



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, April 19, 2022

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>

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

*Invocation given by Steven Bagley, Parent of Cub Scout*

*Pledge of Allegiance by Cub Scout Pack 0142 - Lion Cubs*

#### INFORMATION SHARING

**22-0336**      [Recognition of Cub Scout Pack 0142 - Lion Cubs](#)

**22-0337**      [Proclamation for Nonprofit Appreciation Day](#)

**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**

- 22-0338**      [Minutes of the City Council Regular Meeting of March 15, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0339**      [Minutes of the City Council Work Session of April 5, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0340**      [Minutes of the City Council Regular Meeting of April 5, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0300**      [Minutes of the Historic Preservation Advisory Board Meeting of March 3, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0221**      [Minutes of the McKinney Armed Services Memorial Board of Meeting of February 09, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0253**      [Minutes of the Library Advisory Board Meeting of February 17, 2022](#)  
**Attachments:**    [Minutes](#)

**ORDINANCES**

- 22-0341**      [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of "City of McKinney, Texas, General Obligation Bonds, Series 2022", and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

**Attachments:** [MCKINNEY GO 2022 - Ordinance - parameters - Draft](#)  
[2022 Debt Issuance Council Presentation](#)

**22-0342** [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of “City of McKinney, Texas, Waterworks and Sewer System Revenue and Improvement Bonds, Series 2022”, and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

**Attachments:** [MCKINNEY WS REV 2022 - Ordinance - parameters](#)  
[2022 Debt Issuance Council Presentation](#)

## RESOLUTIONS

**22-0343** [Consider/Discuss/Act on a Resolution Approving Award of a Fixed Price Contract to Total Highway Maintenance, LLC of Cedar Hill, for Street Striping and Pavement Marking Materials](#)

**Attachments:** [Resolution](#)  
[Unit Bid Tabulation](#)

**22-0344** [Consider/Discuss/Act on a Resolution Authorizing a Third Amendment to the Professional Full Tennis Services Management Agreement with Lifetime Tennis Inc., d/b/a Impact Activities, a Texas Corporation](#)

**Attachments:** [Resolution](#)  
[3rd Amendment](#)

**22-0345** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept, if Awarded, an Urban Area Security Initiative \(UASI\) Program Grant Award from the Department of Homeland Security through the Office of the Governor \(OOG\) to obtain a Law Enforcement Virtual Reality Training Simulator for the McKinney Police Department.](#)

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

**22-0346**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept, if awarded, 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 Develop a Disaster Recovery Plan for the City of McKinney](#)

**Attachments:**    [Resolution](#)

**22-0347**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contingent Fee Agreement for the Collection of Delinquent Ad Valorem Taxes Owing to the City of McKinney with Abernathy, Roeder, Boyd & Hullett, PC pursuant to the Texas Tax Code Section 6.30 and the Texas Government Code Section 2254.1036, and Providing For an Effective Date](#)

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

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**PUBLIC HEARINGS**

**22-0350**      [Citizen Input on the FY 2022-23 Budget](#)

**Attachments:**    [Presentation](#)

**22-0002SUP2**    [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Restaurant Including a Drive-Through Window \(Dutch Bros Coffee\), Located at 1605 Eldorado Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. Ord. No. 1353](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Elevations - Informational Only](#)  
[Presentation](#)

**22-0351** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the North Texas Municipal Water District \(“NTMWD”\) for a Grant by the City of McKinney of Sanitary Sewer Easements Primarily Under and Across Public Land Owned by the City that is Designated as Parkland, Which Parkland is Generally Located Approximately 1,000 feet east of SH 5 and approximately 1,800 feet south of Harry McKillop Boulevard, for the Construction and Installation of a Sanitary Sewer for the Mutual Benefit of NTMWD and the Public and Accompanying Ordinance](#)

**Attachments:** [Location Map](#)  
[Sloan Creek Sewer Presentation 4-1-2022 Ordinance](#)

**22-0352** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the North Texas Municipal Water District \(“NTMWD”\) for a Grant by the City of McKinney for Water Easements Primarily Under and Across Public Land Owned by the City that is Designated as Parkland, Which Parkland is Generally Located along Bloomdale Road mostly East of County Road 943 and West of Hardin Boulevard, for the Construction and Installation of a Water Main and a future water main for the Mutual Benefit of NTMWD and the Public and Accompanying Ordinance](#)

**Attachments:** [Location Map](#)  
[Report](#)  
[Ordinance](#)  
[Presentation - NTMWD Bloomdale Waterline  
Parks Crossing](#)

**21-0117Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Single Family, Multi-Family and Commercial Uses, Located on the South Side of Stacy Road and Approximately 1,550 Feet East of Custer Road, Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 03.22.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Support](#)  
[Letter of Opposition](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**22-0353** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of the "380 Villas" to the Texas Department of Housing and Community Affairs \(TDHCA\), for 4% Tax Credits for the Construction of Multi-Family Units Within the Development](#)

**Attachments:** [Resolution of Support](#)  
[Resolution of No Objection](#)  
[Resolution of Opposition](#)  
[2017 Zoning Approval Ordinance](#)  
[2022 Site Plan - DRAFT](#)  
[Sphinx 2022 Evaluation](#)

**22-0354** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, to Allow the Proposed Development, Sphinx at 380 Villas, Located at 820 E. University Drive to Add Tax Credit Units in a Census Tract Containing Existing Tax Credit Units that Exceeds 20% of Total Households](#)

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

**22-0355** [Consider/Discuss/Act on a Resolution Nominating a Member to the Collin Central Appraisal District Board of Directors](#)

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

#### **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)

- Settlement Agreement by and between Lhoist North America of Texas, LLC and City of McKinney, Texas

- First Amendment to the Facilities Agreement for the Tucker Hill Addition

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

- Presiding Municipal Judge Annual Performance Review

E. Section 551.087. Deliberation Regarding Economic Development Matters

- McKinney HUB 121

- Chapter 380 Agreement--Entertainment Properties 360, LLC

#### **ACTION ON EXECUTIVE SESSION ITEMS**

#### **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., April 16th, 2022*

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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. Email contact-[adacompliance@mckinneytexas.org](mailto: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>.*