

CITY COUNCIL REGULAR MEETING

JANUARY 5, 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, January 5, 2021 at 6:00 p.m.

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

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Steve Tilton, Assistant City Manager Barry Shelton, City Attorney Mark Houser, Strategic Services Manager Trevor Minyard, City Secretary Empress Drane, Record Specialist Juametta Terrell, City Secretary Administrative Assistant Blenda Sims, Director of Planning Jennifer Arnold, Assistant Director of Planning Mark Doty, Facilities Construction Manager Patricia Jackson, Police Officer Bruno Siqueira, Executive Assistant of Parks & Recreation Flora Ray, and Desktop Support Technician Brennan Stone.

There were approximately twenty-five (25) members of the public present.

Mayor Fuller called the meeting to order at 6:02 p.m. upon determining a quorum of the Council was present.

Mayor Fuller called for the Invocation and Pledge of Allegiance, given by Mayor Pro Tem Rogers.

Mayor Fuller called for Public Comments regarding Agenda items.

Beth Bentley, no address given, spoke regarding the Collin County Dr. Martin Luther King, Jr. Day.

Mayor Fuller called for the Information Sharing & Proclamation items.

21-0001M Planning Excellence Award

20-1147 Proclamation for Dr. Martin Luther King, Jr., Day

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

20-1148 Minutes of the City Council Work Session of December 15, 2020

- 20-1149** Minutes of the City Council Regular Meeting of December 15, 2020
- 20-1150** Minutes of the City Council Special Meeting of December 21, 2020
- 20-1064** Minutes of the Animal Services Facility Advisory Committee Meeting of November 4, 2020
- 20-1133** Minutes of the Library Advisory Board Meeting of November 19, 2020
- 20-1087** Minutes of the McKinney Community Development Corporation Meeting of November 19, 2020
- 20-1081** Minutes of the McKinney Economic Development Corporation Meeting of November 17, 2020
- 20-1082** Minutes of the McKinney Economic Development Corporation Special Meeting of November 24, 2020
- 20-1073** Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of November 12, 2020
- 20-1054** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of November 3, 2020
- 20-1151** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget and Amending the 2021-2025 Capital Improvements Program to Provide Funds for the Design and Construction of the East Louisiana Parking Lot Project (FC2117). Ordinance caption reads as follows:

ORDINANCE NO. 2021-01-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2020-2021 BUDGET AND THE LOUISIANA PARKING LOT PROJECT (PROJECT FC2117); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 20-1152** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Conduit Architecture + Design, LLC of McKinney, Texas for Architectural and Engineering Services Related to the Design and Construction of the East Louisiana Parking Lot (Project FC2117) in McKinney, Texas. Resolution caption reads as follows:

RESOLUTION NO. 2021-01-001 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICE CONTRACT WITH CONDUIT ARCHITECTURE + DESIGN, LLC OF MCKINNEY, TEXAS, FOR ARCHITECTURAL AND ENGINEERING SERVICES RELATED TO THE DESIGN AND CONSTRUCTION OF THE EAST LOUISIANA PARKING LOT PROJECT

- 20-1153** Consider/Discuss/Act on a Resolution by the City Council of the City of McKinney, Texas, Acknowledging the Tax Exempt Status of Certain Real Property and Improvements Under the Texas Housing Finance Corporation Act for the Project Located at 2150 Collin McKinney Parkway, Owned by a Wholly-Owned Affiliate of the McKinney Housing Finance Corporation, and Known as McKinney Flats, A 205-Unit Multi-Family Residential Development. Resolution caption reads as follows:

RESOLUTION NO. 2021-01-002 (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ACKNOWLEDGING THE TAX EXEMPT STATUS OF CERTAIN REAL PROPERTY AND IMPROVEMENTS UNDER THE TEXAS HOUSING FINANCE CORPORATIONS ACT FOR THE PROJECT LOCATED AT 2150 COLLIN MCKINNEY PARKWAY, OWNED BY A WHOLLY-OWNED AFFILIATE OF THE MCKINNEY HOUSING FINANCE CORPORATION, AND KNOWN AS MCKINNEY FLATS, A 205-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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

- 20-0008SUP2** Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window (Popeye's), Located on the South Side of Eldorado Parkway and Approximately 395 Feet West of Hudson Crossing, and Accompanying Ordinance

Clay Cristy (Applicant), 1903 Central Dr., Redford TX, 76021, spoke in favor of the item.

Michael Bolten, 4301 Glenshielt, McKinney TX 75072, spoke in opposition to the item.

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Elliott, to close the public hearing and approve a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window

(Popeye's), Located on the South Side of Eldorado Parkway and Approximately 395 Feet West of Hudson Crossing, and Accompanying Ordinance. Ordinance caption reads as follow:

ORDINANCE NO. 2021-01-007

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 INCLUDING A DRIVE-THROUGH WINDOW (POPEYE'S), LOCATED ON THE SOUTH SIDE OF ELDORADO PARKWAY AND APPROXIMATELY 395 FEET WEST OF HUDSON CROSSING; 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.

20-0108Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located at 2462 E. University Drive, and Accompanying Ordinance

Clay Cristy (Applicant), 1903 Central Dr., Redford TX, 76021, spoke in favor of the item.

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Frazier, to close the public hearing and approve a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located at 2462 E. University Drive, and Accompanying Ordinance.

Ordinance caption reads as follows:

ORDINANCE NO. 2021-01-002

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 7 ACRE PROPERTY, LOCATED AT 2462 E. UNIVERSITY DRIVE, IS REZONED FROM "AG" – AGRICULTURAL DISTRICT TO "LI" – LIGHT INDUSTRIAL 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

20-0067Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to

Rezone the Subject Property from "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1105 West University Drive, and Accompanying Ordinance

Council unanimously approved the motion by Council Member Richardson-Woods, seconded by Mayor Pro Tem Rogers, to close the public hearing and approve a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1105 West University Drive, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2021-01-003

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 0.256 ACRE PROPERTY, LOCATED AT 1105 WEST UNIVERSITY DRIVE, IS REZONED FROM "RS 60" - SINGLE FAMILY RESIDENCE DISTRICT AND "TMN" - TRADITIONAL MCKINNEY NEIGHBORHOOD OVERLAY DISTRICT TO "C1" - NEIGHBORHOOD COMMERCIAL DISTRICT AND "TMN" - TRADITIONAL MCKINNEY NEIGHBORHOOD 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

20-0098Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1005 West University Drive, and Accompanying Ordinance

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Franklin, to close the public hearing and approve a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District and

"TMN" - Traditional McKinney Neighborhood Overlay District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1005 West University Drive, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2021-01-004

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 0.303 ACRE PROPERTY, LOCATED AT 1005 WEST UNIVERSITY DRIVE, IS REZONED FROM "RS 60" – SINGLE FAMILY RESIDENCE DISTRICT AND "TMN" - TRADITIONAL MCKINNEY NEIGHBORHOOD OVERLAY DISTRICT TO "C1" - NEIGHBORHOOD COMMERCIAL DISTRICT AND "TMN" - TRADITIONAL MCKINNEY NEIGHBORHOOD 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

20-0118Z2 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 "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of Justice Road and U.S. Highway 75 (Central Expressway), and Accompanying Ordinance

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Elliott, 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 "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of Justice Road and U.S. Highway 75 (Central Expressway), and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2021-01-005

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 9.32 ACRE PROPERTY, LOCATED ON THE SOUTHWEST CORNER OF JUSTICE ROAD AND U.S. HIGHWAY 75 (CENTRAL EXPRESSWAY), IS REZONED FROM "PD" – PLANNED

DEVELOPMENT DISTRICT AND "CC" – CORRIDOR COMMERCIAL OVERLAY DISTRICT TO "LI" – LIGHT INDUSTRIAL 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

20-0109Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the South Side of County Road 943 (Future Wilmeth Road) and the East and West Sides of Hardin Boulevard, and Accompanying Ordinance

Tom Woliver (Applicant), no address given, spoke in favor of the item.

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Franklin, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the South Side of County Road 943 (Future Wilmeth Road) and the East and West Sides of Hardin Boulevard, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2021-01-006

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 627.972 ACRE PROPERTY, LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 943 (FUTURE WILMETH ROAD) AND THE EAST AND WEST SIDES OF HARDIN BOULEVARD, IS REZONED FROM "PD" - PLANNED DEVELOPMENT DISTRICT, "AG" - AGRICULTURAL DISTRICT, AND "CC" - CORRIDOR COMMERCIAL OVERLAY DISTRICT TO "PD" - PLANNED DEVELOPMENT

DISTRICT AND “CC” - CORRIDOR COMMERCIAL OVERLAY DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS AND TO ALLOW FOR SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, AND COMMERCIAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

20-1154 Consider/Discuss/Act on Membership of the McKinney Community Development Corporation

Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Franklin, to approve an appointment of Deborah Bradford to the McKinney Community Development Corporation.

Deborah Bradford will serve as a Board Member on the McKinney Community Development Corporation until Council Member Richardson-Woods' tenure on Council ends and will resume activity as an Alternant Member.

Council Member Richardson-Woods will serve as the Alternant Member on the McKinney Community Development Corporation until her tenure on Council ends and will resume activity as a Regular Member.

20-1129 Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District Board of Directors

Council unanimously approved the motion by Mayor Fuller, seconded by Mayor Pro Tem Rogers, to table Appointing a Member to the North Texas Municipal Water District Board of Directors. This item will be on the Agenda for the City Council Meeting on January 19, 2021.

Mayor Fuller called for Citizens comments regarding issues not on the agenda.

Mahesh Chamaria, 10804 Casnir Dr., McKinney TX 75072, spoke regarding health and safety.

Beth Bentley, no address given, spoke regarding East McKinney Projects and Initiatives.

Mayor Fuller called for Council and Manager Comments.

Council Member Philips thanked Mayor Fuller for being a Community Leader. The Council Member congratulated JJ Henry, from McKinney North, who has signed with Ole Miss.

Mayor Pro Tem Rogers spoke about a citizen who shot a deer on City of McKinney property.

Council Member Richardson-Woods thanked the Emergency Medical Services of McKinney for their service. The Council Member thanked the citizens of McKinney for allowing the Council to serve.

Council Member Franklin thanked the Staff of McKinney for their hard work.

Council Member Frazier is hopeful for the future of McKinney. The Council Member urged citizens to get vaccinated against Covid-19.

City Manager Grimes gave the following updates:

- Waste Connections is picking up Christmas Trees after the holidays.
- City facilities will be close for Martin Luther King Jr. Day on January 18, 2021.
- The General Election for the City of McKinney is in May of 2021.

Mayor Fuller urged citizens to sign up for the vaccine wait-list for the Covid-19 vaccine. Mayor Fuller gave his condolences to the families who have lost children due to Covid-19. Mayor Fuller thanked Tamara Johnson for her community service.

Council unanimously approved the motion by Council Member Richardson-Woods, seconded by Council Member Franklin, to adjourn the Meeting at 7:11 p.m.

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

These minutes approved by the City Council on January 19, 2021.

SIGNED:

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary

City of McKinney, Texas