAST  
QUADRANT OF NORTH HARDIN BOULEVARD AND OLYMPIC CROSSING  
BOULEVARD (COUNTY ROAD NO. 228), IS ZONED TO "SF5" – SINGLE FAMILY  
RESIDENTIAL DISTRICT, GENERALLY TO ALLOW FOR SINGLE FAMILY**

**RESIDENTIAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**20-0012M3** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 87 (Special Events), of the Code of Ordinances to Modify the Expiration Date of Provisions Permitting Parklets Within Certain Areas of the City and Providing Minimum Requirements thereof

LeeAnn Parsons, 3075 Willow Grove Blvd., McKinney, TX 75070, spoke in favor of the item.

Ruth Thompson, 224 E. Virginia, McKinney, TX 75069, spoke in favor of the item.

Chris Thompson, 224 E. Virginia, McKinney, TX 75069, spoke in favor of the item.

Mayor Fuller read the comments for the follow citizens during the meeting:

Yvonne Walters

Lori Hoff

Danny Hoff

Georgiann Leonard

Maria Caccavale

The comment cards will be entered in the Minutes as "Regular Meeting Appendix A – 20-0012M3 Comment Cards".

Council unanimously approved the motion by Council Member Richardson-Woods, seconded by Council Member Frazier, to close the public hearing and approve a Request by the City of McKinney to Amend Chapter 87 (Special Events), of the Code of Ordinances to Modify the Expiration Date of Provisions Permitting Parklets Within Certain Areas of the City and Providing Minimum Requirements thereof. Ordinance caption reads as follows:

**ORDINANCE NO. 2021-03-024**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING CHAPTER 87, SECTION 87-70, "MINIMUM REQUIREMENTS," OF THE CITY'S CODE OF ORDINANCES BY AMENDING THE MINIMUM REQUIREMENTS FOR PARKLETS CONTAINED THEREIN; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE AND TERMINATION DATE.**

**20-0013M3** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations) Sections 146-130 (Vehicle Parking), 146-131 (Off-street loading) of the Code of Ordinances

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Franklin, to close the public hearing and approve a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations) Sections 146-130 (Vehicle Parking), 146-131 (Off-street loading) of the Code of Ordinances. Ordinance caption reads as follows:

**ORDINANCE NO. 2021-03-025**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING CHAPTER 146 (ZONING ORDINANCE) SECTIONS 146-130 (VEHICLE PARKING) AND 146-131 (OFF STREET LOADING) OF THE CODE OF ORDINANCES; ESTABLISHING PRESUMPTIONS; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; REPEALING ALL CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**20-0014M** Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 134 (Signs) of the Code of Ordinances

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Franklin, to approve a Request by the City of McKinney to Amend Chapter 134 (Signs) of the Code of Ordinances. Ordinance caption reads as follows:

**ORDINANCE NO. 2021-03-026**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING CHAPTER 134 (SIGNS) OF THE CODE OF ORDINANCES;**



**ESTABLISHING PRESUMPTIONS; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

Mayor Fuller called for Citizen comments regarding issues not on the Agenda.

John Charles Hardin, 504 E. Walker, McKinney, TX 75069, spoke regarding the upcoming election in May of 2021.

Jim Westerheid, 2714 Clublake Trl., McKinney, TX 75072, spoke regarding the mask standard administration.

Mayor Fuller called for Council and Manager Comments.

Council Member Richardson-Woods spoke regarding Women's History Month. The Council Member said it is an honor to know history-makers in McKinney and mentioned Empress Drane, Beth Bentley, and Ruth Thompson.

Council Member Franklin spoke regarding the annexations that were on the Agenda and stated that it was good to see.

Council Member Frazier spoke regarding the following items:

- Women's History Month.
- The Downtown Parklet Program.
- Byron Nelson Golf Tournament.
- The City's Trail system.
- The McKinney Fire Department is hiring.
- The "McKinney Motors" Team who competed in the Capital of Texas Police Motorcycle Shootout and won.
- The McKinney Boyd Women's Golf Team.

Council Member Philips spoke regarding a survey he filled out for the Dallas Morning News and thanked everyone who sent him well-wishes for his surgery.

Council Member Elliott reflected on political interactions over the last year and encouraged citizens to share their opinions at City Council. The Council Member reminded citizens that our Community is worth protecting.

Mayor Pro Tem Rogers spoke regarding Arts in Bloom that is April 9 – 11, 2021 and a Pickleball Tournament that is April 22 & 23, 2021. The Mayor Pro Tem commented on the candidates that are running in the election for May 1, 2021.

Mayor Fuller spoke regarding campaign practices and the election of May 1, 2021. The Mayor spoke regarding Hug's Café, Cornerstone Ranch, and Coffee and Crumbs. The Mayor thanked City Manager Grimes and City Staff for their work.

City Manager Grimes updated the Council on the following items:

- The City will host an Eastside Project Overview on March 18, 2021 from 5:00 p.m. – 7:00 p.m.
- The McKinney Vaccine Hub will end operations on April 30, 2021. The Hub has administered over 35,000 shots. The City Manager thanked all the staff who have assisted at the Vaccine Hub.

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Richardson-Woods, to adjourn the meeting at 7:45 p.m.

The video recording of this meeting is available online through the City of McKinney video archives.

These minutes were approved by the City Council on April 6, 2021.

SIGNED:

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GEORGE C. FULLER, Mayor

ATTEST:

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EMPRESS DRANE, City Secretary  
JOSHUA STEVENSON, Deputy City Secretary

City of McKinney, Texas