



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, December 1, 2020

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### **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 Reverend Andrew Van Kirk, St. Andrew's Episcopal Church*

#### **INFORMATION SHARING**

#### **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.*

*Speaker Request cards must be submitted before the start of the meeting, either in person or by email to [contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org).*

*Written Public Comments may be submitted to the City Council online at <http://www.mckinneytexas.org/CitizenComments>.*

*Agenda-related comments and non-agenda comments received at <http://www.mckinneytexas.org/CitizenComments> between the time of this posting and 6:00p.m. on Tuesday, December 1, 2020 will be recorded in the meeting minutes.*

## **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**

- 20-1040**      [Minutes of the City Council Work Session of November 3, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-1041**      [Minutes of the City Council Regular Meeting of November 3, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-1042**      [Minutes of the City Council Special Meeting of November 10, 2020 - Canvassing the Results of the City of McKinney Special Election of November 3, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-1043**      [Minutes of the City Council Special Meeting and Work Session of November 10, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0969**      [Minutes of the Animal Services Facilities Advisory Committee Meeting of January 22, 2020](#)

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

**20-0839** [Minutes of the Board of Adjustment Meeting of August 26, 2020](#)

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

**20-0998** [Minutes of the Board of Adjustment meeting of October 28, 2020.](#)

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

**20-1000** [Minutes of the Capital Improvements Advisory Committee Regular Meeting of October 27, 2020](#)

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

**20-0992** [Minutes of the Community Grants Advisory Commission Meeting of July 16, 2020.](#)

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

**20-0948** [Minutes of the Historic Preservation Advisory Board Regular Meeting of September 3, 2020](#)

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

**20-1031** [Minutes of the Library Advisory Board Meeting of October 15, 2020.](#)

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

**20-0870** [Minutes of the Main Street Meeting of September 10, 2020](#)

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

**20-0466** [Minutes of the McKinney Armed Services Memorial Board Meeting of May 13, 2020](#)

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

**20-1026** [Minutes of the McKinney Community Development Corporation Meeting of October 22, 2020](#)

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

**20-1020** [Minutes of the McKinney Economic Development Corporation Meeting of October 20, 2020](#)

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

**20-0883** [Minutes of the McKinney Housing Finance Corporation Meeting July 10, 2020](#)

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

**20-0770** [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of August 13, 2020](#)

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

**20-0875** [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of September 10, 2020](#)

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

**20-1015** [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of October 8, 2020](#)

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

**20-1001** [Minutes of the Planning and Zoning Commission Regular Meeting of October 27, 2020](#)

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

**20-1033** [Minutes of the Visit McKinney Board Meeting of October 27, 2020](#)

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

## ORDINANCES

**20-1044** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget and Amending the 2021-2025 Capital Improvements Program to Provide Funds for the Bloomdale Road Extension Project \(ST4227\)](#)

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

## RESOLUTIONS

**20-1045** [Consider/Discuss/Act on a Resolution Adopting a Set of Guiding Principles which will Influence the City of McKinney's Efforts to Develop McKinney National Airport](#)

**Attachments:** [Resolution](#)  
[Airport Guiding Principles](#)

**20-1046** [Consider/Discuss/Act on a Resolution Awarding a Contract to Bynder LLC for a Digital Asset Management System](#)

**Attachments:** [Resolution](#)  
[Scoring Summary](#)

**20-1047** [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 Landscape Architectural and Engineering Services for the Renovations of Murphy Park and Mary Will Craig Park](#)

**Attachments:** [Resolution](#)  
[Location Map - Murphy Park](#)  
[Location Map - Mary Will Craig](#)

**20-1048** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with HDR Engineering, Inc. for Professional Engineering Services for the Infrastructure Asset Management Planning Project](#)

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

**20-1049** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Halff Associates, Inc. for Professional Engineering Services for the East McKinney Mobility & Transportation Alignment Study Project and Authorizing Any Necessary Supplemental Agreements](#)

**Attachments:** [Resolution](#)  
[Study Area Map](#)

**20-1050** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Relocation and Reimbursement Agreement with ONEOK NGL Pipeline, L.L.C. for the Relocation of Gas Line Facilities Required for the Extension of Bloomdale Road from Community Avenue to CR 164](#)

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

**20-0010M2** [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](#)

**Attachments:** [Resolution](#)  
[Draft 11-10-20 CIAC Minutes](#)  
[Exhibit A \(Semiannual Report\)](#)  
[Semiannual Report Appendix](#)

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**20-1051** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget to provide funds for the CDBG-CV Grant Program, under the 2020-2021 CDBG Program Year](#)

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

**20-1052** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the Proposed CDBG-CV Activities under the CDBG FY 2020-2021 Program Year](#)

**Attachments:** [Resolution](#)  
[General Guidelines CDBG-CV](#)  
[CDBG-CV 2020 Proposed Activities](#)

**20-0042Z2** [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 Uses, Located South of Pearson Avenue and Heritage Drive, and Approximately 160 Feet East of Redbud Boulevard](#)

**Attachments:** [DRAFT PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Town Center District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord No. 2007-01-004](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**20-0074Z3** [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 for a Wedding/Event Venue or Banquet Facility with Outdoor Uses, Located on the Southwest Corner of Virginia Parkway and Lake Forest Drive, and Accompanying Ordinance \(WITHDRAWN BY APPLICANT\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

**20-0083Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RS-60” - Single Family Residence District and “TMN” - Traditional McKinney Neighborhood Overlay to “PD” - Planned](#)

[Development District and “TMN” - Traditional McKinney Neighborhood Overlay, Generally to Modify the Development Standards, Located on the Northeast Corner of Erwin Avenue and Waddill Street, and Accompanying Ordinance](#)

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

**20-0093Z2**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RD-30” - Duplex Residence District to “PD” - Planned Development District, Located on the North Side of White Avenue and Approximately 700 Feet West of Graves Street, and Accompanying Ordinance](#)

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

**20-0096Z2**

[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 for Multi-Family Residential Uses, Located on the North Side of Spur 399 and Approximately 260 Feet East of Medical Center Drive, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 11.10.2020 DRAFT](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Southgate District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex PD Ord No 1999-07-052](#)  
[Ex PD Ord No 2000-11-093](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**20-0104Z2**

[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 "C1" - Commercial Neighborhood District, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive, and Accompanying Ordinance](#)

**Attachments:** [PZ Draft Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin Crossing District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2006-02-010](#)  
[Ex. PD Ord. No. 2002-05-038](#)  
[Proposed Ordinance](#)  
[Proposed Exhibit A-C](#)  
[Presentation](#)

**20-0009M2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Section 146-45 \(Site Plan Approval\) and Appendix G \(MTC - McKinney Town Center Zoning District\) of the Code of Ordinances, and Accompanying Ordinance](#)

**Attachments:** [PZ Draft Minutes](#)  
[Proposed Section 146-45 Redlines](#)  
[Proposed MTC Zoning District Redlines](#)  
[Proposed Ordinance](#)  
[Proposed Exhibit A](#)  
[Presentation](#)

**19-0010M12** [Conduct a Public Hearing to Consider/Discuss/Act on the Amendment of the Roadway Capital Improvements Plan as Part of the 2019 Impact Fee Update, and Accompanying Resolution](#)

**Attachments:** [Resolution](#)  
[CIAC Minutes 10/27](#)  
[Exhibit A](#)  
[Roadway CIP Map](#)  
[Legal Notice](#)

**19-0010M18** [Conduct a Public Hearing to Consider/Discuss/Act on the Amendment of the Utility Capital Improvements Plan as Part of the 2019 Impact Fee Update, and Accompanying Resolution](#)

**Attachments:** [Resolution](#)  
[CIAC Minutes 10/27](#)  
[Exhibit A](#)  
[Water CIP Map](#)  
[Wastewater CIP Map](#)  
[Legal Notice](#)

**19-0010M14** [Conduct a Public Hearing to Consider/Discuss/Act on the Amendment of the Roadway Impact Fee Ordinance as Part of the 2019 Impact Fee Update; and Accompanying Ordinance](#)

**Attachments:** [Legal Notice](#)  
[Land Use Assumptions Report](#)  
[Roadway Impact Fee Report](#)  
[Proposed Roadway Impact Fee - Common Land Use Summary Tables](#)  
[Proposed Roadway Impact Fees Summary Table](#)  
[City Comparisons - Roadway Impact Fees](#)  
[Proposed Ordinance](#)  
[Exhibit A](#)

**19-0010M15** [Conduct a Public Hearing to Consider/Discuss/Act on the Amendment of the Utility Impact Fee Ordinance as Part of the 2019 Impact Fee Update; and Accompanying Ordinance](#)

**Attachments:** [Legal Notice](#)  
[Land Use Assumptions Report](#)  
[Utility CIP Report](#)  
[Proposed Utility Impact Fee Summary Tables](#)  
[City Comparisons - Utility Impact Fees](#)  
[City Comparisons - Combined Impact Fees](#)  
[Proposed Ordinance](#)  
[Exhibit A](#)

**20-1053**      [Consider/Discuss/Act on Appointing a Member to the McKinney Housing Finance Corporation](#)

**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'Shadiion Shemwell, in his Official Capacity as a City Council Member, and in his Individual Capacity as a Voter in District 1, Florine Henry, and Debra Fuller, Plaintiffs v. City of McKinney, Texas, Defendant

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 MJ

- Project FPS

**ACTION ON EXECUTIVE SESSION ITEMS**

**ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on or before the 25th day of November, 2020 at 6:00 p.m.*

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*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. 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>.*