



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, November 1, 2022

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

WATCH THE BROADCAST LIVE

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;
online at <https://mckinney.legistar.com>; and
online at <https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Lieutenant Cristina Drozdovschi, Salvation Army

INFORMATION SHARING

22-1024 [Proclamation for Salvation Army Red Kettle Campaign](#)

Attachments: [Proclamation](#)

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing 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

- 22-1014** [Minutes of the City Council Work Session of October 18, 2022](#)
Attachments: [Minutes](#)
- 22-1015** [Minutes of the City Council Regular Meeting of October 18, 2022](#)
Attachments: [Minutes](#)
- 22-0902** [Minutes of the McKinney Arts Commission Meeting of August 26, 2022](#)
Attachments: [Minutes](#)
- 22-0957** [Minutes of the McKinney Arts Commission Meeting of October 4, 2022](#)
Attachments: [Minutes](#)
- 22-0980** [Minutes of the McKinney Economic Development Corporation Meeting of September 20, 2022](#)
Attachments: [Minutes](#)
- 22-0992** [Minutes of the Planning and Zoning Commission Work Session of October 11, 2022](#)
Attachments: [Minutes](#)
- 22-0991** [Minutes of the Planning and Zoning Commission Regular Meeting of October 11, 2022](#)
Attachments: [Minutes](#)
- ORDINANCES**
- 22-1016** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2022-2023 Annual Budget and Amending the 2023-2027 Capital Improvements Program to Provide Funds for the Eldorado and Custer Intersection / Bridge Improvements Project \(ST1838\)](#)

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

22-1017 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2022-2023 Annual Budget to Provide Funds for the Purpose of a Reimbursement to McKinney Main Street for Downtown Security](#)

Attachments: [Ordinance](#)

22-1018 [Consider/Discuss/Act on an Ordinance to Amend Chapter 122 "Construction Regulations," Article II, "Building Codes," by Amending Sections 122-25 and 122-26 titled "International Building Code and International Residential Code Adopted" and "Amendments to Building and Residential Codes," respectively, by Amending Section 122-30 titled "International Mechanical Code Adopted; Amendments," by Amending Sections 122-31 and 122-32 titled "International Plumbing Code Adopted" and "Amendments to Plumbing Code," respectively, by Amending Section 122-34 titled "International Fuel Gas Code Adopted," by Amending Sections 122-35 and 122-36 titled "International Energy Conservation Code Adopted" and "Amendments to the Energy Conservation Code" respectively, by Amending Sections 122-38 and 122-39 titled "International Property Maintenance Code Adopted and "Amendments to Property Maintenance Code," respectively, by Amending Section 122-40 titled "International Swimming Pool and Spa Code Adopted," by Adding Sections 122-41, 122-42 and 122-43 titled "Amendments to the "International Swimming Pool and Spa Code," "International Existing Building Code Adopted" and "Amendments to International Existing Building Code," respectively; and through the Amendment of Chapter 126, "Housing," by Amending Article II, "Substandard Structures," by Amending Section 126-40 titled "International Property Maintenance Code Adopted," all of which Amendments and Additions are for the purpose of Adopting the 2021 Editions of such International Codes and by the Adoption of Local Amendments to such International Codes including certain Amendments recommended by the North Central Texas](#)

Council of Governments, and repealing all conflicting Ordinances

Attachments: Ordinance

22-1019

Consider/Discuss/Act on an Ordinance to Amend Chapter 122 “Construction Regulations,” Article III, “Electrical Installations,” through the Amendment of Division 3, “Electrical Code,” by Amending Section 122-129 titled “National Electrical Code Adopted” and Amendments to Electrical Code,” respectively, by Amending Sections 122-131, 122-132, and 122-133 titled “Right of Entry,” “Records; Reports,” and “Interference with Inspector,” respectively, all of which Amendments and Additions are for the purpose of Adopting the 2020 Edition of the National Electrical Code, and by the Adoption of Local Amendments to the National Electrical Code,” including certain Amendments recommended by the North Central Texas Council of Governments, and repealing all conflicting Ordinances

Attachments: Ordinance

RESOLUTIONS

22-1020

Consider/Discuss/Act on a Resolution Adopting the 2022-2023 Federal Legislative Agenda

Attachments: Resolution

22-1021

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with LJA Engineering, of McKinney, Texas, for Professional Planning and Engineering Services for The Dog Park and Play Zone at Towne Lake Park

Attachments: Resolution
Exhibit

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

22-1022 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All necessary Change Orders with Ragle, Inc., for the construction of the Collin McKinney Parkway \(Lake Forest Drive to Tina Drive\) Project](#)

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

22-1023 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Alliance Geotechnical Group, Inc. for Materials Testing Services on the Collin McKinney Parkway \(Lake Forest Drive to Tina Drive\) Project](#)

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

22-0062Z4 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located Approximately 370 Feet North of Wilmeth Road and on the East Side of U.S. Highway 75, and Accompanying Ordinance \(REQUEST TO BE WITHDRAWN\)](#)

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

22-0108Z2 [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 and Commercial Uses, Located on the Southwest Corner of Collin McKinney Parkway and Alma Drive, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 10.11.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 2022-08-092](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

22-0007SUP3 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for a Day-Care \(Children of America\), Located at 4021 South Custer Road, Accompanying Ordinance](#)

Attachments: [CC Minutes 10.18.2022](#)
[PZ Minutes 09.27.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)
[Presentation](#)

22-0017SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Commercial Amusement \(Indoor\) Use \(Horse's Axe\), Located at 212 East Louisiana Street, and Accompanying Ordinance](#)

Attachments: [10.25.22 PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

22-0576 [Consider/Discuss/Act on an Ordinance Approving the Redistricting of the City's Single-Member Council Districts](#)

[and Establishing New District Boundary Lines for McKinney City Council Elections Based on the 2020 Census Data; and Providing for an Effective Date](#)

Attachments: [Ordinance](#)
[Plan A](#)
[Plan A - Revised](#)
[Plan B](#)
[Plan C](#)
[Plan D - Revised](#)
[Plan E](#)
[Plan F](#)
[Plan G](#)
[Plan H](#)
[Plan - Luton](#)

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)

- Facilities Agreement by and between SLC McKinney Partners, Billingsley Parties and the City of McKinney, Texas (Tucker Hill Addition)

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- JPI Real Estate Acquisitions, LLC

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project 20-09 TUPPS Brewery & Entertainment Destination

- The Hub - Hub, LLC

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m.,
October 29, 2022*

Empress Drane, 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>.