

CITY COUNCIL REGULAR MEETING

JANUARY 4, 2022

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, January 4, 2022 at 6:00 p.m.

Mayor George Fuller called the meeting to order at 6:00 p.m. upon determining a quorum consisting of himself and the following members were present: Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Frederick Frazier, Rick Franklin, Geré Feltus, 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, Director of Strategic Services Trevor Minyard, Director of Planning Jennifer Arnold, Capital Improvement Projects Manager Nicholas Ataie, and City Secretary Empress Drane

Mayor Fuller called for the Invocation and Pledge of Allegiance. The Invocation was given by Deborah Bradford, Co-Pastor of New Jerusalem Baptist Church.

Mayor Fuller called for the Information Sharing agenda items:

21-1166 Proclamation for Dr. Martin Luther King, Jr. Day

Mayor Fuller called for Public Comments regarding Non-Public Hearing Agenda Items at which time there were no requests to speak.

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Frederick Frazier, to approve the following Consent Agenda items:

21-1167 Minutes of the City Council Work Session of December 21, 2021

21-1168 Minutes of the City Council Regular Meeting of December 21, 2021

21-1136 Minutes of the Capital Improvements Advisory Committee Regular Meeting of May 25, 2021

21-1051 Minutes of the McKinney Arts Commission Meeting of September 16, 2021

21-1116 Minutes of the McKinney Community Development Corporation Meeting of

November 18, 2021.

21-1117 Minutes of the McKinney Community Development Corporation Special Meeting of November 29, 2021.

21-1118 Minutes of the McKinney Community Development Corporation Projects Subcommittee Meeting of November 29, 2021.

21-1157 Minutes of the McKinney Economic Development Corporation Meeting of November 16, 2021

21-1137 Minutes of the Library Advisory Board Meeting of November 18, 2021

21-1135 Minutes of the Planning and Zoning Commission Regular Meeting of November 9, 2021

21-0926 Minutes of the Joint Meeting of the McKinney Economic Development Corporation and the McKinney Community Development Corporation of September 23, 2021

21-1169 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget and Amending the 2022 - 2026 Capital Improvements Program to Provide Funds for the CIP Project: Custer Road - US 380 to FM 1461 (ST9115). Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2021 - 2022 ANNUAL BUDGET AND THE 2022 - 2026 CAPITAL IMPROVEMENTS PROGRAM TO PROVIDE FUNDING FOR THE CUSTER ROAD - US 380 TO FM 1461 PROJECT (ST9115); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

21-1170 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget and the 2022-2026 Capital Improvements Program to Provide Funds for Project AI2265, East Side Programming Documents. Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2021-2022 ANNUAL BUDGET AND THE 2022-2026 CAPITAL IMPROVEMENTS PROGRAM, TO PROVIDE FUNDING FOR PROJECT AI2265, EAST

SIDE PROGRAMMING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 21-1171** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget to Provide Funds for the Purpose of Gap Funding the McKinney Silos Art Mural Project (GR2109). Ordinance caption reads:

ORDINANCE NO. 2022-01-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2021-2022 ANNUAL BUDGET FOR THE MCKINNEY SILOS ART MURAL PROJECT (GR2109); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 21-1184** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget to Appropriate a Transfer of Federal Grant Funds Received in the General Fund to the Public Safety Improvement Fund. Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2020-2021 ANNUAL BUDGET TO PROVIDE \$6,088,842 IN ADDITIONAL FUNDING FOR THE PUBLIC SAFETY IMPROVEMENT FUND; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 21-1172** Consider/Discuss/Act on a Resolution Awarding a Contract to CJA Enterprises, LLP of Collinsville, Texas for Street Materials. Resolution caption reads as follows:

RESOLUTION NO. 2022-01-001 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO CJA ENTERPRISES, LLP OF COLLINSVILLE, TEXAS FOR STREET MATERIALS

- 21-1173** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Garver, LLC for McKinney National Airport Project AI2265, East Side Programming Documents. Resolution caption reads as follows:

RESOLUTION NO. 2022-01-002 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN

AGREEMENT WITH GARVER, LLC FOR MCKINNEY NATIONAL AIRPORT PROJECT AI2265, EAST SIDE PROGRAMMING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 21-1174** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Matador Engineering Inc. of McKinney, Texas for Building Systems Commissioning (Cx) Services in Conjunction with the Design and Construction of the McKinney Municipal Complex (MMC) Project (FC1707). Resolution caption reads:

RESOLUTION NO. 2022-01-003 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH MATADOR ENGINEERING INC. OF MCKINNEY, TEXAS FOR BUILDING SYSTEMS COMMISSIONING SERVICES IN CONJUNCTION WITH THE DESIGN AND CONSTRUCTION OF THE MCKINNEY MUNICIPAL COMPLEX PROJECT FC1707, MCKINNEY TEXAS

- 21-1175** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Western Specialty Contractors for Phase 1 Design / Build (D/B) Services Related to the McKinney Silos Restoration Project (GR2109). Resolution caption reads:

RESOLUTION NO. 2022-01-004 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH WESTERN SPECIALITY CONTRACTORS OF AMERICA FOR DESIGN/BUILD (D/B) SERVICES FOR PHASE 1 CONSTRUCTION AND ENGINEERING SERVICES RELATED TO THE MCKINNEY SILOS RESTORATION PROJECT (GR2109)

- 21-0008M2** Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees. Resolution caption reads as follows:

RESOLUTION NO. 2022-01-005 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ACCEPTING AND FILING THE SEMIANNUAL REPORT WITH RESPECT TO THE PROGRESS OF THE CAPITAL IMPROVEMENTS PLAN FOR ROADWAY AND UTILITY IMPACT FEES

- 21-0002GDP2** Consider/Discuss/Act on a General Development Plan for McKinney Horizons, Located on the Northeast Corner of Bloomdale Road and Future

Hardin Boulevard.

- 21-0066SP** Consider/Discuss/Act on a Site Plan for a Retail and Restaurant Building, Located on the North East Corner of U.S. Highway 380 (University Drive) and Skyline Drive

Mayor Fuller called for the Regular Agenda and Public Hearing Items:

- 21-1176** 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 Wilmeth Road (Lake Forest Drive to Hardin Boulevard) Project

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council member Justin Beller, to 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 Wilmeth Road (Lake Forest Drive to Hardin Boulevard) Project. Resolution captions reads as follows:

RESOLUTION NO. 2022-01-006 (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 \$19,314,111.06 WITH MARIO SINACOLA AND SONS EXCAVATING, INC., FOR THE CONSTRUCTION OF THE WILMETH ROAD (LAKE FOREST DRIVE TO HARDIN BOULEVARD) PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$21,000,000

- 21-0002A / 21-0021Z3** Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 21-0002A) and a Request to Zone (Case No. 21-0021Z) on Certain Land (the "Property") to "PD" - Planned Development District, Located on the South Side of County Road 278 and Approximately 1,800 Feet East of State Highway 5 (McDonald Street), and Related Ordinance(s) and Agreements

Fred Philips (Applicant), 5055 Keller Springs Road Suite 500, Addison TX 75001, spoke in support of the request.

Council unanimously approved the motion by Council member Geré Feltus, seconded by Council member Rick Franklin, to close the public hearing and approve a

Petition to Annex (Case No. 21-0002A) and a Request to Zone (Case No. 21-0021Z) on Certain Land (the "Property") to "PD" - Planned Development District, Located on the South Side of County Road 278 and Approximately 1,800 Feet East of State Highway 5 (McDonald Street), and Related Ordinance(s) and Agreements. Ordinance captions read as follows:

ORDINANCE NO. 2022-01-004

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. 2022-01-005

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 20.246 ACRE PROPERTY, LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 278 AND APPROXIMATELY 1,800 FEET EAST OF STATE HIGHWAY 5 (MCDONALD STREET), IS ZONED TO "PD" - PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW SINGLE FAMILY RESIDENTIAL USES AND 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-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0012SUP2 Permit Request for a Service Station (Strickland Brothers Oil Change), Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway, and Accompanying Ordinance

The following individuals spoke in support of the request:

Kevin Patel (Applicant), 1782 W. McDermott, Allen TX 75013

Brenna Wadleigh (Applicant), 1625 Willow Glen Ct, Keller TX 76248

Applicant information not provided at the time of the agenda posting was presented at the meeting and included in these minutes as Appendix A1 (21-0012SUP2) *Applicant Information*.

The following individual did not wish to speak but requested their support for the request be documented in the meeting record:

Mark Smith (Applicant) 5151 Beltline Rd #900, Dallas TX. See Minutes Appendix A2 (21-001SUP2) *Written Support*.

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council member Rick Franklin, to close the public.

Council approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council member Rick Franklin, to approve a Specific Use Permit Request for a Service Station (Strickland Brothers Oil Change), Located on the Southwest Corner of Ridge Road and McKinney Ranch Parkway, and Accompanying Ordinance with a vote of 4 - 3, Council Members Charlie Philips, Frederick Frazier, and Geré Feltus voting no. Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-006

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 SERVICE STATION (STRICKLAND BROTHERS OIL CHANGE), LOCATED ON THE SOUTHWEST CORNER OF RIDGE ROAD AND MCKINNEY RANCH 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

- 21-** Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit
0016SUP2 Request to Allow for a Restaurant Including a Drive-Through Window, Located on the South Side of Virginia Parkway and Approximately 600 Feet East of Jordan Road, and Accompanying Ordinance

Mitchell Mulholland (Applicant), 1720 W. Virginia Street, McKinney TX 75069, spoke in support of the request.

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council member Frederick Frazier, to close the public hearing and approve a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window, Located on the South Side of Virginia Parkway and Approximately 600 Feet East of Jordan Road, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-007

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 RESTAURANT OR CAFETERIA (INCLUDING A DRIVE-THROUGH WINDOW), LOCATED ON THE SOUTH SIDE OF VIRGINIA

PARKWAY AND APPROXIMATELY 600 FEET EAST OF JORDAN ROAD; 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

21-0063Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of Kickapoo Drive and Alma Road, and Accompany Ordinance

Andre Brackens (Applicant), 10570 Rose Garden Court, McKinney TX 75072, spoke in support of the request.

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

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council member Rick Franklin, to approve a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of Kickapoo Drive and Alma Road, and Accompany Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-008

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 11.37 ACRE PROPERTY, LOCATED AT THE NORTHWEST CORNER OF KICKAPOO DRIVE AND ALMA ROAD, IS REZONED FROM "AG" - AGRICULTURAL DISTRICT TO "C1" - NEIGHBORHOOD COMMERCIAL DISTRICT; 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

21-0121Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located Approximately 250 Feet East of Coit Road and Approximately 250 Feet North of Virginia Parkway, and Accompanying Ordinance

Bob Roeder (Applicant), 1700 Redbud #300, McKinney TX 75069, spoke in support of the request.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Mayor Pro Tem Rainey Rogers, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located Approximately 250 Feet East of Coit Road and Approximately 250 Feet North of Virginia Parkway, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-009

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 2.7 ACRE PROPERTY, LOCATED APPROXIMATELY 250 FEET EAST OF COIT ROAD AND APPROXIMATELY 250 FEET NORTH OF VIRGINIA PARKWAY, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "C2" – LOCAL COMMERCIAL DISTRICT; 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-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0011SUP2 Permit Request to Allow for a Mini-Warehouse Facility (Advantage Storage), Located Approximately 250 Feet East of Coit Road and on Approximately 250 Feet North of Virginia Parkway, and Accompanying Ordinance

Bob Roeder (Applicant), 1700 Redbud #300, McKinney TX 75069, spoke in support of the request.

Council unanimously approved the motion by Council member Charlie Philips, seconded by Council member Rick Franklin, to close the public hearing and approve a Specific Use Permit Request to Allow for a Mini-Warehouse Facility (Advantage Storage), Located Approximately 250 Feet East of Coit Road and on Approximately 250 Feet North of Virginia Parkway, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-010

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 MINI-WAREHOUSE (ADVANTAGE STORAGE), LOCATED APPROXIMATELY 250 FEET EAST OF COIT ROAD AND APPROXIMATELY 250 FEET NORTH OF VIRGINIA 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

21-0126Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at 3755 South Lake Forest Drive, and Accompanying Ordinance

Kelly Gomez (Applicant), 2150 S. Central Expy Suite 200, McKinney TX 75072, spoke in support of the request.

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council member Frederick Frazier, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at 3755 South Lake Forest Drive, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-011

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 1.5 ACRE PROPERTY, LOCATED AT 3755 SOUTH LAKE FOREST DRIVE, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "C1" – NEIGHBORHOOD COMMERCIAL DISTRICT; 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

21-0155Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive, and Accompanying Ordinance

Doug Urban, 4613 Wimbley Court, McKinney TX 75070 (speaker request card not provided), spoke in opposition to the request.

Bob Roeder (Applicant), 1700 Redbud #300, McKinney TX 75069, spoke in support of the request.

Council unanimously approved the motion by Council member Charlie Philips, seconded by Council member Rick Franklin, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C3" - Regional Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Northeast Corner of State Highway 121 (Sam Rayburn Tollway) and Tina Drive, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-012

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 21.9 ACRE PROPERTY, LOCATED ON THE NORTHEAST CORNER OF STATE HIGHWAY 121 (SAM RAYBURN TOLLWAY) AND TINA DRIVE, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT, AND "CC" – CORRIDOR COMMERCIAL OVERLAY DISTRICT TO "C3" – REGIONAL COMMERCIAL DISTRICT AND "CC" – CORRIDOR COMMERCIAL OVERLAY DISTRICT; 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

21-0156Z2 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 "PD" - Planned Development District, Generally to Allow for Office Uses and to Modify the Development Standards, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road, and Accompanying Ordinance

Bob Roeder (Applicant), 1700 Redbud #300, McKinney TX 75069, spoke in support of the request.

Council unanimously approved the motion by Council member Geré Feltus, seconded by Mayor Pro Tem Rainey Rogers, to close the public hearing and approve a

Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Allow for Office Uses and to Modify the Development Standards, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-01-013

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 4.8 ACRE PROPERTY, LOCATED ON THE NORTHEAST CORNER OF COLLIN MCKINNEY PARKWAY AND PIPER GLEN ROAD, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR OFFICE 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

21-0165Z2 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 Modify the Development Standards and to Allow for Supportive Housing for Displaced Single Mothers and Office Uses, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 175 Feet North of Cypress Hill Drive, and Accompanying Ordinance

The following individuals spoke in support of the request:

James Craig (Applicant), 6850 TPC Dr Suite 104, McKinney TX 75070

Carol Wilson, 617 Cypress Hill Dr, McKinney TX 75071

Silberia Garcia, 213 N. Church Street #3, McKinney TX 75069

Hubert Lindwall, 3601 Rolling Hills Dr, McKinney TX 75071 (speaker request card not provided)

The following individuals requested their support for the request be documented in the meeting record:

Daniel Brasch, 1731 Bonner St, McKinney TX 75069

Kelley Burgess, 11758 CR 509, Anna TX 75409

Robert Burgess, 11758 CR 509, Anna TX 75409

Ashleigh Fanning, 2913 Laurel Oak Dr, McKinney TX 75071

Heather Peroyea, 309 N. Morris St, McKinney TX 75069

Eppy Thera, 429 PR 470, Bonham TX 75418

April Woods, 920 Wedgewood Way, Richardson TX 75080

L. Paul Woods, PO Box 852213, Richardson TX 75085

See Minutes Appendix B (21-0165Z2) *Written Support*.

Council unanimously approved the motion by Council member Charlie Philips, seconded by Council member Geré Feltus, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District to Modify the Development Standards and to Allow for Supportive Housing for Displaced Single Mothers and Office Uses, Located on the East Side of State Highway 5 (McDonald Street) and Approximately 175 Feet North of Cypress Hill Drive, and Accompanying Ordinance. Ordinance caption reads:

ORDINANCE NO. 2022-01-014

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 4 ACRE PROPERTY, LOCATED ON THE EAST SIDE OF STATE HIGHWAY 5 (MCDONALD STREET) AND APPROXIMATELY 175 FEET NORTH OF CYPRESS HILL DRIVE, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR SUPPORTIVE HOUSING FOR DISPLACED MOTHERS AND OFFICE USES, AND 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

- 21-1177** Consider/Discuss/Act on a Resolution Appointing a Member to the 9-1-1 Emergency Communications District Board of Managers within the North Central Texas Council of Governments (NCTCOG)

Council unanimously approved the motion by Mayor George Fuller, seconded by Council member Charlie Philips, to approve a Resolution Appointing a Geré Feltus to the 9-1-1 Emergency Communications District Board of Managers within the North Central Texas Council of Governments (NCTCOG), the appointment effective this date until December 31, 2023. Resolution caption reads:

RESOLUTION NO. 2022-01-007 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPOINTING A MEMBER TO THE INITIAL NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS 9-1-1 EMERGENCY COMMUNICATIONS DISTRICT BOARD OF MANAGERS

Mayor Fuller called for Public Comments regarding non-agenda matters:

Daniel Porzio, 5500 McKinney Pl Dr, McKinney TX 75070, encouraged the City Council and community to live by the spiritual principles of acting justly, showing mercy, and walking humbly.

Steven Spainhouer, 1836 Virginia Avenue, McKinney TX (speaker card not provided) expressed well wishes for the new year and praised the tenure of City Manager Paul Grimes.

Mayor Fuller called for Council and Manager Comments:

Council Member Charlie Philips recognized the success of the McKinney High School Boys Basketball team and the overall success of McKinney North Girls Athletics Program and encouraged residents to support all athletes.

Mayor Pro Tem Rainey Rogers expressed well wishes for the new year.

City Manager Paul Grimes made public announcements:

- Christmas Tree composting is available through January 16, to residents who place their trees curbside on trash collection day. Trees can also be dropped off at Al Ruschhaupt Soccer Fields and Gabe Nesbitt Park. Learn more at www.mckinneytexas.org/recycle
- City facilities will be closed on Monday, January 18, in honor of Dr. Martin Luther King, Jr., Holiday. Trash and recycle services will continue on the regular schedule
- McKinney Main Street and McKinney Chamber of Commerce are coordinating an online fundraiser to support the recovery efforts of Historic Downtown Mayfield, Kentucky which suffered devastation from a tornado. The fundraiser has accumulated almost twenty thousand dollars and will continue through Friday, January 7. Learn more at www.mckinneytexas.org/Mayfield

Mayor Fuller expressed condolences to the family of Don Dozier, a former Mayor of McKinney and stated that final services will be announced in the upcoming days.

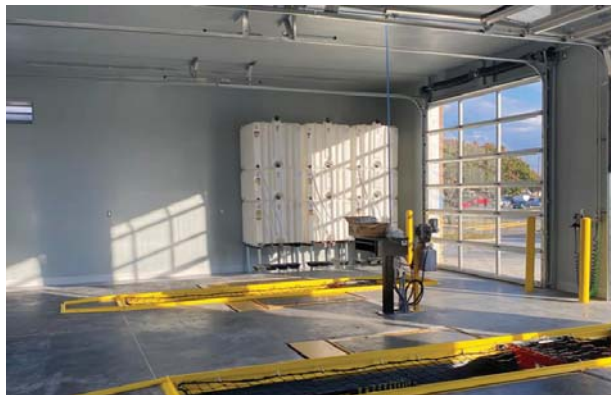
Council unanimously approved the motion by Council member Geré Feltus, seconded by Mayor Pro Tem Rainey Rogers, to adjourn the meeting at 7:42 p.m.

A video recording of this meeting is available through the City of McKinney records archive. These minutes approved by the City Council on February 1, 2022.

GEORGE C. FULLER
Mayor of McKinney, Texas

ATTEST:

EMPRESS DRANE
McKinney City Secretary
JOSHUA STEVENSON
Deputy City Secretary



The standard Strickland Brothers building is approximately 1,800 sq ft, one floor with 3 bays. The building has a small lobby, customer restroom, an employee restroom and a back room. The building has 3 casted pits (one for each bay). All tanks are gravity fed, mechanical and plumbing are minimal. There are no basements in our design, no underground tanks, no oil lines, no oil guns, etc. Iterations of the standard designs have included EIFS, brick or block.

Services & Hours

Strickland Brothers Services

- 10-minute or less oil change and filter replacement
- Cabin and engine air filter replacement
- Wiper blade replacement
- Antifreeze/coolant refill
- Power steering fluid
- Windshield washer fluid refill
- State Inspections
- Manual tire rotations (less than 5% of business)

X No Pneumatic tools

X No cars left overnight

X No cars in parking lot with hoods up under repair

Services **NOT** Offered:

- Engine repairs or overhauls
- Brake work
- Tire replacement/wheel replacement
- Exhaust or muffler work
- Steering and suspension
- Body work
- A/C service
- Battery replacement
- CV Joints or driveshafts

Hours

Mon – Fri: 8 am – 7 pm
 Sat: 8 am – 5 pm
 Sun: 10 am – 5 pm

Strickland Brothers Foundation Fund

Strickland Brothers 10 Minute Oil Change has partnered with the Winston Salem Foundation to create a fund that will help local youth facing adversity. This fund will help supply ‘Buddy Benches’ to local elementary schools in the communities where they operate. The ‘Buddy Bench’ will be placed on playgrounds for students who may not have someone to play with. The objective is to help students recognize children who may be outcast and to encourage inclusion for all.

In addition to the ‘Buddy Benches’, the Strickland Brothers Foundation Fund will be used to help under funded schools for education, scholarship opportunities, and many other projects to promote inclusion amongst students and help our local youth facing adversity.

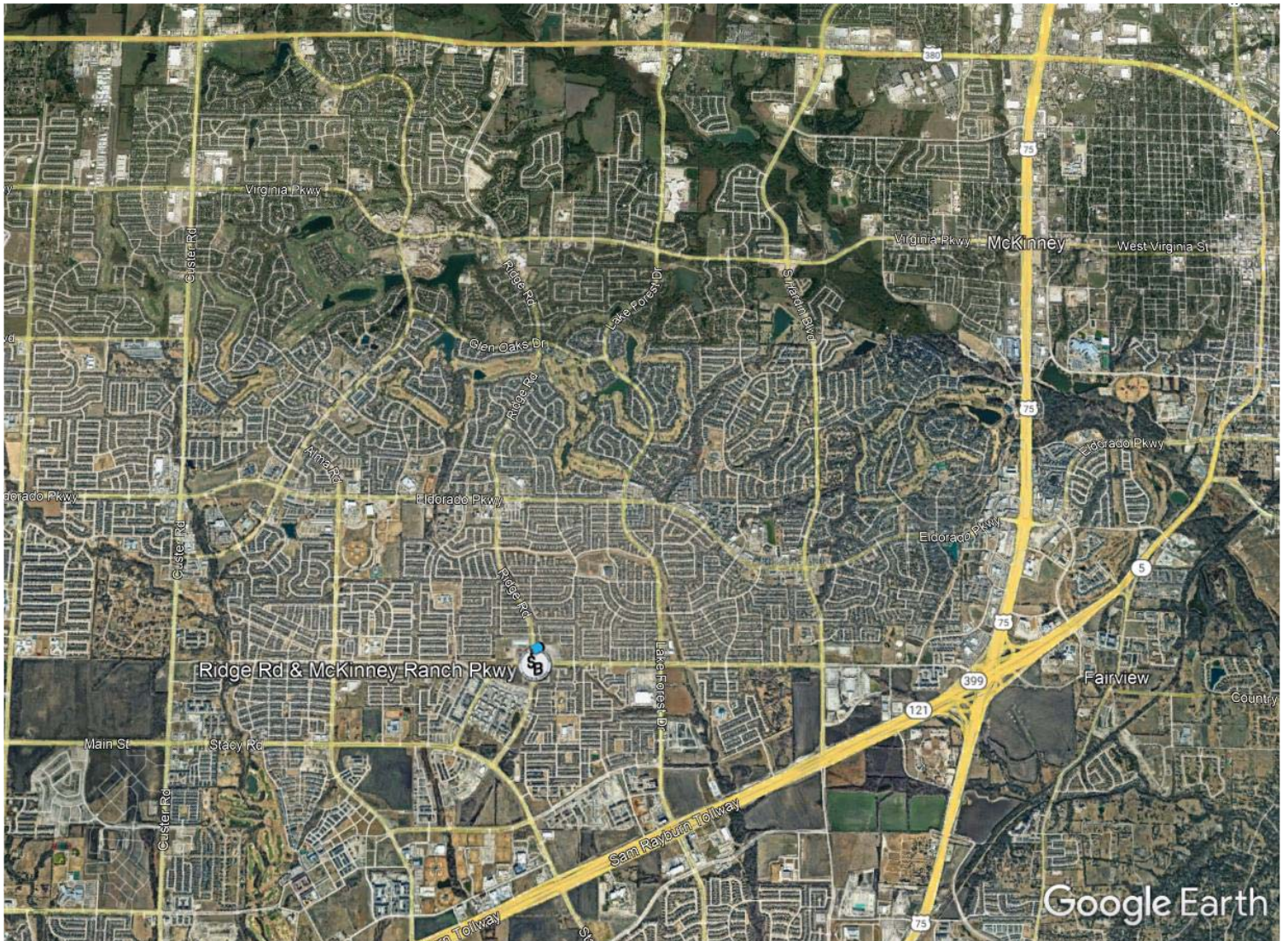
Community involvement is top priority to Strickland Brothers franchisees. We would seek involvement in the July 4th festivities, the Yankee Doodle block party, and ball team sponsorships in addition to hiring local McKinney residents.



Proposed façade to match existing strip center

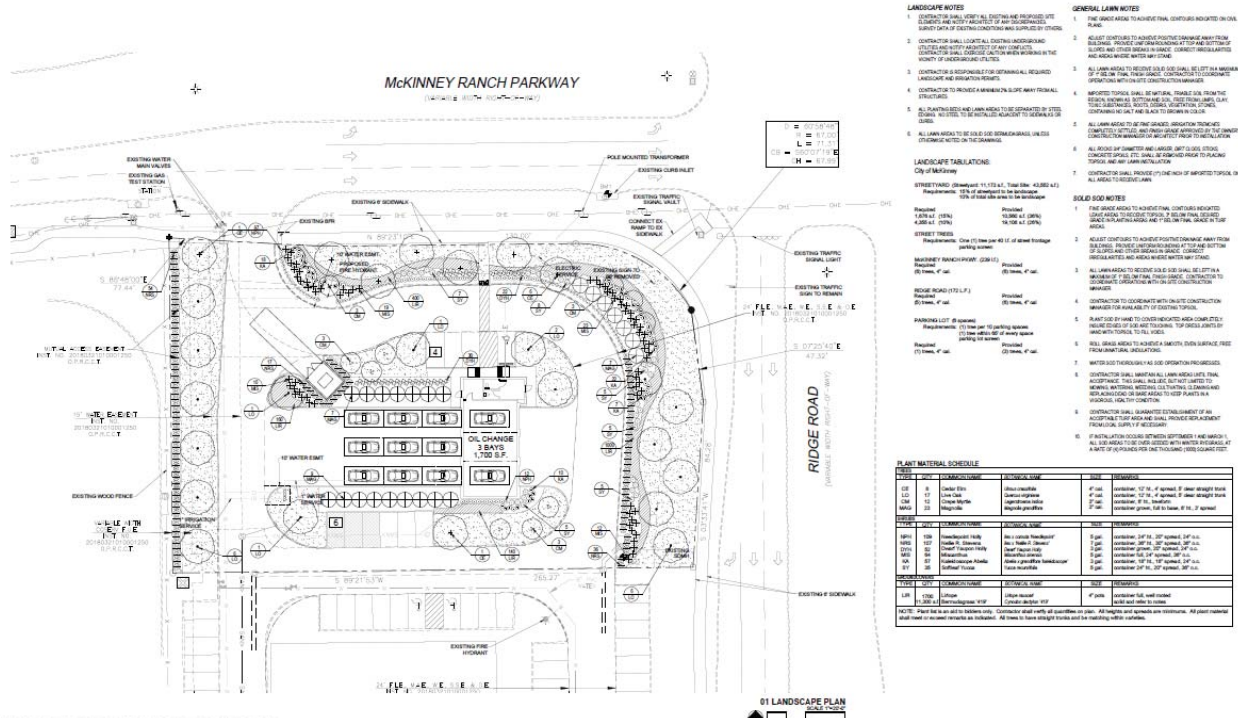


EXTERIOR FINISH SCHEDULE				
	TAG	TYPE	COLOR	NOTES
	(ST-01)	STUCCO	SW #7566 WESTHIGHLAND WHITE	-
	(ST-02)	ACCENT STUCCO	SW #9149 INKY BLUE	-
	(M-01)	TEXAS LIMESTONE	TBD	-





Site plan with landscaping buffers



LANDSCAPE TABULATIONS:
City of McKinney

STREETYARD (Streetyard: 11,173 s.f., Total Site: 43,552 s.f.)
Requirements: 15% of streetyard to be landscape
10% of total site area to be landscape

Required	Provided
1,676 s.f. (15%)	10,560 s.f. (36%)
4,355 s.f. (10%)	19,108 s.f. (26%)

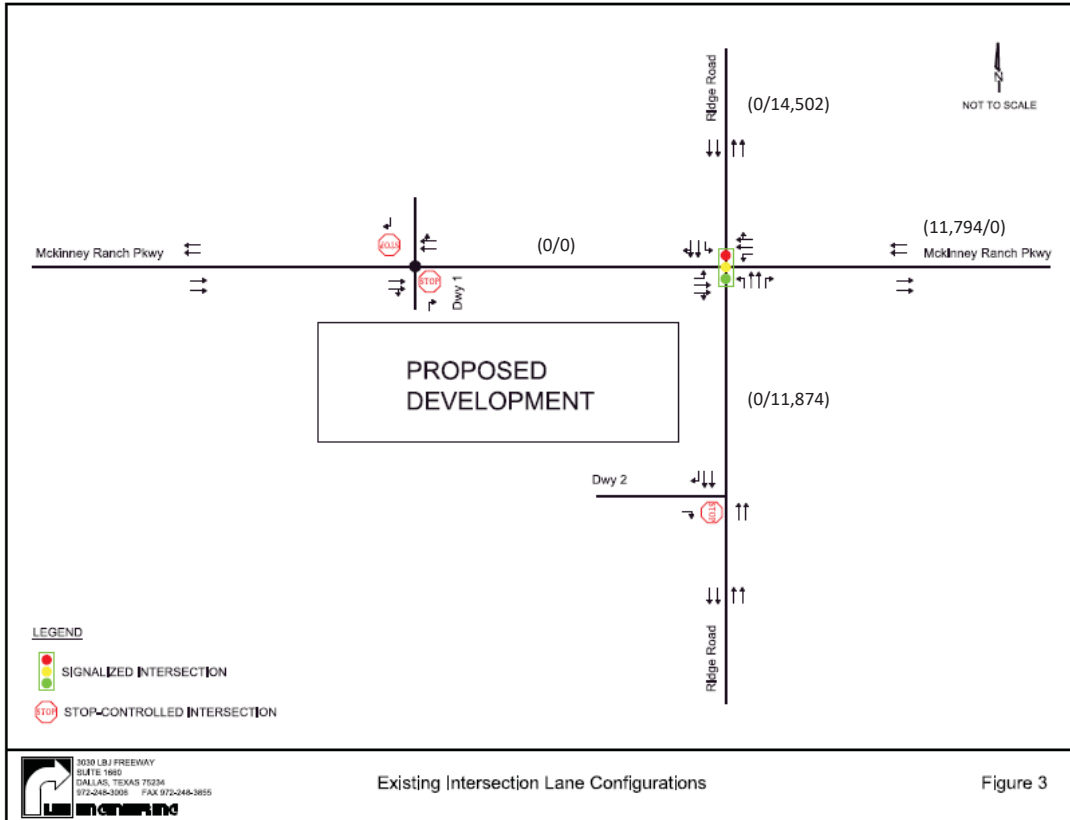
More impervious surface would be required for uses such as daycare or restaurant

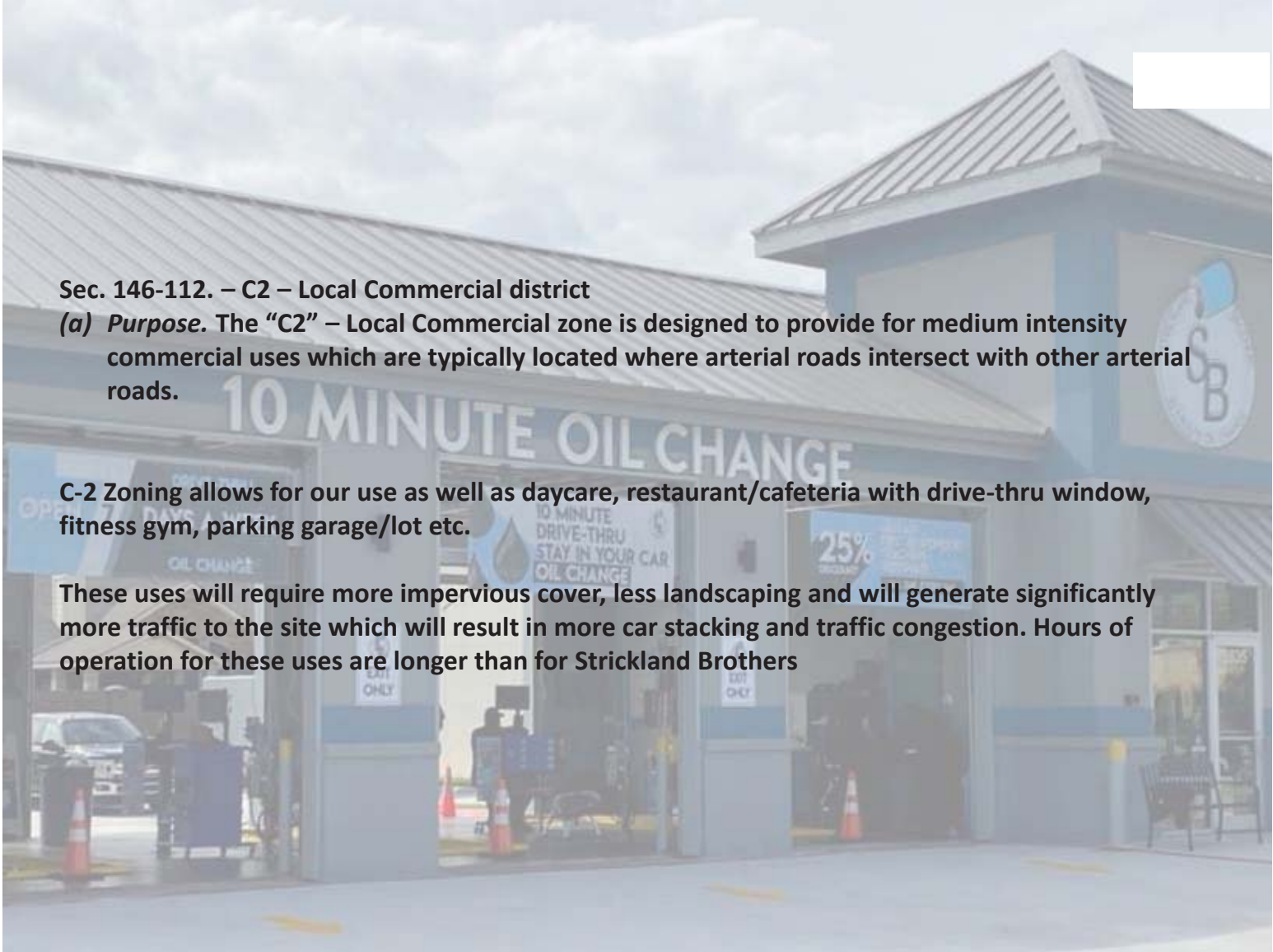
Incremental Traffic Generation

Average Weekday		
Total	In	Out
120	60	60

AM Peak Hrs. (7:00-9:00AM)		
Total	In	Out
9	6	3

PM Peak Hrs. (4:30-6:30 PM)		
Total	In	Out
15	8	7





Sec. 146-112. – C2 – Local Commercial district

(a) Purpose. The “C2” – Local Commercial zone is designed to provide for medium intensity commercial uses which are typically located where arterial roads intersect with other arterial roads.

C-2 Zoning allows for our use as well as daycare, restaurant/cafeteria with drive-thru window, fitness gym, parking garage/lot etc.

These uses will require more impervious cover, less landscaping and will generate significantly more traffic to the site which will result in more car stacking and traffic congestion. Hours of operation for these uses are longer than for Strickland Brothers



Spring, TX Location



Table 1: Trip Generation Characteristics for Proposed Automobile Lubrication Service Center Development (based on 10th Edition)

Land Use		Rates ¹								
Description	ITE Code	Average Weekday			AM Peak Hour ²			PM Peak Hour		
Quick Lubrication Vehicle Shop	941	T=40*X			T=3.00*X			T=4.85*X		
Land Use		Directional Split ³								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Quick Lubrication Vehicle Shop	941	50/50			67/33			56/44		
Land Use	Variable ⁴	Average Weekday			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Quick Lubrication Vehicle Shop	3	120	60	60	9	6	3	15	8	7

¹ T = Trips Ends; X = Number of Servicing Positions

² PM peak hour rate was used for the AM peak hour analysis

³ XX / YY = % entering vehicles / % exiting vehicles

⁴ Number of Servicing Positions

Table 2: Trip Generation Characteristics for Proposed Strip Retail (based on 11th Edition)

Land Use		Rates ¹								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Strip Retail Plaza (<40K)	822	T=54.45*X			T=2.36*X			T=6.59*X		
Land Use		Directional Split ²								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Strip Retail Plaza (<40K)	822	50/50			60/40			50/50		
Land Use	Variable ³	Average Weekday			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Strip Retail Plaza (<40K)	7.5	408	204	204	18	11	7	49	24	25

¹T = Trips Ends; X = 1,000 Sq. Ft. GLA

²XX / YY = % entering vehicles / % exiting vehicles

³1,000 Sq. Ft. GLA

Table 3: Trip Generation Characteristics for Proposed Fast-Food Restaurant with Drive-through (based on 11th Edition)

Land Use		Rates ¹								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Fast-Food Restaurant with Drive-Through	934	T=467.48*X			T=44.61*X			T=33.03*X		
Land Use		Directional Split ²								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Fast-Food Restaurant with Drive-Through	934	50/50			51/49			52/48		
Land Use	Variable ³	Average Weekday			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through	3.5	1,636	818	818	156	79	77	116	60	56

¹T = Trips Ends; X = 1,000 Sq. Ft. GLA

²XX / YY = % entering vehicles / % exiting vehicles

³1,000 Sq. Ft. GLA

APPENDIX A2 (21-0012SUP2) Written Support
1 of 1

Request to Speak Before McKinney City Council

Date 1/4/22

(Print) Full Name MARRI SMITH Phone (214) 695-5930

Address 5151 BERTH AVE RD #900 City DD22AS Zip _____

Email M.SMITH@HENRYSMILLER.COM

Public Comments for items ON THE AGENDA

I wish to speak in SUPPORT / OPPOSITION of Item # _____
**Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.*

Public Comments for items NOT ON THE AGENDA

I wish to speak about: _____
**It is the Mayor's decision to call those wishing to speak on Non-Agenda at either the beginning or end of the meeting.*

Submit a Comment without Speaking

I do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST

Topic of Discussion: 21-0012SUP2

PH 04 ~~Support~~

APPENDIX B (21-0165Z2) Written Support
1 of 8

do not wish to speak

Request to Speak Before McKinney City Council

Date 1/4/2022

(Print) Full Name Daniel Brasch Phone 972 369 9239

Address 1731 Bonner st City McKinney Zip 75069

Email braschdaniel@gmail.com

Public Comments for items ON THE AGENDA

I wish to speak in SUPPORT / OPPOSITION of Item # ~~65~~ 21-0165Z2
**Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.*

Public Comments for items NOT ON THE AGENDA

I wish to speak about: _____
**It is the Mayor's decision to call those wishing to speak on Non-Agenda at either the beginning or end of the meeting.*

Submit a Comment without Speaking

I do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST

Topic of Discussion: 21-0165Z2

APPENDIX B (21-0165Z2) Written Support
2 of 8

Request to Speak Before McKinney City Council Date 1-4-21
(Print) Full Name Kelley Burgess Phone 214-619-5857
Address 11758 CR 509 City Anna Zip 75409
Email kuburg12@gmail.com

Public Comments for items ON THE AGENDA
 I wish to speak in SUPPORT / OPPOSITION of Item # 21-0165Z2
**Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.*

Public Comments for items NOT ON THE AGENDA
 I wish to speak about: _____
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Submit a Comment without Speaking
I do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST
Topic of Discussion: Shiloh Place 21-0165Z2

3

APPENDIX B (21-0165Z2) Written Support
3 of 8

Request to Speak Before McKinney City Council Date 1/3/22
(Print) Full Name Robert Burgess Phone 2-873-816-0758
Address 11758 CR 509 City ANNA Zip 75409
Email rburgess@flairdata.com

Public Comments for items ON THE AGENDA
 I wish to speak in SUPPORT / OPPOSITION of Item # _____
**Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.*

Public Comments for items NOT ON THE AGENDA
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Submit a Comment without Speaking
I do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST
Topic of Discussion: Shiloh place 21-01-6522

4

APPENDIX B (21-016522) Written Support

4 of 8

Request to Speak Before McKinney City Council

Date 1/4/22

(Print) Full Name Ashleigh Fanning Phone 214-364-4499

Address 2913 Laurel Oak Dr City McKinney Zip 75071

Email ashfan8@gmail.com

Public Comments for items ON THE AGENDA

I wish to speak in SUPPORT / OPPOSITION of Item # 21-016522

*Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.

Public Comments for items NOT ON THE AGENDA

I wish to speak about:

*It is the Mayor's decision to call those wishing to speak on Non-Agenda at either the beginning or end of the meeting.

Submit a Comment without Speaking

I do not wish to speak; however, please record my [X] SUPPORT FOR [] OPPOSITION AGAINST

Topic of Discussion: Shuloh Place expansion

5

APPENDIX B (21-016522) Written Support

5 of 8

Request to Speak Before McKinney City Council

Date 1/4/21

(Print) Full Name Heather Perceya Phone 214-476-6500

Address 309 N. Morris St. City McKinney TX Zip 75069

Email heatherperceya@gmail.com

Public Comments for items ON THE AGENDA

I wish to speak in SUPPORT / OPPOSITION of Item #

*Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.

Public Comments for items NOT ON THE AGENDA

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I do not wish to speak; however, please record my [X] SUPPORT FOR [] OPPOSITION AGAINST

Topic of Discussion: 21-016522

6

APPENDIX B (21-0165Z2) Written Support

6 of 8

Request to Speak Before McKinney City Council

Date _____

(Print) Full Name Eppy Theron Phone 469-247-8110

Address 429 PR 470 City Bonham Zip 75418

Email _____

Public Comments for items ON THE AGENDA

I wish to speak in SUPPORT / OPPOSITION of Item # 21-016522
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Public Comments for items NOT ON THE AGENDA

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Submit a Comment without Speaking

I do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST

Topic of Discussion: _____

PH 12

7

APPENDIX B (21-0165Z2) Written Support

7 of 8

Request to Speak Before McKinney City Council

Date 01/04/22

(Print) Full Name APRIL Woods Phone 214-632-6426

Address 920 Wedgewood Way City Richardson Zip 75080

Email april@bolosassoc.com

Public Comments for items ON THE AGENDA

I wish to speak in SUPPORT / OPPOSITION of Item # 21-016522
**Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.*

Public Comments for items NOT ON THE AGENDA

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I do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST

Topic of Discussion: Shiloh Place 21-016522

8

APPENDIX B (21-0165Z2) Written Support

8 of 8

Request to Speak Before McKinney City Council

Date 4 Jan 2022

(Print) Full Name L. Paul Woods Phone 972.653.2714

Address Po Box 852213 City Richardson Zip 75085

Email the.woodsworks@gmail.com

Public Comments for items ON THE AGENDA

I wish to speak in SUPPORT / OPPOSITION of Item # _____
*Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.

Public Comments for items NOT ON THE AGENDA

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I do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST

Topic of Discussion: Shiloh Place # 21-0165Z2