



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, February 15, 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 President Damon Nahoolewa, The Church of Jesus Christ of Latter-Day Saints*

#### INFORMATION SHARING

**22-0090**      [Recognition of Former City Council Member Frederick Frazier](#)

**Attachments:**    [Presentation](#)

**22-0142**      [Proclamation for Acts of Kindness Day Month](#)

**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**

- 22-0143**      [Minutes of the City Council Work Session of February 1, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0144**      [Minutes of the City Council Regular Meeting of February 1, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0000**      [Minutes of the McKinney Armed Services Memorial Board Meeting of November 10, 2021](#)  
**Attachments:**    [Minutes](#)
- 22-0061**      [Minutes of the McKinney Community Development Corporation Meeting of December 16, 2021](#)  
**Attachments:**    [Minutes](#)
- 22-0062**      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 14, 2021](#)  
**Attachments:**    [Minutes](#)
- 22-0063**      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee of January 5, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0011**      [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of December 9, 2021](#)  
**Attachments:**    [Minutes](#)
- 22-0052**      [Minutes of the Planning and Zoning Commission Regular Meeting of January 11, 2022](#)

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

**21-0864** [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of June 15, 2021](#)

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

## ORDINANCES

**22-0145** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget and Amending the 2022-2026 Capital Improvements Program to Provide Additional Funding for the McKinney Municipal Service Center - North Campus Project \(FC2058\) Located at 3501 N Central Expwy, McKinney, Texas 75071](#)

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

**22-0146** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget and Amending the 2022-2026 Capital Improvements Program, to Provide Funding for Additional Construction Manager at Risk Services for the Public Safety PH5 Renovation Project \(FC1729\) Located at 2200 Taylor Burk Drive, McKinney, Texas 75071](#)

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

## RESOLUTIONS

**22-0147** [Consider/Discuss/Act on a Resolution Adopting the Broadband Assessment Report and Recommendations and Authorizing the Publishing of a Corresponding Request for Information/Qualifications](#)

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

**22-0148** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept and Implement a State Homeland Security Program \(SHSP\) - Homeland Security Grant Program \(HSGP\) award from the Department of Homeland Security through the Office of the Governor \(OOG\) to](#)

[Purchase equipment for a Public Works Emergency Response Team \(PWERT\) Incident Traffic Control Trailer](#)

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

22-0149

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Highway Intelligent Traffic Solutions, Inc. for the Construction of Roadway Illumination on Harry McKillop Boulevard from SH 5 to Airport Drive Project](#)

**Attachments:** [Resolution](#)  
[Bid Tabulation](#)  
[Location Map](#)

22-0150

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Civil Consulting Group, PLLC for Professional Engineering Design Services for the Virginia and Throckmorton Infrastructure Improvements \(Municipal Complex\) Project and Any Necessary Supplemental Agreements](#)

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

22-0151

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. for Professional Engineering Design Services for the Stacy Road Elevated Storage Tank Project and Any Necessary Supplemental Agreements](#)

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

#### MISCELLANEOUS

22-0152

[Consider/Discuss/Act on the Acceptance of the Annual Comprehensive Financial Report \(ACFR\) and the Federal/State Single Audit Reports for the Fiscal Year Ended September 30, 2021](#)

**Attachments:** [Single Audit Report](#)  
[Comprehensive Financial Report](#)

## END OF CONSENT

### PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

*The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describe the necessary form of action required on each plat. A "Motion to Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions or disapproval as such are contained in § 212.009 of the Texas Local Government Code.*

**22-0015PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Dahl/Norris Homestead Addition, Lots 1 and 2, Block A, Located in the ETJ of McKinney, Approximately 2,050 Feet East of County Road 168 and on the South Side of County Road 125](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)  
[Conditions of Approval Summary](#)

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**21-0006Z4** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow Multi-Family and Commercial Uses, Located on the Northwest Corner of Carlisle Street and Virginia Parkway, and Accompanying Ordinance](#)

**Attachments:** [Draft CC Minutes 02.1.2022](#)  
[Draft PZ Minutes 01.25.2022](#)  
[PZ Minutes 01.12.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibis A-D](#)  
[Presentation](#)

**21-0129Z3** [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 allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located Approximately 265 Feet North of Plateau Drive and on the East Side of State Highway 5 \(McDonald Street\), and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 01.25.2022](#)  
[PZ Minutes 01.12.2022](#)  
[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. 2005-01-004](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**21-0193Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request to Rezone the Subject Property from "RS-60" - Single Family Residence District, "H" - Historic Preservation Overlay District, and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District, "H" - Historic Preservation Overlay District, and "TMN" - Traditional McKinney Neighborhood Overlay District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of College Street and Howell Street, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 01.25.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letter of Opposition](#)  
[Citizen Comments](#)  
[Comprehensive Plan Maps](#)  
[Town Center District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**21-0154Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-120" - Single Family Residential District to "PD" - Planned Development District, Generally for Single Family Uses and to Modify the Development Standards, Located at 616 Finch Avenue, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 01.25.2022](#)  
[PZ Minutes 01.12.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Town Center District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**21-0015SUP3** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for an Independent Living Facility \(Watermere at McKinney\), Located on the Southeast Corner of Hardin Boulevard and Virginia Parkway, and Accompanying Ordinance](#)

**Attachments:** [Draft CC Minutes 02.1.2022](#)  
[Draft PZ Minutes 01.11.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Citizen Comments](#)  
[Proposed Ordinance](#)  
[Proposed Exhibit A-C](#)  
[Informational Only - Building Elevations](#)  
[Presentation](#)  
[Applicant Presentation](#)

**22-0002M** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Article VI. Conveyance of Land for Recreational Areas and Facilities, of the Code of Ordinances](#)



**Attachments:** [Ordinance](#)  
[Exhibit A](#)  
[Presentation](#)  
[Current Ordinance Redlined](#)

## **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
- 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 Hemispheres
  - Project Green
  - Project DLV

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m.,  
February 12th, 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: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>.*