

CITY COUNCIL REGULAR MEETING

MAY 18, 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, May 18, 2021 at 6:00 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Geré Feltus, Frederick Frazier, Rick Franklin, and Justin Beller.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Executive Office Supervisor Blanca Garcia, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, Police Chief Greg Conley, Director of Planning Jennifer Arnold, Planning Manager Caitlyn Strickland, Planner II Alek Miller, McKinney Community Development Corporation Administrative & Marketing Coordinator Linda Jones, Director of Public Works Ryan Gillingham, Assistant Director of Public Works Paul Sparkman, Facilities Construction Manager Patricia Jackson, Street & Drainage Superintendent Edward Garza, Water Utilities Supervisor Michael George, Maintenance Crew Leader Steffan Rendon, Public Works Executive Assistant Michelle Holt, Public Works Executive Assistant Debbie Abdalla, Streets Administrative Assistant Cynthia Ramay, Desktop Support Technician Asif Ali, and Police Officer Bruno Siqueira.

There were approximately one hundred and fifty (150) Members of the public present in the audience, including previous Council Members Scott Elliott and Angela Richardson-Woods.

Mayor Fuller called the meeting to order at 6:13 p.m. upon determining a quorum of the Council was present.

Mayor Fuller called for the Invocation and Pledge of Allegiance. The Invocation given by Pastor Luis Rosenthal of McKinney First Baptist Church. The Pledge of Allegiance given by Mayor Fuller.

Mayor Fuller called for the Information Sharing Agenda.

Mayor Fuller called for Public Comments regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

Michael Jones, 2516 Grafton Ln., McKinney, TX 75071, spoke regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

Al Perry, 470 Adriatic Pkwy., McKinney, TX 75072, spoke regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

Lesa Perry, 470 Adriatic Pkwy. #1401, McKinney, TX 75072, spoke regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

Collette Griffin, 6205 Sydney, McKinney, TX 75070, spoke regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

Tamara Johnson, P.O. Box 2514, McKinney, TX 75070, spoke regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

Nina Dowell-Ringley, 313 North Benge, McKinney, TX 75069, spoke regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

John Mott, 5408 Pebble Ct., McKinney, TX 75072, spoke regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

Steven Spainhouer, 4690 Eldorado Pkwy., McKinney, TX 75072, spoke regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

Maylee Thomas Fuller, 6901 Dalmatian, McKinney, TX 75072, spoke regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

June Jenkins, no address given, spoke regarding the Recognition of Outgoing City Council Members and Induction Council Member Elected in May 2021.

- 21-0412** Recognition of Outgoing City Council Members
- 21-0413** Induction of City Council Members Elected in May 2021
- 21-0414** Proclamation for National Public Works Week
- 21-0415** Family Health Center on Virginia Artwork Presentation

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Council Member Franklin, seconded by Mayor Pro Tem Rogers, to approve the following Consent items:

- 21-0416** Minutes of the City Council Work Session of May 4, 2021
- 21-0417** Minutes of the City Council Regular Meeting of May 4, 2021
- 21-0418** Minutes of the City Council Special Meeting of May 10, 2021
- 21-0057** Minutes of the Community Grants Advisory Commission Meeting of February 12, 2020
- 21-0299** Minutes of the Community Grants Advisory Commission Meeting of November 5, 2020
- 21-0300** Minutes of the Community Grants Advisory Commission Meeting of January 21, 2021
- 21-0283** Minutes of the Main Street Board Meeting of March 11, 2021
- 21-0288** Minutes of the McKinney Armed Services Memorial Board Meeting of March 10, 2021
- 21-0235** Minutes of the McKinney Arts Commission Meeting of July 8, 2020
- 21-0234** Minutes of the McKinney Arts Commission Meeting of January 21, 2021
- 21-0277** Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of February 11, 2021
- 21-0387** Minutes of the Planning and Zoning Commission Regular Meeting of April 27, 2021
- 21-0419** Consider/Discuss/Act on a Curfew Ordinance, Article VIII, Chapter 70, "Curfew Hours for Minors". Ordinance caption reads as follows:

ORDINANCE NO. 2021-05-047

AN ORDINANCE OF THE CITY OF MCKINNEY, TEXAS, REPEALING ARTICLE VIII OF CHAPTER 70, "CURFEW HOURS FOR MINORS" IN ITS ENTIRETY AND ADOPTING A NEW ARTICLE VIII, CHAPTER 70, TO THE CITY OF MCKINNEY'S CODE OF ORDINANCES ENTITLED

“CURFEW HOURS FOR MINORS;” ESTABLISHING A CURFEW BETWEEN THE HOURS OF 11:00 P.M. ON ANY SUNDAY, MONDAY, TUESDAY, WEDNESDAY, OR THURSDAY UNTIL 6:00 A.M. ON THE FOLLOWING DAY; AND 12:01 A.M. UNTIL 6:00 A.M. ON ANY SATURDAY OR SUNDAY FOR PERSONS UNDER SEVENTEEN (17) YEARS OF AGE; DEFINING TERMS; CREATING OFFENSES FOR MINORS, PARENTS AND GUARDIANS OF MINORS AND BUSINESS ESTABLISHMENTS VIOLATING CURFEW REGULATIONS; PROVIDING DEFENSES; PROVIDING FOR ENFORCEMENT BY THE POLICE DEPARTMENT; PROVIDING FOR WAIVER BY THE MUNICIPAL COURT OF JURISDICTION OVER A MINOR WHEN REQUIRED UNDER THE TEXAS FAMILY CODE; PROVIDING A PENALTY NOT TO EXCEED \$500.00; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

- 21-0420** Consider/Discuss/Act on a Resolution Authorizing the Award of Contract with Down Range Thermal of Spicewood, Texas for Monocular Night Vision Devices (MNVD). Resolution caption reads as follows:

RESOLUTION NO. 2021-05-050 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AWARDING A CONTRACT TO DOWN RANGE THERMAL OF SPICEWOOD, TEXAS FOR MONOCULAR NIGHT VISION DEVICES (MNVD).

- 21-0421** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Pre-Construction Services Contract with Spaw Glass Contractors, Inc. for Pre-Construction Services Related to the Design and Construction of the Indoor Tennis Facility at Gabe Nesbitt Community Park located at 3251 Alma Road. Resolution caption reads as follows:

RESOLUTION NO. 2021-05-051 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH SPAW GLASS CONTRACTORS, INC. (SPA W GLASS) WHOSE LOCAL OFFICE IS IN FORT WORTH, TEXAS FOR CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES RELATED TO THE DESIGN AND CONSTRUCTION OF THE INDOOR TENNIS FACILITY AT GABE NESBITT COMMUNITY PARK

- 21-0422** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc. for Professional Engineering Design Services for the Lela, Jones, Foote, and Bradley Street Infrastructure Improvements Project (CO2134) and Authorizing Any Necessary Supplemental Agreements. Resolution caption reads as

follows:

RESOLUTION NO. 2021-05-052 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$478,076 WITH FREESE AND NICHOLS, INC. FOR ENGINEERING DESIGN SERVICES FOR THE LELA, JONES, FOOTE, AND BRADLEY STREET INFRASTRUCTURE IMPROVEMENTS PROJECT (CO2134) AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$550,000

21-0423 Consider/Discuss/Act on a Resolution Establishing the Summer School Zone Times for Each School Holding Summer School in 2021. Resolution caption reads as follows:

RESOLUTION NO. 2021-05-053 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ESTABLISHING THE SUMMER SCHOOL ZONE TIMES FOR EACH SCHOOL HOLDING SUMMER SCHOOL IN 2021.

21-0424 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Maldonado-Burkett, LLP. to Provide Professional Engineering Services for the TR2024 - US 380 (Custer to Bois D'Arc) Illumination Project and Authorizing Any Supplemental Agreements. Resolution caption reads as follows:

RESOLUTION NO. 2021-05-054 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$108,885 WITH MALDONADO-BURKETT, LLP TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE TR2024 – US 380 (CUSTER TO BOIS D'ARC) ILLUMINATION PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO AN AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$130,000.

21-0425 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with McInnis Brothers Construction, Inc. for the Construction of the Stonebridge Lift Station Phase 1 Improvement Project (WW1853). Resolution caption reads as follows:

RESOLUTION NO. 2021-05-055 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF

McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$835,000 WITH McINNIS BROTHERS CONSTRUCTION, INC. FOR THE CONSTRUCTION OF THE STONEBRIDGE LIFT STATION PHASE 1 IMPROVEMENT PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO AN AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$960,000

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

20-0008M3 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Receive the Downtown McKinney Parking Action Plan

Council unanimously approved the motion by Council Member Feltus, seconded by Mayor Pro Tem Rogers, to approve a Resolution Authorizing the City Manager to Receive the Downtown McKinney Parking Action Plan. Resolution caption reads as follows:

RESOLUTION NO. 2021-05-056 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, RECEIVING THE "PARKING ACTION PLAN" PREPARED BY DIXON RESOURCES AND WOOD SOLUTIONS GROUP DATED MARCH 3, 2021; PROVIDING AUTHORIZATION AND DIRECTION TO THE CITY MANAGER ON THE PROCESS FOR IMPLEMENTING RECOMMENDATIONS IN SAID PLAN BY FUTURE ACTION OF THE CITY COUNCIL; AND PROVIDING AN EFFECTIVE DATE

20-0137Z3 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

The Applicant Presentation for this item will be entered in the Minutes as "Regular Meeting Appendix A – 20-0137Z3 Applicant Presentation"

Robert Elliott (Applicant), 4145 Travis, Dallas, TX 75204, spoke in support of this item.

Logan O'Neal (Applicant), 4145 Travis St. STE 300, Dallas, TX 75204, spoke in support of this item.

Kenneth Sirignano, 3820 Burnett Dr., McKinney, TX 75070 spoke in support of this item.

Warren Jacobs, 3700 Burnett Dr., McKinney, TX 75070, spoke in support of this item.

Josh White (Applicant), 3525 Marquette St., Dallas, TX 75225, spoke in support of this item.

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

This item will be on the Regular Meeting of the City Council on June 15, 2021.

21-0041Z3 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

Gary Harnack, 10105 Sailboard Dr., McKinney, TX 75072, spoke in opposition to this item.

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Frazier, to close the public hearing.

Council unanimously approved the motion by Council Member Philips, seconded by Council Member Franklin, to table to another meeting 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.

This item will be on the Regular Meeting of the City Council on July 6, 2021.

21-0003SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Grocery Store (Desi District), Located at 5400 Collin McKinney Parkway, and Accompanying Ordinance

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Feltus, to close the public hearing and approve a Specific Use Permit to Allow for a Grocery Store (Desi District), Located at 5400 Collin McKinney Parkway, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2021-05-050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A GROCERY STORE (DESI DISTRICT), LOCATED AT 5400 COLLIN MCKINNEY PARKWAY; PROVIDING REGULATIONS; 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.

20-0147Z2 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 For Mixed Uses Including Commercial, Retail, Office, Multi- Family Residential, And Open Space, Generally North of the Intersection of Laud Howell Parkway (FM 543) and U.S. Highway 75 (Central Expressway), and Accompanying Ordinance Donna McCally, 3006 Hartfond Ct., McKinney, TX 75070, spoke regarding this item.

Tammy Warren, 3109 Westview Dr., McKinney, TX 75070, spoke regarding this item.

Derek Hendry, 7509 Sabine Dr., McKinney, TX 75071, spoke in opposition of this item.

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Franklin, to close the public hearing.

Council unanimously approved the motion by Mayor Fuller, seconded by Mayor Pro Tem Rogers, to approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally For Mixed Uses Including Commercial, Retail, Office, Multi- Family Residential, And Open Space, Generally North of the Intersection of Laud Howell Parkway (FM 543) and U.S. Highway 75 (Central Expressway), and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2021-05-051

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 111 ACRE PROPERTY, LOCATED GENERALLY NORTH OF THE INTERSECTION OF LAUD HOWELL PARKWAY (FM 543) AND U.S. HIGHWAY 75 (CENTRAL EXPRESSWAY), IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO 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

21-0373 Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District (NTMWD) Board of Directors

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Frazier, to appoint Geralyn Keever to the North Texas Municipal Water District (NTMWD) Board of Directors.

Geralyn Keever's term will be from June 1, 2021 to May 31, 2023.

21-0426 Consider/Discuss/Act on the Appointment of a Board Member, Replacing a Current Board Member with the Appointed Board Member, and Designating an Alternate to the Board of Directors of the McKinney Community Development Corporation

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Feltus, to appoint Angela Richardson-Woods as a Board Member and Deborah Bradford as an Alternate Member to the Board of Directors of the McKinney Community Development Corporation.

Angela Richardson-Woods' term will end September 30, 2022.

Deborah Bradford's term will end September 20, 2021.

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

Dan Porzio, 5500 McKinney Pl Dr., McKinney, TX 75070, spoke regarding the Byron Nelson and Ethics.

Joyce Rowe, 361 Terra Verde, McKinney, TX 75069, did not answer when called for.

Comment cards submitted online will be entered in the minutes as “Regular Meeting Appendix B – Citizen Comment Cards”.

Mayor Fuller called for Council and Manager Comments.

Council Member Philips spoke regarding the Byron Nelson Gold Tournament and Music Education for MISD, and congratulated the following McKinney athletes:

- Omari Walker, McKinney High, won the State Championship in 100 meter and 200 meters.
- Alexandra Harber, McKinney North High School, won the State Championship in Pole Vaulting with a jump of 13 feet.
- Charlie Bartholomew, McKinney Boyd High School, won the State Championship in 400 meter run.
- Caitlin Coffie, Nakaila Birdine, and Leah Pettus won medals in the 4x100 and 4x200 relay races.

Council Member Feltus thanked the people who helped her during her campaign and supported her.

Mayor Pro Tem Rogers welcomed the new Council Members, and spoke regarding the future, the Byron Nelson Golf Tournament and Daniel Graig.

Council Member Beller thanked the people who helped during his campaign and supporting him.

Council Member Franklin welcomed the new Council Members, and spoke regarding the future, and the Byron Nelson Golf Tournament.

Council Member Frazier welcomed the new Council Members, and spoke regarding the future, the Byron Nelson Golf Tournament, and thanked Angela Richardson-Woods for her service. Council Member Frazier thanked the Fire and Police personnel who helped during the Tournament.

City Manager Grimes welcomed the new Council Members, spoke regarding the Byron Nelson and thanked the Fire and Police Personnel, and reminded the Council about the Memorial Day Ceremony at 10 a.m. on May 29, 2021 at McKinney Veterans Memorial Park.

Mayor Fuller welcomed the new Council Members, and spoke regarding the Byron Nelson Golf Tournament, and Citizens who make McKinney great. Mayor Fuller thanked Police Chief Conley for his work during the Byron Nelson.

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Franklin, to adjourn the meeting at 10:10 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 June 1, 2021.

SIGNED:

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary

City of McKinney, Texas

STORYBOOK RANCH

McKinney, Texas

May 18, 2021



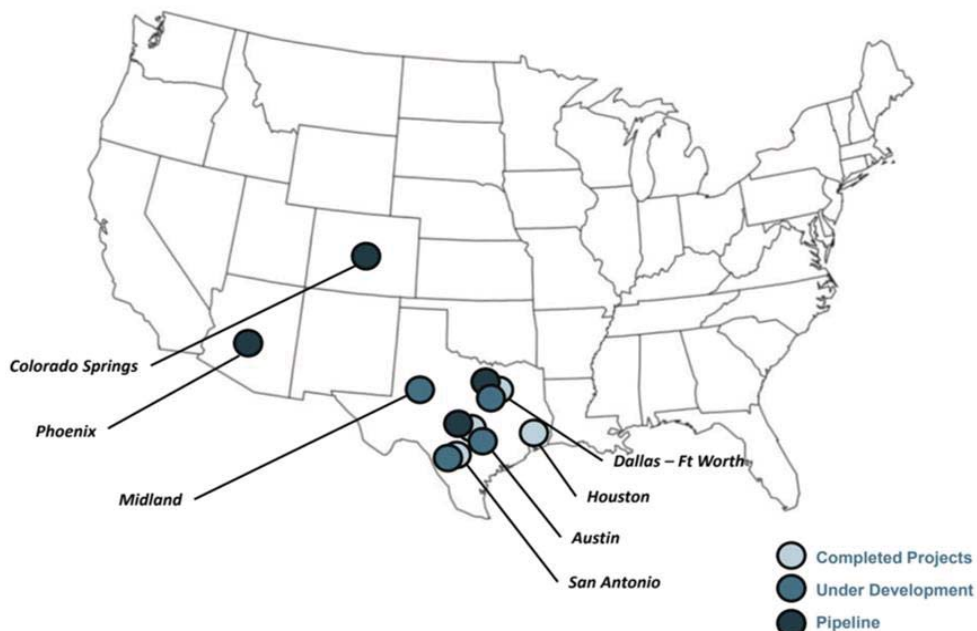
Stillwater Capital – Company Overview

- Full service real estate investment and development firm, founded in 2006
- Expertise in single family and multifamily residential, office, retail, hospitality, and master planned developments, transforming innovative ideas into uniquely built environments
- \$900M in projects completed to date, \$850M in development
- 70+ member team with offices in Dallas, Frisco, and Austin
- Cottage Residential Platform
 - Combine Stillwater expertise in high end custom homebuilding and multifamily residential development to ensure best in class product
 - Develop high quality homes that build community, integrate with existing in-fill neighborhoods, and respond to evolving consumer preferences
 - Create pedestrian friendly neighborhoods with first class amenities including resort style pools, outdoor dining areas, dog parks, sport courts, and private fenced yards
 - Ensure long term quality with onsite staff to manage leasing, landscape, maintenance, cleaning, and other services



2

Stillwater Capital – Current Markets



3

Stillwater Capital – Recent Custom Home Projects



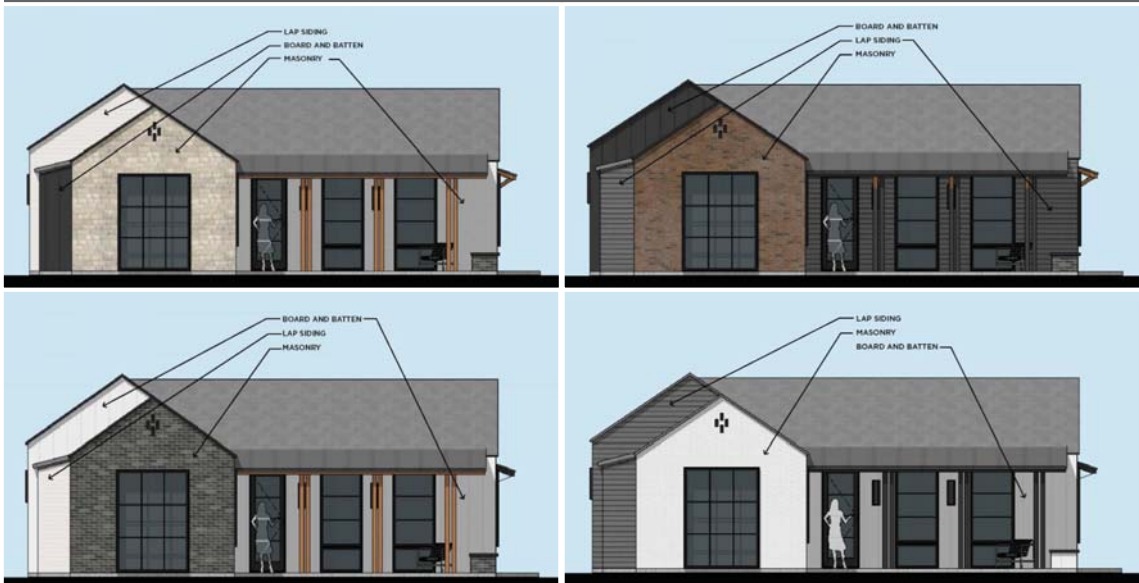
Stillwater Capital – Recent Urban Living Projects



Cottage Residential – Architectural Design



Cottage Residential – Variety of Building Layouts & Materials



Cottage Residential – Urban Single Family Street Presence



Neighborhood HOA's Support the Proposed Use

Craig Ranch North (Affected Residents)

20th February 2021

Honorable George Fuller, City Council and
Planning and Zoning Commission
222 N Tennessee St
McKinney, TX 75069

Re: ZONE2020-0137; Storybook Rezoning

Dear Mayor Fuller, City Council and Planning and Zoning Commission:

On behalf of the residents of Craig Ranch North that are affected by the proposal (Butterfield Trail), I am forwarding this letter in support of the application referenced above. We have met with the developers of the proposed project, Stillwater Capital Investments, and believe their proposed development is an excellent use of the property. We are very pleased with the cooperative way in which Stillwater approached this project and communicated with our homeowners. We have reviewed their plans and believe their project will be a great enhancement to our neighborhood. We are extremely appreciative of low-density and low-height product type proposed by Stillwater, especially compared to current zoning and other proposed projects.

As the City knows, our residents share a property line with the proposed development. We have discussed the appropriate screening between the properties with Stillwater in detail. It is our desire, and consistent with the regulations of our HOA, that our existing fencing and retaining wall be utilized with no additional fencing or screening installed. Any additional fencing would likely create an unmanageable strip of land between our properties with no new benefit. Stillwater has also agreed to make any required repairs to bring the fencing up to our HOA standards upon completion of their project at our HOA's reasonable discretion.

Again, we enthusiastically support the application and urge the City of McKinney to approve this request.

Thank you for your consideration.

Affected Residents of Craig Ranch North
Name: Tim Sny

Cc: [City Staff] [Stillwater Capital Investments]

ZONE2020-0137 Resident Support

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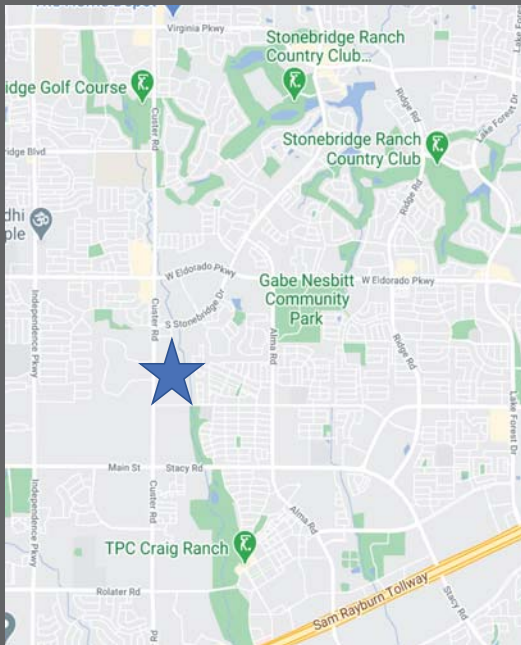
To: McKinney City Council and Planning and Zoning Commission
In Support of: Storybook Ranch Redevelopment Case ZONE2020-0137
The undersigned shows support for Stillwater Capital Investments' proposed project and rezoning of Storybook Ranch in accordance with zoning case ZONE2020-0137.

All addresses are on Butterfields Trail, McKinney, Texas 75070

| Full Name | Signature | Address |
|-------------------|--------------------|------------------------|
| Sam Hanzwiler | <i>[Signature]</i> | 3540 Burrwood Trail |
| Gladys Jordan | <i>[Signature]</i> | 3524 Butterfield Trail |
| Mario Albert Incl | <i>[Signature]</i> | 3516 Butterfield Trail |
| Kathy Dye | <i>[Signature]</i> | 3512 Butterfield |
| Rob Ammann | <i>[Signature]</i> | 3508 Butterfield Tr |
| David Girardi | <i>[Signature]</i> | 3528 Butterfield Tr. |
| Acker Green | <i>[Signature]</i> | 3534 Butterfield Tr |
| Andre Vinogradski | <i>[Signature]</i> | 3532 Butterfield Tr |
| TIM STYPHERS | <i>[Signature]</i> | 3544 BUTTERFIELD TRAIL |

20185483.1

Site Area – Low Density, High Quality, Balanced Use



- Redevelopment challenges from access constraints, easements, floodplain, and adjacent single-family
- Comprehensive Plan designates parcels as Commercial Center and Professional Campus
- Proposed uses have broad support and acceptable market fundamentals
 - Commercial Center use along Custer Road
 - Cottage Residential use for remaining parcel



Site Area – Neighborhood Layout



- Rowlett Creek area will be improved with hike/bike trail, greenspace, and seating areas
- Centralized amenity center with pool, outdoor kitchen, and fitness center
- Extensive perimeter screening and landscape buffers



Neighborhood HOA's Support the Proposed Use



Neighborhood Outreach

- **September, 2020:** In-person meeting with Stonebridge Ranch HOA Board
- **October, 2020:** In-person meeting with Craig Ranch North HOA
- **November, 2020:** Virtual meeting with Craig Ranch North and Stonebridge Ranch residents
- **February, 2021:** Virtual meeting with Craig Ranch North, adjacent residents



Joshua Stevenson

From: noreply@civicplus.com
Sent: Monday, May 17, 2021 11:01 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: McKinney City Council
Date of Meeting: 5/18/2021
My public comments are for an item: ON the Agenda
Agenda Item #: 20-0147Z2
Support or Oppose Agenda Item?: Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- Provide statements of fact regarding the topic,
- Request the topic be included as part of a future meeting, and / or
- Refer the topic to city staff for further study, conclusion, or assistance.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

Comments submitted to other emails will not be included in the meeting record.

Comments Request the following members of Council recuse themselves from vote on Item 20-0147Z2 rezoning of land located at 75 Central Expressway and FM 543. Mayor George Fuller and council members Charlie Phillips, Frederick Frazier, and Rick Franklin. All accepted campaign contributions of \$500 to \$1,000 during the 2019 and 2021 elections from Addison G. Wilson and/or Central and 543 LLC. Central and 543 LLC is owned by Addison G. Wilson Testamentary Trust. This can be substantiated by 2019 and 2021 campaign finance reports, Texas Secretary of State, and the Texas State Comptroller's web site. Additionally, all council members except council member elect, Gere Feltus accepted contributions from

partners in the firm of Abernathy, Boyd, Roeder, and Hullett during the 2019 and 2021 campaigns. The partners of the law firm who made donations accepted by Fuller, Phillips, Frazier, Franklin, and Beller, represent the owner of the land located at 75 Central Expressway and FM 543. For this reason, I request that mayor Fuller, council members Beller, Frazier, Franklin, Phillips, and Rogers recuse themselves from voting due to conflict of interest. By accepting the contributions from attorneys in the firm representing the property owner Fuller, Phillips, Frazier, Franklin, and Beller have a substantial conflict of interest in the rezoning request. These council members should recuse themselves from this and any future vote on items represented by Abernathy Boyd Roeder and Hullett.

First Name: Carol
Last Name: Mitchell
Address 1: 1606 West St.
Address 2: Field not completed.
City: McKinney
State: Texas
Zip: 75069
Email Address: carol.mitchell54@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Joshua Stevenson

From: noreply@civicplus.com
Sent: Monday, May 17, 2021 8:37 AM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: McKinney City Council
Date of Meeting: 5/18/2021
My public comments are for an item ON the Agenda
Agenda Item # *Field not completed.*
Support or Oppose Agenda Item? Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- *Provide statements of fact regarding the topic,*
- *Request the topic be included as part of a future meeting, and / or*
- *Refer the topic to city staff for further study, conclusion, or assistance.*

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

Comments submitted to other emails will not be included in the meeting record.

Comments Since Mayor Fuller and Councilmembers Fred Frazier, Charlie Philips, and Rick Franklin all accepted \$500 up to \$1,000 in campaign contributions from 2019 to the most recent election cycle for Fuller and Philips from the property owner and developer of Central & 543, LLC, which is requesting a zoning change for property at Highway 75/Central Expressway and FM 543, I am asking that they recuse themselves from voting on this issue since they accepted money from Addison G. Wilson and/ or from the LLC directly. Wilson, III owns the Addison G. Wilson Testamentary Trust, which owns the LLC and this can all be supported via the campaign Finance reports and the TX Secretary of State and TX

Comptroller's Web site.

Additionally, every council member except for D3 Councilwoman-Elect, Gere' Feltus has accepted donations from attorneys, including the names partners to associate attorneys, from the McKinney based firm that is representing the Central & 543, LLC, Abernathy, Boyd, Roeder, and Hullett, per the 2019-2021 campaign finance reports filed with the City and that are available online. I am also asking that Mayor Fuller and council members Beller, Frazier, Franklin, Philips, Rogers recuse themselves from voting on this item bc they accept yes money from Various attorneys from that firm, which is representing the property owner due to a conflict of interest. I am asking the above listed council members/mayor recuse themselves from voting on future items by this firm.

First Name Brandi
Last Name Price
Address 1 PO Box 742
Address 2 *Field not completed.*
City Denton
State Tx
Zip 76201
Email Address Brandirealemail@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Joshua Stevenson

From: noreply@civicplus.com
Sent: Friday, May 14, 2021 8:41 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: McKinney City Council
Date of Meeting: 5/18/2021
My public comments are for an item ON the Agenda
Agenda Item # *Field not completed.*
Support or Oppose Agenda Item? Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- *Provide statements of fact regarding the topic,*
- *Request the topic be included as part of a future meeting, and / or*
- *Refer the topic to city staff for further study, conclusion, or assistance.*

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

Comments submitted to other emails will not be included in the meeting record.

Comments Please add this to my previous comment. The property owner proposing the change is Central & FM 543 and not Central & 75. Also, Councilman Philips accepted a \$500 campaign contribution from the property owner, Central & FM 543, LLC, per his campaign finance report dated 4/14/21. That is why I hopes he recused himself from voting on this item and anything related to this property owner and presented by attorney Bob Roeder in the future. The same for Fuller.

First Name Brandi
Last Name Price

Address 1 PO Box 742
Address 2 *Field not completed.*
City Denton
State TX
Zip 75201
Email Address Brandireneeprice@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Joshua Stevenson

From: noreply@civicplus.com
Sent: Friday, May 14, 2021 6:57 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: McKinney City Council
Date of Meeting: 5/18/2021
My public comments are for an item: ON the Agenda
Agenda Item #: 20-0147Z2
Support or Oppose Agenda Item?: Oppose

Public Comments

Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:

- Provide statements of fact regarding the topic,
• Request the topic be included as part of a future meeting, and / or
• Refer the topic to city staff for further study, conclusion, or assistance.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

Comments submitted to other emails will not be included in the meeting record.

Comments I do not oppose this item, but I do oppose any votes made by Mayor George Fuller and At-Large City Councilman Charlie Philips as they both accepted campaign donations in the most recently election cycle from the property owner, Central & 75, LLC and from Attorney Robert "Bob" Roeder of the McKinney law firm Abernathy, Boyd, Roeder, and Hullett. Fuller received a total of \$7,250 in campaign donations included in his April 1 and April 30, 2021 campaign finance reports from 8 attorneys from that law firm, including \$1,000 of that amount from Roeder. Property owner Central & 75, LLC donated \$1,000 to Fuller, per his April 30, 2021 campaign finance report filed with the City. Philips accepted a \$500 campaign contribution from

Roeder and a \$500 campaign contribution, per his campaign finance reports filed with the City dated April 1, 2021 and April 14, 2021. I am asking that Mayor Fuller and Councilman Philips recuse themselves from voting on any this zoning change featured on tonight's agenda, along with any items that includes these parties and Central & 75, LLC, per the apparent conflict of interest and the appearance that it appears the property owner and attorneys donated to possibly sway Fuller's and Philip's votes on the issue. Both Fuller and Philips accepted the campaign donations and the Letter of Intent included in the agenda packet that is dated in late 2020.

First Name Brandi
Last Name Price
Address 1 PO Box 742
Address 2 Field not completed.
City Denton
State TX
Zip 76201
Email Address brandireneprice@gmail.com

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Joshua Stevenson

From: noreply@civicplus.com
Sent: Tuesday, May 18, 2021 1:22 PM
To: Deana Smithee; Joanne Isom; Linda Jones; Terri Ramey; Kathy Wright; Akia Pichon; City Secretary
Subject: Online Form Submittal: Citizen Comments

EXTERNAL SENDER ALERT: THIS EMAIL IS FROM AN EXTERNAL SENDER. BE CAUTIOUS WHEN OPENING ATTACHMENTS OR CLICKING URLS LINKS.

Citizen Comments

My comment is for the: McKinney City Council
Date of Meeting: 5/18/2021
My public comments are for an item ON the Agenda
Agenda Item # 5G cell tower installation
Support or Oppose Agenda Item? Oppose

Public Comments
Due to legal requirements, the Council or specified Board cannot take action on Citizen Comments topics; however they can:
• Provide statements of fact regarding the topic,
• Request the topic be included as part of a future meeting, and / or
• Refer the topic to city staff for further study, conclusion, or assistance.

Comments submitted through this online form will not be read aloud at the meeting but will be documented in the meeting record.

Comments submitted to other emails will not be included in the meeting record.

Comments <https://ehtrust.org/cell-phone-towers-lower-property-values-documentation-research/>

Please review the link for evidence of the dangers revolving around the installation of cell towers in residential and school properties!

First Name Kathi
Last Name Harnack
Address 1 10105 Sailboard Drive

Address 2 *Field not completed.*
City McKinney
State TX
Zip 75072
Email Address gharnack@msn.com

Email not displaying correctly? [View it in your browser.](#)