



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, January 5, 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>

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 Minister Keith Lambert, McKinney Central Church of Christ

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.

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, January 5, 2021 will be recorded in the meeting minutes.

INFORMATION SHARING & PROCLAMATIONS

- 21-0001M** [Planning Excellence Award](#)
Attachments: [Planning Excellence Letter](#)
 [Planning Excellence Certificate](#)
- 20-1147** [Proclamation for Dr. Martin Luther King, Jr., Day](#)
Attachments: [Proclamation](#)

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

- 20-1148** [Minutes of the City Council Work Session of December 15, 2020](#)
Attachments: [Minutes](#)
- 20-1149** [Minutes of the City Council Regular Meeting of December 15, 2020](#)
Attachments: [Minutes](#)
- 20-1150** [Minutes of the City Council Special Meeting of December 21, 2020](#)
Attachments: [Minutes](#)
- 20-1064** [Minutes of the Animal Services Facility Advisory Committee Meeting of November 4, 2020](#)
Attachments: [Minutes](#)
- 20-1133** [Minutes of the Library Advisory Board Meeting of November 19, 2020](#)
Attachments: [Minutes](#)

- 20-1087** [Minutes of the McKinney Community Development Corporation Meeting of November 19, 2020](#)
Attachments: [Minutes](#)
- 20-1081** [Minutes of the McKinney Economic Development Corporation Meeting of November 17, 2020](#)
Attachments: [Minutes](#)
- 20-1082** [Minutes of the McKinney Economic Development Corporation Special Meeting of November 24, 2020](#)
Attachments: [Minutes](#)
- 20-1073** [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of November 12, 2020](#)
Attachments: [Minutes](#)
- 20-1054** [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of November 3, 2020](#)
Attachments: [Minutes](#)
- ORDINANCES**
- 20-1151** [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 Design and Construction of the East Louisiana Parking Lot Project \(FC2117\)](#)
Attachments: [Ordinance](#)
- RESOLUTIONS**
- 20-1152** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Conduit Architecture + Design, LLC of McKinney, Texas for Architectural and Engineering Services Related to the Design and Construction of the East Louisiana Parking Lot \(Project FC2117\) in McKinney, Texas](#)

Attachments: [Resolution Proposal](#)

20-1153 [Consider/Discuss/Act on a Resolution by the City Council of the City of McKinney, Texas, Acknowledging the Tax Exempt Status of Certain Real Property and Improvements Under the Texas Housing Finance Corporation Act for the Project Located at 2150 Collin McKinney Parkway, Owned by a Wholly-Owned Affiliate of the McKinney Housing Finance Corporation, and Known as McKinney Flats, A 205-Unit Multi-Family Residential Development](#)

Attachments: [Resolution MHFC Overview of Partnership Structure](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

20-0008SUP2 [Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window \(Popeye's\), Located on the South Side of Eldorado Parkway and Approximately 395 Feet West of Hudson Crossing, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 12.8.2020 DRAFT](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 98-11-59](#)
[Ex. PD Ord. No. 2011-05-031](#)
[Proposed Landscape Plan](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

20-0108Z2 [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 at 2462 E. University Drive, and Accompanying Ordinance](#)

Attachments: [PZ Draft Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[East Fork District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

20-0067Z2

[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 District to "C1" - Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1105 West University Drive, and Accompanying Ordinance](#)

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

20-0098Z2

[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 District to "C1" -](#)

[Neighborhood Commercial District and "TMN" - Traditional McKinney Neighborhood Overlay District, Located at 1005 West University Drive, 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 and B](#)
[Presentation](#)

20-0118Z2

[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 "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of Justice Road and U.S. Highway 75 \(Central Expressway\), and Accompanying Ordinance](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

20-0109Z2

[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 "PD" - Planned](#)

[Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Single Family Residential, Multi-Family Residential, and Commercial Uses, Located on the South Side of County Road 943 \(Future Wilmeth Road\) and the East and West Sides of Hardin Boulevard, and Accompanying Ordinance](#)

Attachments: [PZ Draft Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Medical District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. 1478](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)
[Applicant Presentation](#)

20-1154 [Consider/Discuss/Act on Membership of the McKinney Community Development Corporation](#)

20-1129 [Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District Board of Directors](#)

Attachments: [NTMWD History](#)
[NTMWD Board of Directors](#)

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)

- Boundary Agreement—Town of New Hope

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

- NTMWD Board Member Appointment

E. Section 551.087. Deliberation Regarding Economic Development Matters

- The Hub

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on or before the 30th day of December, 2020 at 6:00 p.m.

*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. 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>.