



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, June 16, 2020

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 Pastor Bruce Miller, Christ Fellowship

INFORMATION SHARING

20-0488 [Proclamation for Juneteenth Holiday](#)

Attachments: [Proclamation](#)

20-0443 [Recognition of Fire Department for Life Saving Measures](#)

Attachments: [Image](#)

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.

Public Comments regarding agenda items, including Public Hearings, may be submitted by email to City Council at contact-citycouncil@mckinneytexas.org. To be included in the meeting record, emails regarding agenda items must be received between the time of this posting and 6:00 p.m. on Tuesday, June 16, 2020.

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

- 20-0489** [Minutes of the City Council Work Session of June 2, 2020](#)
Attachments: [Minutes](#)
- 20-0490** [Minutes of the City Council Regular Meeting of June 2, 2020](#)
Attachments: [Minutes](#)
- 19-0099** [Minutes of the Board of Adjustment Meeting of January 30, 2019](#)
Attachments: [Minutes](#)
- 20-0439** [Minutes of the Historic Preservation Advisory Board Meeting of March 5, 2020](#)
Attachments: [Minutes](#)
- 20-0374** [Minutes of the Main Street Board Meeting of March 12, 2020](#)
Attachments: [Minutes](#)
- 20-0362** [Minutes of the McKinney Armed Services Memorial Board Meeting of March 11, 2020](#)
Attachments: [Minutes](#)
- 20-0427** [Minutes of the McKinney Community Development](#)

[Corporation Meeting of April 23, 2020](#)**Attachments:** [Minutes](#)

- 20-0428** [Minutes of the McKinney Community Development Corporation Executive Committee Meeting of May 13, 2020](#)

Attachments: [Minutes](#)

- 20-0429** [Minutes of the McKinney Community Development Corporation Finance Committee Meeting of May 21, 2020](#)

Attachments: [Minutes](#)

- 20-0381** [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of March 12, 2020](#)

Attachments: [Minutes](#)

- 20-0468** [Minutes of the Planning and Zoning Commission Regular Meeting of May 26, 2020](#)

Attachments: [Minutes](#)**ORDINANCES**

- 20-0491** [Consider/Discuss/Act on an Ordinance Amending Section 62-111.1 of the Code of Ordinances to Concur with the Texas Department of Transportation and North Texas Transportation Authority Regarding Speed Limits along Spur 399 Frontage Roads and Westbound Frontage Road of SH 121 within McKinney, Texas](#)

Attachments: [Ordinance](#)
[Ordinance Redlines](#)
[Location Map](#)**RESOLUTIONS**

- 20-0492** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Chapter 380 Economic Development Agreement with KDC McKinney Investments One, LP for the SRS Distribution Headquarters](#)

[Building on the Northwest Corner of the Sam Rayburn Tollway and Alma Road](#)

Attachments: [Resolution Agreement](#)

20-0493 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, if Awarded, a Coronavirus Aid, Relief, and Economic Security \(CARES\) Act Grant from the Texas Department of Transportation in the Estimated Amount of \\$157,000](#)

Attachments: [Resolution](#)

20-0494 [Consider/Discuss/Act on a Resolution Authorizing the Use of CARES Act Funds to Purchase a Bio Infectious Disease Control Ambulance](#)

Attachments: [Resolution](#)

20-0495 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with CaCo Architecture, LLC \(CaCo\) of Dallas, Texas for Architectural and Engineering Services Related to the Design and Construction of the TKI Executive Terminal Located at 1508 Industrial Blvd, at the McKinney National Airport, McKinney, Texas](#)

Attachments: [Resolution Proposal](#)

20-0496 [Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a Collin County Parks and Open Space Project Funding Assistance Program for Old Settler's Park Renovation Project](#)

Attachments: [Resolution Concept Plan](#)

20-0497 [Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a Land and Water Conservation Fund's \(LWCF\) Outdoor Recreation Legacy](#)

[Partnership \(ORLP\) Program for Old Settler's Park
Renovation Project](#)

Attachments: [Resolution](#)
[Concept Plan](#)

20-0498 [Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Execute a Professional Services Contract and
Any Necessary Supplemental Agreements with The
Superlative Group, Inc. to Provide Parks and Recreation
Sponsorship Valuation Services](#)

Attachments: [Resolution](#)

20-0499 [Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Execute an Amendment to the Professional
Consulting Services Contract with 720 Design, Inc. of Dallas,
Texas for Professional Consulting Services and Owner's
Representation Services Related to the John and Judy Gay
Library Expansion and Renovation Project located at 6861
W. Eldorado Parkway in McKinney, Texas](#)

Attachments: [Resolution](#)
[Proposal](#)

END OF CONSENT

PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describe the necessary form of action required on each plat. A "Motion to Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions or disapproval as such are contained in § 212.009 of the Texas Local Government Code.

20-0065AP [Consider/Discuss/Act on an Amending Plat for Lot 16A, Block
4, of the W.J.S. Russell's Third Addition, Located on the
North Side of Gough Street and approximately 80 feet West
of Miller Street](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Amending Plat](#)
[Setback Exhibit](#)
[Explanation of Disapproval](#)

REGULAR AGENDA AND PUBLIC HEARINGS

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

20-0500 [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of “City of McKinney, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2020”, and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

Attachments: [Ordinance](#)
[2020 Debt Issuance Update](#)

20-0501 [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of “City of McKinney, Texas, General Obligation Bonds, Series 2020A”, and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

Attachments: [Ordinance](#)
[2020 Debt Issuance Update](#)

20-0502 [Consider/Discuss/Act on a Resolution Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation](#)

Attachments: [Resolution](#)
[2020 Debt Issuance Update](#)

20-0503 [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of “City of McKinney, Texas, General Obligation Refunding Bonds, Series 2020B”, and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an](#)

Authorized City Official(s)

Attachments: Ordinance
2020 Debt Issuance Update

20-0504

Consider/Discuss/Act on a Project Grant Awarded to District 121, LLC, by McKinney Community Development Corporation, in the amount of Up to Two Million Forty Thousand Two Hundred Fifty and No/100 Dollars (\$2,040,250.00) for the Development and Construction of The Commons at District 121, a .7 acre Privately Owned and Maintained, Publicly Accessible Open Space and Landscaped Area Featuring a Stage with LED Screen, Outdoor Rooms Defined with Floor Pavers/Stamped Concrete, Cushioned Seating, Tables and Umbrellas, Outdoor Fire Pits, Children's Play Area, Lighting, Sound Systems and Seating for the District 121 Office, Entertainment, Retail and Restaurant Mixed-Use Development in Craig Ranch. Grant to be paid from McKinney Community Development Corporation Fund Balance.

Attachments: MCDC Application Packet
District 121 Conceptual Site Plan
Presentation

20-0505

Consider/Discuss/Act on a Resolution Approving the Interlocal Agreement for Execution by Municipal Partners for the Food Assistance Portion of the Collin County CARES Emergency Housing and Living Assistance (EHLA-CV) Program Funding

Attachments: Resolution

20-0031Z2

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single Family Residence District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of U.S. Highway 380 (University Drive) and West Way, and Accompanying Ordinance

Attachments: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

20-0014Z2 [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 Use and Development Standards, Located on the South Side of Rockhill Road and Approximately 200 Feet West of Dogwood Trail, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1486](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-E](#)
[Presentation](#)

20-0003SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Specific Use Permit to Allow for Automobile Sales, Repair, or Storage \(Brandon Tomes Subaru\), Located Approximately 870 Feet East of Hardin Boulevard and on the North Side of State Highway 121 \(Sam Rayburn Tollway\), and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[PD Ord. No. 2018-12-081](#)
[Elevation-Informational Only](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

19-0055Z2 [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 a Telecommunications Tower, Located on the Southeast Corner of Virginia Parkway and Dogwood Trail, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 05.26.20](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Design Detail - Informational Only](#)
[Unipole Renderings - Informational Only](#)
[RF Coverage Propagation](#)
[T-Mobile Justification Letter](#)
[Fall Zone Letter](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-E](#)
[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)

B. Section 551.071 (A) Pending or contemplated litigation

- Petition of the Cities of Garland, Mesquite, Plano, and Richardson Appealing Wholesale Water Rates Implemented by North Texas Municipal Water District, PUC Docket No. 46662, Public Utility Commission of Texas

- City of McKinney v. East State Hwy 5, LLC

- First Amended Non-Exclusive Revocable License Agreement by and between KLA International Sports Management, LLC and the City of McKinney, Texas

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**

- KDC Chapter 380 Agreement

- Project Green

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on or before the 13th day of June, 2020 at 6:00 p.m.

Empress Drane, 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. Phone 972-547-2694 or 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>.