

**CITY COUNCIL REGULAR MEETING**

**JANUARY 7, 2020**

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 7, 2020 at 6:00 p.m.

Mayor George C. Fuller called the meeting to order at 6:01 p.m. upon determining a quorum of the Council was present, consisting of himself and the following members: La'Shadion Shemwell..... District 1

Rainey Rogers, Mayor Pro Tempore... District 2

Scott Elliott ..... District 3

Rick Franklin ..... District 4

Charlie Philips .....At Large

Frederick Frazier .....At Large

City of McKinney Staff Present: City Manager Paul G. Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Kim Flom, City Attorney Mark S. Houser, Strategic Services Manager Trevor Minyard, Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold, Director of Engineering Gary Graham, Chief Information Officer Sid Hudson, Capital Improvement Projects Manager Nicholas Ataie, Police Chief Greg Conley, approximately twenty (20) Police Officers, Fire Chief Danny Kistner, Fire Captain Brian Roach, Firefighter Joshua Detzel, Video Producer Joey Barr, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, Deputy City Secretary Lisa Sewell, and City Secretary Empress Drane

Mayor Fuller called for the Invocation, given by Ketan Jain, practitioner of Hinduism, Buddhism, and Jainism.

Mayor Fuller called for action on the Consent Agenda of Minutes items. Council unanimously approved the motion by Mayor Pro Tempore Rainey Rogers, seconded by Council Member Rick Franklin, to approve the following Consent Agenda of Minutes:

- 20-0005** Minutes of the McKinney City Council Work Session of December 17, 2019

- 20-0006** Minutes of the McKinney City Council Regular Meeting of December 17, 2019
- 19-1033** Minutes of the McKinney Community Development Corporation Meeting of November 21, 2019
- 19-1034** Minutes of the McKinney Community Development Corporation Project Subcommittee Meeting of November 25, 2019
- 19-1056** Minutes of the McKinney Economic Development Corporation Meeting of November 19, 2019
- 19-0835** Minutes of the McKinney Housing Finance Corporation Meeting of August 9, 2019
- 19-1015** Minutes of the Planning and Zoning Commission Regular Meeting of November 12, 2019

Mayor Fuller called for public comments.

The following individual spoke regarding a fundraising gala for Ovation Academy of Performing Arts:

Corbin Ross, 5604 Fruitwood Drive (verbal, not written)

The following individuals spoke regarding agenda item 20-0024 (City Secretary Findings Regarding a Filed Recall Petition):

Tracy Thomas, 5124 Grovewood Dr, McKinney TX 75071

Rolanda Mocharia, 1824 Douglas St., Howe TX 75459

Ida Shoulders, (no street address provided), McKinney TX

Misty Hook, 1543 Timber Edge, McKinney TX 75072

Maria Pinkston, 4606 Santa Cruz Ln, McKinney TX 75070

Alex Telecky, 1201 W. Virginia St., McKinney TX 75069

Al Perry, 470 Adriatic Pkwy, McKinney TX 75072

Lesia Perry, 470 Adriatic Pkwy, McKinney TX 75072

Pamela Grayson, 905 Fairbanks Circle (verbal, unwritten)

Vicente Torres, 3300 Brentwood Dr., McKinney TX 75070

Zach Barrett, 5600 Hampshire Dr., McKinney TX 75070

Heather Allen, 5809 Jewel, McKinney TX 75070

Joel Wasinger, 1329 Ballymote Ln, Plano TX 75074

Steven Leach, 3565 Timberglen Dr. #1328, Dallas TX 75287

Cathy Tamez, 5100 W. Eldorado Pkwy, Ste 102 #608, McKinney TX 75070

Indianna Taylor, 2105 Kirkwood, Mesquite TX 75144

Beth Bentley, (no street address provided)

Lelani Russell, (no street address provided), Dallas TX 75211

Tamara Johnson, PO Box 2514, McKinney TX 75070

Ada Simmons, 512 Cypress Hill, McKinney TX 75071

Radiance Bean, (no street address provided), Dallas TX

Christine Wasinger, (no street address provided), Plano TX 75074

Carol Wood, 320 Industrial, McKinney TX

Jennifer Spring, S. Tennessee District 1 (verbal, unwritten), McKinney TX 75069

Nan Kirkpatrick, 6129 Menger, Dallas TX 75227

Jamika Neville, (no street address provided)

Isaac Davis, 4522 Scenic Dr., Rowlett TX 75088

Jolie Williams was called to speak, 3613 Cockrill, McKinney TX 75072

Jolaolowa Ayompie, 3701 Stover Creek, McKinney TX 75071

Cayla Simpson, 3119 Legend Dr., McKinney TX 75070

Michael Braclet, 2645 Dunbar Dr., McKinney TX 75072

Jarvas Wright, (no street address provided), Dallas TX

The following individuals did not wish to speak but requested to have their comments entered into the record: (see Minutes Appendix A – Written Public Comments Submitted for the Record)

Dave Clarke, 2833 Sundance Dr., McKinney TX 75071

Dennis Richard Allen, 110 E. Graham St., McKinney TX 75069

Molly McLeay, 817 Lockhart, McKinney TX 75072

Jacqueline Cardelino, 813 Lockhart, McKinney TX 75072

Mayor Fuller called for Council & Manager Comments.

Mayor Fuller called for the following agenda items:

**20-0024** Receive the City Secretary's Submittal and Findings Regarding a Filed

Recall Petition under Section 146 of the McKinney Home Rule Charter

Council Member Shemwell made a motion for Council Member Frazier, Mayor Fuller, and Mayor Pro Tempore Rogers recuse themselves or abstain from discussion and information concerning the item. The motion failed due to a lack of a second.

**20-0004** Proclamation for Collin County Dr. Martin Luther King, Jr. Appreciation Day

Mayor Fuller called the meeting into recess at 8:28 p.m. and resumed the open meeting at 8:35 p.m.

Mayor Fuller announced additional information regarding the 2020 celebration of Dr. Martin Luther King, Jr. Day: a program to celebrate MLK Jr Day will be begin 2020 Dr. King Holiday through 2021 Dr. King Holiday. The partnership of Library and Flourish Community Based Initiative (FCBI) is a year-long book reading and sharing of Dr. King's writing. It will include panel discussion in February. More information available at the FCBI Facebook page.

Mayor Fuller called for the Consent Agenda of Ordinances, Resolutions and Miscellaneous items.

Mayor Fuller requested the following items be removed from the Consent Agenda for the purpose of individual consideration, discussion, and/or action as needed: #20-0010, #19-0210CVP, and #19-0209PF.

Council unanimously approved the motion by Mayor Pro Tempore Rogers, seconded by Council Member Elliott, to approve the following Consent Agenda of Ordinances, Resolutions and Miscellaneous items:

**20-0007** Consider/Discuss/Act on an Ordinance Amending Chapter 122, "Construction Regulations," Article II, "Building Codes," by Amending Section 122-25 International Building Code and International Residential Code Adopted, Section 122-26 Amendments to Building and Residential Codes, Section 122-30 International Mechanical Code Adopted Amendments, Section 122-31 International Plumbing Code Adopted, Section 122-32 Amendments to International Plumbing Code, Section 122-34 International Fuel Gas Code Adopted, Section 122-35 International

Energy Conservation Code Adopted, Section 122-36 Amendments to Energy Conservation Code, and Section 122-38 International Property Maintenance Code Adopted, and Adding Section 122-40 International Swimming Pool and Spa Code Adopted; and Amending Chapter 126, "Housing," Article II, "Substandard Structures," by Amending Section 126-40 International Property Maintenance Code Adopted, for the Purpose of Adopting the 2018 Editions of such International Codes and by the Adoption of Local Amendments to such International Codes Including but not Limited to Certain Recommendations by the North Central Texas Council of Governments, and Providing for Enforcement; Repealing all Conflicting Ordinances; Providing a Savings Clause; Providing a Severability Clause; Providing for a Penalty; and Providing an Effective Date. Ordinance caption reads as follows:

**ORDINANCE NO. 2020-01-001**

**AN ORDINANCE AMENDING CHAPTER 122, "CONSTRUCTION REGULATIONS," ARTICLE II, "BUILDING CODES," BY AMENDING SECTION 122-25 INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE ADOPTED, SECTION 122-26 AMENDMENTS TO BUILDING AND RESIDENTIAL CODES, SECTION 122-30 INTERNATIONAL MECHANICAL CODE ADOPTED AMENDMENTS, SECTION 122-31 INTERNATIONAL PLUMBING CODE ADOPTED, SECTION 122-32 AMENDMENTS TO INTERNATIONAL PLUMBING CODE, SECTION 122-34 INTERNATIONAL FUEL GAS CODE ADOPTED, SECTION 122-35 INTERNATIONAL ENERGY CONSERVATION CODE ADOPTED, SECTION 122-36 AMENDMENTS TO ENERGY CONSERVATION CODE, AND SECTION 122-38 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED, AND ADDING SECTION 122-40 INTERNATIONAL SWIMMING POOL AND SPA CODE ADOPTED; AND AMENDING CHAPTER 126, "HOUSING," ARTICLE II, "SUBSTANDARD STRUCTURES," BY AMENDING SECTION 126-40 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED, FOR THE PURPOSE OF ADOPTING THE 2018 EDITIONS OF SUCH INTERNATIONAL CODES AND BY THE ADOPTION OF LOCAL AMENDMENTS TO SUCH INTERNATIONAL CODES INCLUDING BUT NOT LIMITED TO CERTAIN RECOMMENDATIONS BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, AND PROVIDING FOR ENFORCEMENT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE**

- 20-0008** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2019-2020 Annual Budget and Amending the 2020-2024 Capital Improvements Program to Provide Funds for the Bloomdale Road Extension Project

(ST4227). Ordinance caption reads as follows:

**ORDINANCE NO. 2020-01-002**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2019-2020 BUDGET AND THE 2020 – 2024 CAPITAL IMPROVEMENTS PROGRAM FOR THE BLOOMDALE ROAD EXTENSION PROJECT (ST4227); EFFECTIVE DATE HEREOF**

- 20-0009** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2019-2020 Annual Budget and Amending the 2020-2024 Capital Improvements Program, to Provide Funds for the Finch Park Improvement Project. Ordinance caption reads as follows:

**ORDINANCE NO. 2020-01-006**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AMENDING THE FISCAL YEAR 2019-2020 ANNUAL BUDGET AND 2020 – 2024 CAPITAL IMPROVEMENT PROGRAM TO PROVIDE FUNDS FOR FINCH PARK IMPROVEMENT PROJECT**

- 19-0013M2** 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. 2020-01-001 (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**

- 20-0011** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Root Policy Research for Professional Services for the 19-62RFQ - Housing Needs Assessment. Resolution caption reads as follows:

**RESOLUTION NO. 2020-01-002 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT, NOT TO EXCEED \$55,000, WITH ROOT POLICY RESEARCH, FOR A HOUSING NEEDS ASSESSMENT**

- 20-0012** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Execute Contract between the City of McKinney and Root

Policy Research to Prepare a 2020-2024 Consolidated Plan and Analysis of Impediments for Fair Housing Choice, under the Community Development Block Grant (CDBG) Program. Resolution caption reads as follows:

**RESOLUTION NO. 2020-01-003 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ROOT POLICY RESEARCH TO PREPARE THE CDBG CONSOLIDATED PLAN 2020-2024 AND THE ANALYSIS OF IMPEDIMENTS FOR FAIR HOUSING CHOICE**

**20-0013** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with DCBA Landscape Architecture of Plano, Texas for Landscape Architectural and Engineering Services Related to the Design of a Pedestrian Bridge and Gateway Monument within Creekside Park, located at 6135 Alma Road. Resolution caption reads as follows:

**RESOLUTION NO. 2020-01-004 (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 OF PLANO, TEXAS FOR LANDSCAPE ARCHITECTURAL AND ENGINEERING SERVICES RELATED TO THE DESIGN OF A PEDESTRIAN BRIDGE AND GATEWAY MONUMENT WITHIN CREEKSIDE PARK, LOCATED AT 6135 ALMA ROAD**

**20-0014** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Professional Services Industries, Inc. for Materials Testing services for on the Bloomdale Road Extension Project (ST4227) and Redbud Pump Station Transmission Line (850PP) Phase 1 Project (WA4340) and Any Necessary Supplemental Agreements. Resolution caption reads as follows:

**RESOLUTION NO. 2020-01-005 (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 \$141,624 WITH PROFESSIONAL SERVICES INDUSTRIES, INC. FOR MATERIAL TESTING SERVICES FOR THE CONSTRUCTION OF BLOOMDALE ROAD EXTENSION PROJECT (ST4227) AND REDBUD PUMP STATION TRANSMISSION LINE (850PP) PHASE 1 PROJECT (WA4340) AND ANY NECESSARY SUPPLEMENTAL AGREEMENTS**

- 20-0015** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Studio Outside, LLC. of Dallas, Texas, for Professional Planning and Landscape Architectural Services for the Renovations of E.A. Randles Park, W.B. Finney Park, Falcon Creek Park, and Katherine B. Winniford Park. Resolution caption:

**RESOLUTION NO. 2020-01-006 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH STUDIO OUTSIDE, LLC. OF DALLAS, TEXAS, FOR PROFESSIONAL PLANNING AND LANDSCAPE ARCHITECTURAL SERVICES FOR THE RENOVATIONS OF E.A. RANGLES PARK, W.B. FINNEY PARK, FALCON CREEK PARK, AND KATHERINE B. WINNIFORD PARK**

- 20-0016** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Dunaway Associates, L.P., of Fort Worth, Texas for Professional Planning and Landscape Architectural Services for the Renovations of Murphy Park, Mary Will Craig Park, Wattle Park, and North Park. Resolution caption reads:

**RESOLUTION NO. 2020-01-007 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH DUNAWAY ASSOCIATES, L.P., OF FORT WORTH, TEXAS FOR PROFESSIONAL PLANNING AND LANDSCAPE ARCHITECTURAL SERVICES FOR THE RENOVATIONS OF MURPHY PARK, MARY WILL CRAIG PARK, WATTLE PARK, AND NORTH PARK**

- 20-0017** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with HDR Engineering, Inc. for Professional Engineering Services for the Infrastructure Asset Management Planning Project (CO2009). Resolution caption reads as follows:

**RESOLUTION NO. 2020-01-008 (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 \$99,980 WITH HDR ENGINEERING, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR THE INFRASTRUCTURE ASSET MANAGEMENT PLANNING PROJECT (CO2009)**

- 20-0018** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc. for Professional

Engineering Design Services for the Griffin and Pine Street Infrastructure Improvements Project (CO2006) and Any Necessary Supplemental Agreements. Resolution caption reads as follows:

**RESOLUTION NO. 2020-01-009 (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 \$265,878 WITH FREESE AND NICHOLS, INC. FOR ENGINEERING DESIGN SERVICES FOR THE GRIFFIN AND PINE STREET INFRASTRUCTURE IMPROVEMENTS PROJECT (CO2006) AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$295,000**

- 20-0019** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Roadway Impact Fee Credit Agreement with MLRP Wilmeth, LLC, for Escrowed Funds for the Construction of Two Lanes of Wilmeth Road (extending 820 Linear Feet), Serving an Approximately 24.20 Acre Tract, Generally Located on the North Side of Wilmeth Road and Approximately 250' West of State Highway 5 (McDonald Street). Resolution caption reads as follows:

**RESOLUTION NO. 2020-01-010 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A ROADWAY IMPACT FEE CREDIT AGREEMENT WITH MLRP WILMETH, LLC, FOR ESCROWED FUNDS FOR THE CONSTRUCTION OF TWO LANES OF WILMETH ROAD (EXTENDING 820 LINEAR FEET), SERVING AN APPROXIMATELY 24.20 ACRE TRACT, GENERALLY LOCATED ON THE NORTH SIDE OF WILMETH ROAD AND APPROXIMATELY 250' WEST OF STATE HIGHWAY 5 (MCDONALD STREET)**

Mayor Fuller called for the items pulled from the Consent Agenda:

- 20-0010** An Ordinance of the City Council of the City of McKinney, Texas, Amending Chapter 42, "Fire Prevention and Protection," of the Code of Ordinances of the City of McKinney, Texas, by Repealing Article II, "Fire Prevention Code," in its Entirety and Adopting a New Article II, also Entitled "Fire Prevention Code," to Adopt the 2018 Edition of the International Fire Code and Local Amendments thereto Including, but not

Limited to, Certain Amendments Recommended by the North Central Texas Council of Governments, and Providing for Enforcement; Repealing all Conflicting Ordinances; Providing a Savings Clause; Providing a Severability Clause; Providing for a Penalty; and Providing an Effective Date

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Franklin, to approved an Ordinance Amending Chapter 42, "Fire Prevention and Protection," of the Code of Ordinances of the City of McKinney, Texas, by Repealing Article II, "Fire Prevention Code," in its Entirety and Adopting a New Article II, also Entitled "Fire Prevention Code," to Adopt the 2018 Edition of the International Fire Code and Local Amendments thereto Including, but not Limited to, Certain Amendments Recommended by the North Central Texas Council of Governments, and Providing for Enforcement; Repealing all Conflicting Ordinances; Providing a Savings Clause; Providing a Severability Clause; Providing for a Penalty; and Providing an Effective Date (for Sections 503.2.4 and 503.2.5, effective date set as July 1, 2020). Ordinance caption reads as follows:

**ORDINANCE NO. 2020-01-007**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING CHAPTER 42, "FIRE PREVENTION AND PROTECTION," OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, BY REPEALING ARTICLE II, "FIRE PREVENTION CODE," IN ITS ENTIRETY AND ADOPTING A NEW ARTICLE II, ALSO EN-TITLED "FIRE PREVENTION CODE," TO ADOPT THE 2018 EDITION OF THE *INTERNATIONAL FIRE CODE* AND LOCAL AMENDMENTS HERETO INCLUDING, BUT NOT LIMITED TO, CERTAIN AMENDMENTS RECOMMENDED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, AND PROVIDING FOR ENFORCEMENT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE**

- 19-** Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of  
**0210CVP** Hardin Crossing Addition, Located on the Southwest Corner of Hardin  
Boulevard and Virginia Parkway

Planning Director Jennifer Arnold, changes to state law now require Council or P&Z (not staff) to disapprove plats that do not meet the technical requirements of the city ordinance. These cases will not be on the Consent agenda but the regular agenda.

Disapproval is a corrective action and the applicant can reapply at any time. Failure to disapprove a plat will result in an automatic approval.

Council unanimously approved the motion by Council Member Elliott, seconded by Mayor Pro Tempore Rogers, to deny / disapprove a Conveyance Plat for Lots 1 and 2, Block A, of Hardin Crossing Addition, Located on the Southwest Corner of Hardin Boulevard and Virginia Parkway.

**19-0209PF** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of the Weston Substation Addition, Located Approximately 850 Feet West of the Terminus of Laud Howell Parkway and Approximately 6,260 Feet South of FM 543

Council unanimously approved the motion by Mayor Pro Tempore Rogers, seconded by Council Member Elliott, to approve a Preliminary-Final Plat for Lot 1, Block A of the Weston Substation Addition, Located Approximately 850 Feet West of the Terminus of Laud Howell Parkway and Approximately 6,260 Feet South of FM 543, approve with these conditions:

1. The applicant shall satisfy the conditions shown on the Conditions of Approval Summary; and
2. Prior to the issuance of any necessary permits, the applicant shall satisfy the conditions as shown on the Standard Conditions of Approval for Preliminary-Final Plats Checklist.

To receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance for plat approval.

Mayor Fuller called for the following Public Hearing and Regular Agenda items:

**19-0068Z4** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "LI" - Light Industrial District to "PD" - Planned Development District, Generally to Modify the Use and Development Standards, Located on the South Side of University Drive (U.S. Highway 380) and Approximately 8,800 Feet East of Airport Drive, and Accompanying Ordinance (REQUEST BY CITY STAFF TO BE TABLED)

Council unanimously approved the motion by Council Member Shemwell, seconded by Mayor Pro Tempore Rogers, to close the public hearing and table indefinitely the Request to Rezone the Subject Property from "LI" - Light Industrial District to "PD" - Planned Development District, Generally to Modify the Use and Development Standards, Located on the South Side of University Drive (U.S. Highway 380) and Approximately 8,800 Feet East of Airport Drive, and Accompanying Ordinance (REQUEST BY CITY STAFF TO BE TABLED)

**19-0077Z3** 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

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Frazier, to table to another meeting (on February 4, 2020) 19-0077Z3 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

**20-0020** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the Second Amendment to Development Agreement for The Estates of Willow Wood Between the City of McKinney, Texas, and McKinney Partners 306 LP, Generally Modifying the Timing of Roadway Construction and Updating Development Exhibits, Generally Located on the East Side of State Highway 5 (McDonald Street) and on the North and South Sides of Telephone Road

Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Frazier, to approve a Resolution Authorizing the City Manager to Execute the Second Amendment to Development Agreement for The Estates of Willow Wood Between the City of McKinney, Texas, and McKinney Partners 306 LP, Generally Modifying the Timing of Roadway Construction and Updating Development Exhibits,

Generally Located on the East Side of State Highway 5 (McDonald Street) and on the North and South Sides of Telephone Road. Resolution caption reads:

**RESOLUTION NO. 2020-01-011 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE ESTATES OF WILLOW WOOD, BETWEEN THE CITY OF MCKINNEY, TEXAS, AND MCKINNEY PARTNERS 306 LP, GENERALLY MODIFYING THE TIMING OF ROADWAY CONSTRUCTION AND UPDATING DEVELOPMENT EXHIBITS, GENERALLY LOCATED ON THE EAST SIDE OF STATE HIGHWAY 5 (MCDONALD STREET) AND ON THE NORTH AND SOUTH SIDES OF TELEPHONE ROAD**

**19-0098Z4** 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, Located Approximately 300 Feet North of Lancaster Drive and Approximately 700 Feet East of Prospect Street, and Accompanying Ordinance

Council unanimously approved the motion by Council Member Frazier, seconded by Council Member Franklin, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 300 Feet North of Lancaster Drive and Approximately 700 Feet East of Prospect Street, and Accompanying Ordinance. Ordinance caption reads:

**ORDINANCE NO. 2020-01-003**

**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 29.01 ACRE PROPERTY, LOCATED APPROXIMATELY 300 FEET NORTH OF LANCASTER DRIVE AND APPROXIMATELY 700 FEET OF PROSPECT STREET, IS REZONED FROM "PD" - PLANNED DEVELOPMENT DISTRICT TO "PD" - PLANNED DEVELOPMENT DISTRICT, GENERALLY 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**

**19-0100Z2** 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 on the Northeast Corner of Airport Drive and Enloe Road, and Accompanying Ordinance

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Shemwell, to close the public hearing and approve a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the Northeast Corner of Airport Drive and Enloe Road, and Accompanying Ordinance. Ordinance caption reads as follows:

**ORDINANCE NO. 2020-01-004**

**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 19.79 ACRE PROPERTY, LOCATED ON THE NORTHEAST CORNER OF AIRPORT DRIVE AND ENLOE ROAD, 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**

**20-0021** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with North Rock Construction, LLC of Denton, Texas, for the Finch Park Improvement Project Located at 301 W Standifer St.

Council unanimously approved the motion by Council Member Shemwell, seconded by Council Member Franklin, to approve a Resolution Authorizing the City Manager to Execute a Contract with North Rock Construction, LLC of Denton, Texas, for the Finch Park Improvement Project Located at 301 W Standifer St. Resolution caption reads as follows:

**RESOLUTION NO. 2020-01-012 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH NORTH ROCK CONSTRUCTION, LLC OF DENTON, TEXAS FOR THE CONSTRUCTION OF THE FINCH PARK IMPROVEMENT PROJECT**

**20-0022** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Coppell Construction Co. for the Construction of the Bloomdale Road Extension Project (ST4227) and Redbud Pump Station Transmission Line (850PP) Phase 1 Project (WA4340) and Any

Necessary Change Orders

Council unanimously approved the motion by Council Member Shemwell, seconded by Council Member Frazier, to approve a Resolution Authorizing the City Manager to Execute a Contract with Coppell Construction Co. for the Construction of the Bloomdale Road Extension Project (ST4227) and Redbud Pump Station Transmission Line (850PP) Phase 1 Project (WA4340) and Any Necessary Change Orders. Resolution caption reads as follows:

**RESOLUTION NO. 2020-01-013 (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 \$12,687,314.07 WITH COPPELL CONSTRUCTION CO., FOR THE CONSTRUCTION OF THE BLOOMDALE ROAD EXTENSION PROJECT (ST4227) AND REDBUD PUMP STATION TRANSMISSION LINE (850PP) PHASE 1 PROJECT (WA4340) AND ANY NECESSARY CHANGE ORDERS**

**19-010222** 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 on the Southwest Corner of Airport Drive and Harry McKillop Boulevard, and Accompanying Ordinance

Council unanimously approved the motion by Council Member Elliott, seconded by Mayor Pro Tempore Rogers, to close the public hearing and approve a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the Southwest Corner of Airport Drive and Harry McKillop Boulevard, and Accompanying Ordinance. Ordinance caption reads as follows:

**ORDINANCE NO. 2020-01-005**

**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 14.68 ACRE PROPERTY, LOCATED ON THE SOUTHWEST CORNER OF AIRPORT DRIVE AND HARRY MCKILLOP BOULEVARD, 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**

**20-0023** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Excel Aircraft LLC (DBA: Excel Trenching) for the

Construction of the Redbud Pump Station Transmission Line (850PP)  
Phase 2 Project (WA4340) and Any Necessary Supplemental Agreements

Council unanimously approved the motion by Council Member Shemwell, seconded by Council Member Franklin, to approve a Resolution Authorizing the City Manager to Execute a Contract with Excel Aircraft LLC (DBA: Excel Trenching) for the Construction of the Redbud Pump Station Transmission Line (850PP) Phase 2 Project (WA4340) and Any Necessary Supplemental Agreements. Resolution captions reads:

**RESOLUTION NO. 2020-01-014 (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 \$2,851,121 WITH EXCEL AIRCRAFT LLC (DBA: EXCEL TRENCHING), FOR THE CONSTRUCTION OF THE REDBUD PUMP STATION TRANSMISSION LINE (850PP) PHASE 2 PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$3,150,000**

Mayor Fuller called for Council and Manager Comments.

Council unanimously approved the motion by Mayor Pro Tempore Rogers, seconded by Council Member Shemwell, to adjourn. Mayor Fuller adjourned the meeting at 9:14 p.m.

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GEORGE C. FULLER  
Mayor

ATTEST:

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EMPRESS DRANE  
City Secretary