



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, October 19, 2021

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>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Senior Pastor Bo Thompson, Rhea's Mill Baptist Church

INFORMATION SHARING

- 21-0906** [Proclamation for Make a Difference Day](#)
Attachments: [Proclamation](#)
- 21-0907** [Proclamation for Code Enforcement Appreciation Month](#)
Attachments: [Proclamation](#)
- 21-0908** [Proclamation for National Community Planning Month](#)
Attachments: [Proclamation](#)
- 21-0909** [Proclamation for Breast Cancer Awareness Month](#)
Attachments: [Proclamation](#)

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.

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

21-0883 [Minutes of the Joint Meeting of the City Council and Planning & Zoning Commission of September 28, 2021](#)

Attachments: [Minutes](#)

21-0910 [Minutes of the City Council Work Session of October 4, 2021](#)

Attachments: [Minutes](#)

21-0911 [Minutes of the City Council Regular Meeting of October 4, 2021](#)

Attachments: [Minutes](#)

21-0862 [Minutes of the Historic Preservation Advisory Board Regular Meeting of August 5, 2021](#)

Attachments: [Minutes](#)

21-0789 [Minutes of the McKinney Armed Services Memorial Board Meeting of August 11, 2021](#)

Attachments: [Minutes](#)

21-0844 [Minutes of the McKinney Economic Development Corporation Meeting of August 17, 2021](#)

Attachments: [Minutes](#)

- 21-0795** [Minutes of the McKinney Main Street Board Meeting of August 12, 2021](#)
Attachments: [Minutes](#)
- 21-0791** [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of August 12, 2021](#)
Attachments: [Minutes](#)
- 21-0884** [Minutes of the Planning & Zoning Commission Regular Meeting of September 28, 2021](#)
Attachments: [Minutes](#)
- ORDINANCES**
- 21-0912** [Consider/Discuss/Act on an Ordinance to Establish a Schedule of Fees for Payment for Services at the Request of a Health Care Provider or Insurer Pursuant to the City Fire Department for the Administrative and Logistics Cost of the Community Healthcare Program.](#)
Attachments: [Ordinance](#)
 [Fee Schedule \(Redline\)](#)
- RESOLUTIONS**
- 21-0913** [Consider/Discuss/Act on a Resolution Adopting the Hazard Mitigation Plan as required by the Federal Emergency Management Agency for Final Plan Approval; and Providing for an Effective Date](#)
Attachments: [Resolution](#)
 [Hazard Mitigation Plan](#)
- 21-0914** [Consider/Discuss/Act on a Resolution Approving Recommendations of the McKinney Arts Commission for Fiscal Year 2021-22 Season Grants and Annual Funding of the Arts in the City of McKinney](#)
Attachments: [Resolution](#)

- 21-0915** [Consider/Discuss/Act on a Resolution Approving Redirection of Fiscal Year 2020-21 Unspent Arts Commission Funds to the Public Art Fund](#)
Attachments: [Resolution](#)
- 21-0916** [Consider/Discuss/Act on a Resolution Awarding a Contract to David's Paint and Body of McKinney Texas for Automotive Paint and Body Services](#)
Attachments: [Resolution](#)
 [Bid Tabulation](#)
 [Scoring Summary](#)
- 21-0917** [Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to 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 Purchase Equipment to Enhance Special Teams Operations](#)
Attachments: [Resolution](#)
- 21-0918** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with J.R. Stelzer Company for the Wilmeth Water Storage Tank Maintenance Project](#)
Attachments: [Resolution](#)
 [Recommendation of Award](#)
 [Location Map - Independence](#)
 [Location Map - Wilmeth](#)
- 21-0919** [Consider/Discuss/Act on a Resolution Authorizing the Execution and Sale to the North Texas Municipal Water District of a Water Line Easement Consisting of 2 Parcels Containing 1.773 Acres \(Parcel 1-1\) and 0.231 Acres \(Parcel 1-2\) in the John R. Jones Survey, Abstract No. 497, Collin County, Texas, and Generally Located South of Bloomdale Road Between McLarry Drive and Redbud Boulevard in the amount of \\$140,598.00; and Authorizing the City Manager to](#)

[Execute Easements and Documents Regarding the Sale of Said Easements Across City-Owned Property to the North Texas Municipal Water District](#)

Attachments: [Resolution](#)
[Location Map](#)

MISCELLANEOUS

21-0920 [Consider/Discuss/Act on a Non-Binding Term Sheet for a Proposed Interlocal Agreement with McKinney Municipal Utility District No. 1 of Collin County and McKinney Municipal Utility District No. 2 of Collin County Related to Park Property Maintenance and Capital Expenditures within Trinity Falls](#)

Attachments: [Term Sheet](#)

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.

21-0166PF [Consider/Discuss/Act on a Preliminary-Final Plat for Phase 1 and 2 of the Painted Tree Woodlands Addition, Located on the Southeast Corner of Lake Forest Drive and Bloomdale Road](#)

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

REGULAR AGENDA AND PUBLIC HEARINGS

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

- 21-0922** [Conduct a Public Hearing to Consider/Discuss/Act on Substantial Amendments under the 2020-2024 Consolidated Plan for Program years 2020 and 2021](#)
- Attachments:** [Resolution](#)
 [Res No. 2021-08-09 R](#)
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- 21-0127Z3** [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 "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the North Side of Eldorado Parkway and on the West Side of U.S. Highway 75 \(Central Expressway\), and Accompanying Ordinance](#)
- Attachments:** [PZ Minutes 09.28.2021](#)
 [PZ Draft Minutes 10.12.2021](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Established Community District](#)
 [Placetype Definitions](#)
 [Fiscal Analysis](#)
 [Land Use Comparison Table](#)
 [Ex. PD. Ord. No. 2004-04-045](#)
 [Ex. PD. Ord. No. 2002-06-058](#)
 [Ex. PD. Ord. No. 1589](#)
 [Ex. PD. Ord. No. 1457](#)
 [Proposed Ordinance](#)
 [Proposed Zoning Exhibits A-C](#)
 [Presentation](#)
-
- 21-0062Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "RG 18" - General Residence District, "PD" - Planned Development District, "BG" - General Business District and "CC" - Corridor Commercial Overlay District to](#)

[“PD” - Planned Development District and “CC” - Corridor Commercial Overlay District, to Allow Multi-Family and Commercial Uses and to Modify the Development Standards, Located on the North Side of U.S. Highway 380 \(University Drive\) and Approximately 1,115 Feet West of Hardin Boulevard, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ordinance 1569](#)
[Ex. PD Ordinance 1993-12-46](#)
[Ex. PD Ordinance 1558](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

21-0008A3/2 [Consider/Discuss/Act on a Petition to Annex \(Case No. 21-0008A\) and a Request to Zone \(Case No. 21-0087Z\) on Certain Land \(the “Property”\) to “PD” - Planned Development District, Located on the East Side of County Road 317 and Approximately 2,000 Feet South of Harry McKillop Boulevard \(FM 546\), and Related Ordinance\(s\) and Agreements](#)
1-0087Z4

Attachments: [CC Draft Minutes 10.04.2021](#)
[CC Minutes 09.21.2021](#)
[Location Map and Aerial Exhibit](#)
[Letters of Opposition](#)
[Letter of Support](#)
[Statement Letter from Cornerstone Ranch](#)
[Letter of Intent](#)
[City Council Citizen Comments](#)
[P&Z Citizen Comments](#)
[Petition Requesting Annexation](#)
[Proposed Development and Annexation Agreement](#)
[Proposed Annexation Ordinance](#)
[Annexation Ordinance Exhibits A-D](#)
[PZ Minutes 08.24.2021](#)
[Original Zoning Request Information \(21-0087Z\)](#)
[Written Protest Form](#)
[Written Protest Map](#)
[Proposed Zoning Ordinance](#)
[Proposed Zoning Exhibits A-D](#)
[Presentation](#)

21-0923 [Consider/Discuss/Act on Appointing a Member to the Historic Preservation Advisory Board \(HPAB\)](#)

Attachments: [City Code, Sec. 146-166](#)
[About HPAB](#)

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

- Hemphill, LLC v. City of McKinney Civil Action File No. 4:21-cv-00655, United States District Court, Eastern District of 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

- Project Orange

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., October 16, 2021

*Empress Drane, City Secretary
Joshua Stevenson, 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. 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>.