



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, February 4, 2020

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

*Invocation given by Dr. Bill Rosnett, Northwest Christian Church*

#### INFORMATION SHARING

**20-0120**      [Proclamation for Black History Month](#)

**Attachments:**    [Proclamation](#)

#### PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)

*If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. 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.*

#### 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

**20-0121**      [Minutes of the City Council Work Session of January 21, 2020](#)

**Attachments:**    [Minutes](#)

- 20-0122**      [Minutes of the City Council Regular Meeting of January 21, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0026**      [Minutes of the Building and Standards Commission Meeting of April 9, 2018](#)  
**Attachments:**    [Minutes](#)
- 20-0027**      [Minutes of the Building and Standards Commission Meeting of March 11, 2019](#)  
**Attachments:**    [Minutes](#)
- 20-0028**      [Minutes of the Building and Standards Commission Meeting of November 21, 2019](#)  
**Attachments:**    [Minutes](#)
- 20-0029**      [Minutes of the Building and Standards Commission Meeting of December 16, 2019](#)  
**Attachments:**    [Minutes](#)
- 20-0057**      [Minutes of the McKinney Community Development Corporation Project Grants Subcommittee Meeting of December 9, 2019](#)  
**Attachments:**    [Minutes](#)
- 20-0056**      [Minutes of the McKinney Community Development Corporation of December 19, 2019](#)  
**Attachments:**    [Minutes](#)
- 20-0058**      [Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee Meeting of January 7, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0079**      [Minutes of the McKinney Economic Development Corporation Meeting of December 17, 2019](#)

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

**20-0042** [Minutes of the Planning and Zoning Commission Regular Meeting of December 10, 2019](#)

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

**20-0106** [Minutes of the Visit McKinney Board Meeting of November 26, 2019](#)

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

#### MISCELLANEOUS

**20-004DA** [Consider/Discuss/Act on the First Amendment to the Final Settlement Agreement for the Type IV Landfill Generally Located South of U.S. Highway 380 \(University Drive\) and Approximately 8,000 feet East of Airport Road](#)

**Attachments:** [Location Map and Aerial Exhibit Form 1295](#)  
[Final Settlement Agreement](#)  
[Proposed First Amendment](#)

**19-0107SP2** [Consider/Discuss/Act on a Site Plan for an Office-Warehouse Building, Located on the Southwest Corner of Redbud Boulevard and Central Circle](#)

**Attachments:** [PZ Minutes 1.14.20 DRAFT](#)  
[Standard Conditions for Site Plan Approval Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. Ord. No. 1563](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)

**20-0123** [Consider/Discuss/Act on a Facilities Agreement for Lots 1 & 2, Block A, James Gang Estates, Located in the ETJ of McKinney on the South Side of County Road 413 and 830 Feet East of Farm Road 2933 \(Milrany Lane\)](#)

**Attachments:** [Proposed Facilities Agreement](#)

## 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.*

**19-0238PF2** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 & 2, Block A, James Gang Estates, Located in the ETJ of McKinney on the South Side of County Road 413 and 830 Feet East of Farm Road 2933 \(Milrany Lane\)](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary Final Plat](#)

**19-0206CVP  
2** [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of Addison Wilson Addition, Located on the North Side of Laud Howell Parkway and on the East Side of Trinity Falls Parkway](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[CC Minutes 12.03.2019](#)  
[Letter of Intent](#)  
[Proposed Coneyance Plat](#)

## REGULAR AGENDA AND PUBLIC HEARINGS

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

## REGULAR ITEMS

**20-0124** [Consider/Discuss/Act on the Acceptance of the Comprehensive Annual Financial Report \(CAFR\) and the Federal/State Single Audit Reports for the Fiscal Year Ended](#)

September 30, 2019

**Attachments:** [FY2019 - BKD Audit Committee Presentation](#)  
[FY2019 - CAFR Final](#)  
[FY2019 - GAGAS Opinion](#)  
[FY2019 - Single Audit](#)  
[FY2019 - SAS Scope and Results Letter](#)

## PUBLIC HEARINGS

**19-0072Z4** [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 600 Feet South of Stonebridge Drive and on the East Side of Custer Road and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[PZ Minutes 10.22.19](#)  
[PZ Minutes 11.12.19](#)  
[PZ Minutes 1.29.20 Draft](#)  
[Letters of Opposition](#)  
[Zoning Protest Map](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2010-10-040](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**19-0077Z4** [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request to Rezone the Subject Property from "RS-84" - Single Family Residence District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 180 Feet North of Albany Drive on the East Side of Sorrell Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 9.10.19](#)  
[PZ Minutes 12.10.19](#)  
[CC Minutes 01.07.20](#)  
[Location Map and Aerial Exhibit](#)  
[Letters of Intent](#)  
[Letter of Support](#)  
[Letters of Opposition](#)  
[Written Protest](#)  
[Written Protest Withdrawal](#)  
[Zoning Protest Map](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Layout- Information Only](#)  
[Proposed Ordinance](#)  
[Exhibits A-D](#)  
[Presentation](#)

**19-0116Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family Residential Uses, Located Approximately 2075 Feet North of Wilmeth Road and on the West Side of James Pitts Drive and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[PZ Minutes 1.28.20](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin Crossing District](#)  
[Placetype Definitions](#)  
[Fiscal Impact Analysis](#)  
[Land Use Comparison Table](#)  
[Conceptual Plan - Informational Only](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**18-0142Z4** [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 Single Family Residential, Multi-Family Residential and Commercial Uses, Located at the Northwest Corner of Collin McKinney Parkway and Alma Road, and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[PZ Minutes 05-14-19](#)  
[PZ Minutes 09-24-19](#)  
[CC Minutes 10-15-19](#)  
[Ex. PD Zoning - 2015-02-007 \(Whole Life\)](#)  
[Ex. PD Zoning - 2006-11-132 \(Cooper Life\)](#)  
[Ex. PD Zoning - 2001-02-017](#)  
[Fiscal Analysis](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Letters of Opposition \(original proposal\)](#)  
[Letters of Support \(revised proposal\)](#)  
[Zoning Exhibit](#)  
[Proposed Dev Regulations \(May 2019 original\)](#)  
[Proposed Dev Regulations \(Sept 2019 revised\)](#)  
[Proposed Dev Regulations \(final\)](#)  
[Proposed Ordinance](#)  
[Exhibits A-D](#)  
[Presentation](#)

**19-0002RW** [Conduct a Public Hearing to Consider/Discuss/Act on a Right-of-Way Abandonment of Portions of The Esplanade between Wessex Court and Meyers Way, Meyers Way between Collin McKinney Parkway and Alma Road, and Sherringham Way between Hewitt Drive and Collin McKinney Parkway, and Accompanying Ordinance](#)

**Attachments:** [PD Ordinance No. 2015-02-007](#)  
[Proposed Ordinance](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - ROW Surveys](#)

**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

- La'Shadion Shemwell v. City of McKinney, Texas, Cause No. 4:20-cv-00043-SDJ

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

- City Manager Annual Performance Review

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Southern Land Company / Stonebridge Drive

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on or before the 1st day of February, 2020 at 6:00 p.m.*

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*Empress Drane, City Secretary  
Lisa Sewell, 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. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto: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>.*