

CITY COUNCIL REGULAR MEETING

MARCH 2, 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, March 2, 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.

Council Member Frazier participated remotely by phone for the duration of the meeting.

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, Deputy City Secretary Joshua Stevenson, City Secretary Records Specialist Juametta Terrell, City Secretary Administrative Assistant Blenda Sims, Director of Planning Jennifer Arnold, and Community Services Administrator Shirletta Best.

There were approximately three (3) members of the public present in the audience.

Mayor Fuller called the meeting to order at 6:00 p.m. upon determining a quorum of the Council was present.

Mayor Fuller called for the Invocation and Pledge of Allegiance. Invocation was given by Arnulfo Alvarado of Vida Abundante Christian Center. Pledge of Allegiance led by Mayor Fuller.

Mayor Fuller called for Public Comments regarding Agenda items. There were none when called.

Mayor Fuller called for the Consent Agenda. Agenda item #21-0195 was requested to be considered separately.

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

21-0191 Minutes of the City Council Work Session and Regular Meeting of

February 23, 2021

- 21-0021** Minutes of the McKinney Arts Commission Meeting of July 16, 2020
- 21-0020** Minutes of the McKinney Arts Commission Meeting of October 15, 2020
- 20-1104** Minutes of the McKinney Urban Transit District (MUTD) Board Meeting of October 21, 2020
- 20-0988** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of September 22, 2020
- 21-0154** Minutes of the Tax Increment Reinvestment Zone Number Two (TIRZ2) Board Meeting of February 18, 2020
- 21-0179** Minutes of the Visit McKinney Board Meeting of January 26, 2021
- 21-0192** Consider/Discuss/Act on a Resolution Adopting the Budget Policies and Guidelines for Fiscal Year 2021-22. Resolution caption reads as follows:

RESOLUTION NO. 2021-03-028 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE ADOPTION OF BUDGET GUIDELINES FOR FISCAL YEAR 2021-22

- 21-0193** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with DCBA Landscape Architecture/LJA of Plano, Texas, for Professional Planning and Engineering Services for Master Planning Towne Lake Park and McKinney Greens Park. Resolution caption reads as follows:

RESOLUTION NO. 2021-03-030 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH DCBA LANDSCAPE ARCHITECTURE/LJA OF PLANO, TEXAS FOR PLANNING AND ENGINEERING SERVICES RELATED TO THE MASTER PLANNING OF TOWNE LAKE PARK AND MCKINNEY GREENS PARK

- 21-0194** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Beacon Emergency Services Team, PA dba BEST EMS, a Physicians Management Group, to Provide Board-Certified Nurse Practitioner Services for McKinney Fire Department. Resolution caption reads as follows:

RESOLUTION NO. 2021-03-029 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH BEACON EMERGENCY SERVICES TEAM, PA dba BEST EMS TO PROVIDE BOARD-CERTIFIED FAMILY NURSE PRACTITIONER SERVICES FOR MCKINNEY FIRE DEPARTMENT

- 21-0196** Consider/Discuss/Act on a Resolution Authorizing Emergency Temporary Measures to Provide Financial Relief to Residents and Businesses Impacted by the Recent Winter Storm Including Water Rate Adjustments and Construction Permit Fee Waivers. Resolution caption reads as follows:

RESOLUTION NO. 2021-03-032 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO TEMPORARILY WAIVE OR ADJUST CERTAIN FEES AND REGULATIONS IN AN EMERGENCY RESPONSE TO THE 2021 WINTER STORM STATE OF EMERGENCY THROUGH THE WAIVER OF PERMIT FEES FOR RESIDENTIAL ALTERATIONS PERMITS AND COMMERCIAL ALTERATIONS PERMITS FOR A PERIOD OF 60 DAYS, THROUGH TEMPORARY RATE ADJUSTMENT CREDITS FOR RESIDENTIAL AND COMMERCIAL WATER BILLS DURING THE NEXT BILLING CYCLE TO ACCOUNT FOR ADDITIONAL USAGE; THROUGH THE WAIVER OF RESIDENTIAL SOLID WASTE DELIVERY FEES FOR CONSTRUCTION MATERIALS THAT ARE DISPOSED AT THE NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) TRANSFER STATIONS AND DISPOSAL FACILITIES THROUGH MARCH 31, 2021, AND THROUGH THE IMPOSITION OF A FORBEARANCE PERIOD ON CODE ENFORCEMENT RELATING TO COMMERCIAL CONSTRUCTION WASTE LEFT CURBSIDE FOR A PERIOD OF 10 DAYS; AND PROVIDING AN EFFECTIVE DATE

Mayor Fuller called for the Consent Agenda item to be considered separate.

- 21-0195** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept and Implement an Urban Area Security Initiative (UASI) Program Grant Award from the Department of Homeland Security Through the Office of the Governor (OOG) to Equip the City of McKinney Fire Department

Council approved the motion made by Council Member Elliott, seconded by Council Member Franklin, to approve a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept and Implement an Urban Area Security Initiative (UASI) Program Grant Award from the Department of Homeland Security Through the Office of the Governor (OOG) to Equip the City of McKinney Fire Department with a vote of 6

- 0, Council Member Richardson-Woods abstaining. Resolution caption reads as follows:

RESOLUTION NO. 2021-03-031 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO APPLY FOR, ACCEPT AND IMPLEMENT AN URBAN AREA SECURITY INITIATIVE (UASI) PROGRAM GRANT AWARD FROM THE DEPARTMENT OF HOMELAND SECURITY THROUGH THE OFFICE OF THE GOVERNOR (OOG) TO EQUIP THE CITY OF MCKINNEY FIRE DEPARTMENT WITH A MASS DECONTAMINATION TRAILER, AN U.S.A.R. BOAT PACKAGE, AND A HAZMAT CONFINED SPACE ENTRY PACKAGE.

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

- 20-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0010SUP2 Permit Request to Allow for a Self-Storage Facility (Virginia Self Storage), Located on the North Side of Virginia Parkway and Approximately 515 Feet West of Jordan Road and Accompanying Ordinance

John David Cross (applicant), no address given, spoke in favor of the item.

A Letter of Support that was not included on the Agenda will be included in the minutes as Exhibit A.

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Franklin, to close the public hearing and approve a Specific Use Permit Request to Allow for a Self-Storage Facility (Virginia Self Storage), Located on the North Side of Virginia Parkway and Approximately 515 Feet West of Jordan Road and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2021-03-019

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 SELF-STORAGE FACILITY (VIRGINIA SELF-STORAGE), LOCATED ON THE NORTH SIDE OF VIRGINIA PARKWAY AND APPROXIMATELY 515 FEET WEST 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.

- 20-0140Z3** Conduct a Public Hearing to Consider/Discuss/Act on a Request to

Rezone the Subject Property from "C2" - Local Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family Uses, Located on the Southeast Corner of Hardin Boulevard and Virginia Parkway, and Accompanying Ordinance (WITHDRAWN BY APPLICANT)

No action was made by the City Council regarding this item.

21-0197 Conduct a Public Hearing to Consider/Discuss on an Update of the Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER), Program Year 2019-2020

Council approved the motion made by Council Member Philips, seconded by Council Member Elliott, to close the public hearing on an Update of the Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER), Program Year 2019-2020 with a vote of 6 - 0, Council Member Richardson-Woods abstaining.

20-0141Z4 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG-25" - General Residence District and "C" - Planned Center District to "PD" - Planned Development District, to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located at the Northeast Corner of Wilmeth Road and Community Avenue, and Accompanying Ordinance (REQUEST TO BE TABLED)

Council unanimously approved the motion by Council Member Richardson-Woods, seconded by Council Member Elliott, to close the public hearing on a Request to Rezone the Subject Property from "RG-25" - General Residence District and "C" - Planned Center District to "PD" - Planned Development District, to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located at the Northeast Corner of Wilmeth Road and Community Avenue, and Accompanying Ordinance.

21-0005Z3 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 "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road and Accompanying Ordinance (REQUEST TO BE TABLED)

Council unanimously approved the motion by Council Member Philips, seconded by Council Member Franklin, to close the public hearing and table a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road and Accompanying Ordinance.

Mayor Fuller called for Citizen comments regarding issues not on the Agenda.

Daniel Porzio, 5500 McKinney Pl. Dr., McKinney, TX 75070, spoke regarding the future of McKinney.

Tamara Johnson, P.O. Box 2514, McKinney, TX 75070, spoke regarding Women's History Month and Gilda Garcia Garza.

Mayor Fuller called for Council and Manager Comments.

Council Member Philips congratulated the following people and teams:

- The McKinney High and McKinney North Basketball teams.
- McKinney Boyd athletes Matteo Bianchi, Connor Dailey, Carter Whitefield Jr., Ethan Wezlotski receive All-State honors in Football.
- A McKinney resident on the Voice.

Council Member Elliott thanked Carrie Hutto and Bishop Rogers of the Church of Jesus Christ of Latter-Day Saints' group "Just Serve" in their assistance with providing food.

Mayor Pro Tem Rogers thanked the Mayor for his work and leadership during the Winter Storm.

Council Member Richardson-Woods commended Beth Bentley and Jason Hernandez for their work with Legacy Keeper of Old East McKinney. The Council

Member thanked Pastor Watley and his church in assisting distribution of bottled water to citizens.

Council Member Franklin spoke regarding the Vaccination Hub and thanked all the staff and volunteers who have assisted.

Council Member Frazier reminded citizens to help others who are still recovering from the Winter Storm. The Council Member spoke about the Mill House and their work with local artist in McKinney.

City Manager Grimes updated the Council on the following items:

- The City will be hosting a Project Overview Open House for East McKinney Projects on March 18, 2021.
- City Council Candidate Orientation will take place on March 5, 2021.

Mayor Fuller thanked everyone who has assisted with the Vaccination Hub and stated that they have administered over 20,000 shots. The Mayor thanked Bishop Rogers of the Church of Jesus Christ of Latter-Day Saints in their assistance with providing food.

Council unanimously approved the motion by Council Member Elliott, seconded by Mayor Pro Tem Rogers, to adjourn the meeting at 6:48 p.m.

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

These minutes were approved by the City Council on March 16, 2021.

SIGNED:

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary

Exhibit A



December 1, 2020

Nick Mourton
Ashton Commercial Construction
McKinney, TX

Dear Mr. Mourton:

BancorpSouth Bank (Bank) appreciates the transparency and disclosure of the proposed development which will be located adjacent to our Virginia Street banking center at Virginia and Jordan. We have reviewed the proposed plans, renderings and proforma and do not see any reason this development should negatively affect the banking center operations. We would appreciate progress updates so we can have our staff aware during construction, otherwise we welcome you to the neighborhood with open arms.

Sincerely,



Rachel Weinmann
BancorpSouth
Community Bank President