



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, October 18, 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; and
online at <http://mckinney.legistar.com>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Wayne McLaws, The Church of Jesus Christ of Latter Day Saints

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.

INFORMATION SHARING

22-0975 [Proclamation for Make a Difference Day](#)

Attachments: [Proclamation](#)
 [Program](#)

22-0976 [Proclamation for Representative Scott Sanford, Texas House of Representatives District 70](#)

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

22-0977 [Minutes of the City Council Work Session of October 3, 2022](#)

Attachments: [Minutes](#)

22-0978 [Minutes of the City Council Regular Meeting of October 3, 2022](#)

Attachments: [Minutes](#)

22-0882 [Minutes of the Building and Standards Commission Meeting of August 23, 2021](#)

Attachments: [Minutes](#)

22-0937 [Minutes of the Planning and Zoning Commission Regular Meeting of September 27, 2022](#)

Attachments: [Minutes](#)

22-0888 [Minutes of the Visit McKinney Board Meeting of August 23, 2022](#)

Attachments: [Minutes](#)

RESOLUTIONS

22-0964 [Consider/Discuss/Act on a Resolution Adopting the Legislative Priorities of the City of McKinney, Texas, for the 88th Session of the Texas State Legislature](#)

Attachments: [Resolution](#)

22-0965 [Consider/Discuss/Act on a Resolution Approving the Fifth Amended Bylaws of McKinney Convention and Visitors Bureau](#)

Attachments: [Resolution](#)

22-0966 [Consider/Discuss/Act on a Resolution Approving the Redirection of Unspent Fiscal Year 2021-22 Arts Commission Funds to the Public Art Fund](#)

Attachments: [Resolution](#)

22-0967 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Alliance Geotechnical Group, Inc. for Materials Testing Services related to the Construction of the Craig Ranch Soccer Complex Renovation](#)

Attachments: [Resolution](#)

22-0968 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. to Provide Consulting Engineering Services for the TR2237 Wayfinding Implementation and Authorizing Any Supplemental Agreements](#)

Attachments: [Resolution](#)

22-0969 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Lockwood, Andrews & Newnam, Inc. for Engineering Services for the FM 1461 Utility Relocations Project and Any Necessary Supplemental Agreements](#)

Attachments: [Resolution](#)

[Location Map](#)

22-0970 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Terracon Consultants, Inc. of Dallas, Texas for Construction Materials Observation, Engineering and Testing in Conjunction with the Design and Construction of the McKinney Municipal Complex \(MMC\) Project \(FC1707\)](#)

Attachments: [Resolution](#)

[Proposal](#)

22-0971 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Takeover Agreement with Lexon Insurance Company to Complete the FBO Terminal at McKinney National Airport; and Providing for an Effective Date](#)

Attachments: [Resolution](#)

22-0972 [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas Finding That Oncor Electric Delivery Company LLC's \("Oncor" or "Company"\) Application to Change Rates Within the City Should be Denied; Finding That the City's Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of This Resolution to the Company and Legal Counsel](#)

Attachments: [Resolution](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

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 - Luton](#)

22-0973 [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 Professional and Construction Services Related to the McKinney Municipal Complex Project \(FC1707\) and Appropriating the Transfer of TIRZ1 Bond Funding to the Respective City Funds](#)

Attachments: [Ordinance](#)

22-0974 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Phase 2 GMP Amendment to the Existing Contract with Pogue Construction Company, LP for Services Related to the Design and Construction of the McKinney Municipal Complex Project \(FC1707\)](#)

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

22-0740 [Consider/Discuss/Act on a Resolution Approving Funding Amounts for Fiscal Year 2023 Season Grant Arts Organizations](#)

Attachments: [Resolution](#)

22-0007SUP2 [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 \(REQUEST TO TABLE\)](#)

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

22-0015SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Hospital \(Luxury Recovery\), Located at 8951 Collin McKinney Parkway, and Accompanying Ordinance](#)

Attachments: [Proposed Ordinance](#)
[Draft PZ Minutes 09.27.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2014-08-057](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

22-0107Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District, Located approximately 900 Feet West of Hardin Boulevard and on the North Side of Virginia Parkway, Accompanying Ordinance](#)

Attachments: [09.27.2022 PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

22-0100Z2 [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 Approximately 575 Feet North of Craig Drive and on
the West Side of U.S. Highway 75 (Central Expressway), and
Accompanying Ordinance

Attachments: [PZ Minutes 09.27.2022](#)
[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. 2002-06-058](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

22-0095Z2

Conduct a Public Hearing to Consider/Discuss/Act on a
Request to Rezone the Subject Property from "PD" - Planned
Development District to "C2" - Local Commercial District,
Located on the Southwest Corner of Eldorado Parkway and
Stonebridge Drive, and Accompanying Ordinance

Attachments: [Draft PZ Minutes 09.27.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2005-10-110](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

END OF REGULAR AGENDA & PUBLIC HEARING ITEMS

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

- Lot 1, Block A, Steele Masters Addition, City of McKinney, 308 N. Waddill Street

- TXI Operations, LP, Plaintiff vs. City of McKinney, Texas, Defendant, Civil Action No. 4:20-CV00353, United States District Court for the 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 20-09 TUPPS Brewery & Entertainment Destination

- Project Hemispheres

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., October 15, 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>.