



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, June 1, 2021

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>

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 Dr. Bill Rosnett, Northwest Christian Church

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.

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, June 1, 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

- 21-0470** [Minutes of the City Council Work Session of May 18, 2021](#)
Attachments: [Minutes](#)
- 21-0471** [Minutes of the City Council Regular Meeting of May 18, 2021](#)
Attachments: [Minutes](#)
- 21-0377** [Minutes of the Community Grants Advisory Commission Meeting of April 22, 2021](#)
Attachments: [Minutes](#)
- 21-0321** [Minutes of the Joint Meeting of the McKinney City Council, McKinney Economic Development Corporation & McKinney Community Development Corporation and City Council Work Session of March 23, 2021](#)
Attachments: [Minutes](#)
- 21-0322** [Minutes of the Joint Meeting of the City Council, McKinney Economic Development Corporation, and McKinney Community Development Corporation of April 6, 2021](#)
Attachments: [Minutes](#)
- 21-0392** [Minutes of the Main Street Board Meeting of April 15, 2021](#)
Attachments: [Minutes](#)
- 21-0438** [Minutes of the McKinney Arts Commission Meeting of March 18, 2021](#)
Attachments: [Minutes](#)

- 21-0454** [Minutes of the McKinney Community Development Meeting of April 22, 2021](#)
Attachments: [Minutes](#)
- 21-0455** [Minutes of the McKinney Community Development TUPPS Project Subcommittee Meeting of April 8, 2021](#)
Attachments: [Minutes](#)
- 21-0456** [Minutes of the McKinney Community Development TUPPS Project Subcommittee Meeting of April 21, 2021](#)
Attachments: [Minutes](#)
- 21-0429** [Minutes of the McKinney Economic Development Corporation Meeting of March 16, 2021 \(Amended\)](#)
Attachments: [Amended Minutes](#)
- 21-0457** [Minutes of the McKinney Community Development TUPPS Project Subcommittee Meeting of May 5, 2021](#)
Attachments: [Minutes](#)
- 21-0458** [Minutes of the McKinney Community Development Nonprofit Collaborative Project Subcommittee Meeting of April 8, 2021](#)
Attachments: [Minutes](#)
- 21-0468** [Minutes of the Planning and Zoning Commission Regular Meeting of May 11, 2021](#)
Attachments: [Minutes](#)
- 21-0407** [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of January 5, 2021](#)
Attachments: [Minutes](#)
- 21-0408** [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of February 2, 2021](#)
Attachments: [Minutes](#)

21-0303 [Minutes of the Visit McKinney Board Meeting of March 30, 2021](#)

Attachments: [Minutes](#)

21-0447 [Minutes of the Visit McKinney Board Meeting of April 22, 2021](#)

Attachments: [Minutes](#)

21-0448 [Minutes of the Visit McKinney Board Meeting of April 23, 2021](#)

Attachments: [Minutes](#)

ORDINANCES

21-0472 [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 PK4392, Al Ruschhaupt Improvement Project](#)

Attachments: [Ordinance](#)

21-0473 [Consider/Discuss/Act on a Ordinance Amending the Fiscal Year 2020-2021 Annual Budget to Provide Funds for the purpose of Gap Funding the McKinney Silos Art Mural Project; and Authorizing the McKinney Arts Commission through the City Manager, or Designee, to Apply for and Accept Any Grant Funding for the McKinney Silos Art Mural Project](#)

Attachments: [Ordinance](#)

21-0474 [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of "City of McKinney, Texas, General Obligation Bonds, Taxable Series 2021C", and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

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

RESOLUTIONS

21-0475 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Extension and Modification to the Commercial Lease Agreement with El Dorado Properties, LTD for the premises located at 216 North Tennessee Street](#)

Attachments: [Resolution](#)

21-0476 [Consider/Discuss/Act on a Resolution of the City of McKinney, Texas Finding that Oncor Electric Delivery Company LLC's Application for Approval to Amend its Distribution Cost Recovery Factor Pursuant to Increase Distribution Rates Within the City Should be Denied; Authorizing Participation with Oncor Cities Steering Committee; Authorizing the Hiring of Legal Counsel and Consulting Services; Finding that the City's Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel](#)

Attachments: [Resolution](#)

21-0477 [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas Denying CoServ Gas, LTD.'s Requested Rate Increase; Requiring the Company to Reimburse City's Reasonable Ratemaking Expenses; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel](#)

Attachments: [Resolution](#)

21-0478 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Construction Solutions USA, LLC of Carrollton, Texas, for the Construction of the Al Ruschhaupt Park Improvement Project \(PK4392\)](#)

Attachments: [Resolution](#)

21-0479 [Consider/Discuss/Act on a Resolution Authorizing the City](#)

Manager to Execute an Agreement with the Texas Department of Transportation for the Temporary Closure of the State Right-of-Way for the Purpose of a Special Event

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

21-0480 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Mario Sinacola and Sons Excavating, Inc., for the Construction of the Ridge Road (US 380 to Wilmeth Road) Project

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

21-0481 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Alliance Geotechnical Group for Materials Testing Services on the Ridge Road (US 380 to Wilmeth Road) Project (ST1617)

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

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

21-0005A/21-0039Z2 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 (REQUEST TO BE TABLED)

Attachments: [PZ Minutess 05.11.21 \(21-0039Z\)](#)
[Location Map and Aerial Exhibit](#)

21-0040Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “SF 5” - Single Family Residential District to “PD” - Planned Development District, to Allow for Multi-Family Residential, Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of FM 1461 and Approximately 5,500 Feet East of FM 2478, and Accompanying Ordinance](#)

Attachments: [DRAFT PZ Minutes 05.11.21](#)
[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. 2014-03-016](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Informational Only - Concept Plan](#)
[Presentation](#)

21-0051Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District to “C2” - Local Commercial District, Located on the Northeast Corner of Collin McKinney Parkway and Alma Road and Accompanying Ordinance](#)

Attachments: [PZ Minutes 5.11.2021 DRAFT](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2008-06-054](#)
[Ex. PD Ord. No. 2001-02-017](#)
[Proposed Ordinance](#)
[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)

- Facilities Agreement by and between SLC McKinney Partners, Billingsley Parties and the City of McKinney, Texas (Tucker Hill Addition)

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 Black
- Encore Wire Corporation

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m.,
May 29th, 2021*

*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>.