



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, July 19, 2022

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>

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

22-0618 [Proclamation for Liv Hovde, 2022 Wimbledon Girls' Champion](#)

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

- 22-0619 [Minutes of the City Council Work Session of June 21, 2022](#)
Attachments: [Minutes](#)
- 22-0620 [Minutes of the City Council Regular Meeting of June 21, 2022](#)
Attachments: [Minutes](#)
- 22-0621 [Minutes of the City Council Work Session of June 28, 2022](#)
Attachments: [Minutes](#)
- 22-0524 [Minutes of the Library Advisory Board Meeting of May 19, 2022](#)
Attachments: [Minutes](#)
- 22-0044 [Minutes of the McKinney Arts Commission Meeting of November 18, 2021](#)
Attachments: [Minutes](#)
- 22-0045 [Minutes of the McKinney Arts Commission Meeting of December 14, 2021](#)
Attachments: [Minutes](#)
- 22-0535 [Minutes of the McKinney Community Development Corporation Meeting of May 26, 2022](#)
Attachments: [Minutes](#)
- 22-0536 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of June 1, 2022](#)
Attachments: [Minutes](#)
- 22-0537 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of June 7, 2022](#)
Attachments: [Minutes](#)
- 22-0527 [Minutes of the McKinney Economic Development](#)

[Corporation Meeting of April 19, 2022](#)**Attachments:** [Minutes](#)

22-0528

[Minutes of the McKinney Economic Development Corporation Meeting of May 24, 2022](#)**Attachments:** [Minutes](#)

21-1000

[Minutes of the McKinney Main Street Board Meeting of October 14, 2021](#)**Attachments:** [Minutes](#)

22-0484

[Minutes of the McKinney Main Street Board Meeting of May 12, 2022.](#)**Attachments:** [Minutes](#)

22-0427

[Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of April 21, 2022](#)**Attachments:** [Minutes](#)

22-0517

[Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of May 12, 2022](#)**Attachments:** [Minutes](#)

22-0589

[Minutes of the Planning and Zoning Commission Work Session of June 14, 2022](#)**Attachments:** [Minutes](#)

22-0590

[Minutes of the Planning and Zoning Commission Regular Meeting of June 14, 2022](#)**Attachments:** [Minutes](#)

22-0608

[Minutes of the Planning and Zoning Commission Regular Meeting of June 28, 2022](#)**Attachments:** [Minutes](#)

22-0577 [Minutes of the Visit McKinney Board Meeting of April 26, 2022](#)

Attachments: [Minutes](#)

22-0561 [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of May 3, 2022](#)

Attachments: [Minutes](#)

22-0558 [Minutes of the Tax Increment Reinvestment Zone Number Two \(TIRZ2\) Board Meeting of May 3, 2022](#)

Attachments: [Minutes](#)

ORDINANCES

22-0622 [Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services](#)

Attachments: [Ordinance](#)
 [Ordinance \(Redline\)](#)

22-0623 [Consider/Discuss/Act on an Ordinance to Modify the Effective Reduced Speed School Times for Rock Hill High School](#)

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

22-0624 [Consider/Discuss/Act on an Ordinance to Modify the Speed Limit along Coit Road from a Point 525 Feet South of Rambling Road to U.S. 380 within McKinney, Texas](#)

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

RESOLUTIONS

22-0625 [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Landscape Architectural Services for Design of Various Parks Projects](#)

Attachments: [Resolution](#)

22-0626 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept 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 Enhance Specialized Teams for the City of McKinney](#)

Attachments: [Resolution](#)

22-0627 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with CBRE, Inc. for Appraisal Services on the SH 5 Utility Relocations Project \(WA1633 / WW1633\)](#)

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

22-0628 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Ceres Environmental Services, Inc. of Houston, Texas as the Primary Contractor and DRC Emergency Services, LLC of Galveston, Texas as the Secondary Contractor to Provide Disaster Debris Hauling Services for the McKinney Fire Department](#)

Attachments: [Resolution](#)
[Scoring Summary](#)

22-0629 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Teague Nall & Perkins, Inc. to Provide Consulting Engineering Services for the Glen Oaks Drive and Ridge Road Roundabout Project and Authorizing Any Supplemental Agreements](#)

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

22-0630 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Developer Participation Agreement](#)

with TMPG Highland Lakes, LLC, for the Construction of Certain Water Line Improvements to Serve the Highland Lakes Phase 1 Subdivision, Generally Located on the North Side of Bloomdale Road (CR 123) and on the West Side of Future Ridge Road (CR 163)

Attachments: [Resolution Agreement](#)
[Water Line Exhibit](#)
[Location Map and Aerial Exhibit](#)
[Form 1295](#)

22-0631 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for Lot 1, Block 1, New Hope Switchyard Addition, Located in the Extraterritorial Jurisdiction \(ETJ\) of McKinney, Texas, that is Situated on County Road 336 approximately 2,000 Linear Feet southeast of FM 2933](#)

Attachments: [Resolution Agreement](#)
[Location Map & Aerial Exhibit](#)

22-0632 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for McKinney Storage Addition, Lot 1, Block A, Located in the ETJ of McKinney on the East Side of CR 406 and Approximately 2,500 Feet South of CR 408.](#)

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

22-0633 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with Allen Independent School District for Crossing Guards](#)

Attachments: [Resolution](#)
[Interlocal Agreement](#)

22-0634 [Consider/Discuss/Act on a Resolution Authorizing the City](#)

[Manager to Execute an Interlocal Agreement with McKinney Independent School District for Crossing Guards](#)

Attachments: [Resolution](#)
[Interlocal Agreement](#)

22-0635 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with Prosper Independent School District for Crossing Guards](#)

Attachments: [Resolution](#)
[Interlocal Agreement](#)

22-0636 [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 22-30CSP, McKinney Sports Complex](#)

Attachments: [Resolution](#)

22-0637 [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 22-38RFP Decontamination Trailer](#)

Attachments: [Resolution](#)

22-0638 [Consider/Discuss/Act on a Resolution Awarding a Contract to Pro-Pipe, Inc. for Storm Drain Cleaning & Inspection Services](#)

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

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.

22-0110PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-4, Block A of the Willis Addition, Located in the McKinney ETJ](#)

[at the Southeast Corner of County Road 123 and County Road 124](#)

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

22-0114PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, The Pratt Fam Addition, Located on the North Side of County Road 1029 and approximately 940 Feet West of FM-2933](#)

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.

22-0639 [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 a Temporary Construction Easement Across Public Land Owned by the City that is Designated as Parkland, Which Parkland is Generally Located Just East of Airport Drive approximately 1,500 feet south of US 380, for the Construction and Installation of a Sanitary Sewer for the Mutual Benefit of NTMWD and the Public and Accompanying Ordinance](#)

Attachments: [Ordinance](#)
[Location Map](#)
[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 C
Plan D

22-0595 Conduct a Public Hearing and Consider/Discuss/Act on an Ordinance Amending, Restating and Superseding Ordinance Numbers 2010-09-034, 2010-10-041, 2011-04-016, and 2017-01-010 Related to Reinvestment Zone Number One, Extending the Length of the Term for Reinvestment Zone Number One from 2040 to 2055.

Attachments: Ordinance

22-0001TIRZ Conduct a Public Hearing and Consider/Discuss/Act on a First Amended Interlocal Agreement by and between Reinvestment Zone Number One, City of McKinney, the City of McKinney, Texas, and Collin County, Texas

Attachments: Amended Interlocal Agreement

22-0596 Conduct a Public Hearing and Consider/Discuss/Act on an Ordinance Amending, Restating and Superseding Ordinance Numbers 2010-09-035, 2010-10-041, 2011-04-017, and 2017-01-011 Related to Reinvestment Zone Number Two, Extending the Length of the Term for Reinvestment Zone Number Two from 2040 to 2055.

Attachments: Ordinance

22-0002TIRZ Conduct a Public Hearing and Consider/Discuss/Act on a First Amended Interlocal Agreement by and between Reinvestment Zone Number Two, City of McKinney, the City of McKinney, Texas, and Collin County, Texas

Attachments: Amended Interlocal Agreement

22-0640 Consider/Discuss/Act on an Ordinance Authorizing the

Issuance of "City of McKinney, Texas, Tax Increment Revenue Bonds, Series 2022" (TIRZ #1), and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official(s)

Attachments: Ordinance
Presentation

22-0016Z2

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG18" - General Residence District to "PD" - Planned Development District, to Allow Multi-Family and Commercial Uses and to Modify the Development Standards, Located Approximately 950 Feet East of Hardin Boulevard and on the North Side of McKinney Ranch Parkway, and Accompanying Ordinance

Attachments: Draft PZ Minutes 06.28.2022
Location Map and Aerial Exhibit
Letter of Intent
Letter of Support
Citizen Comment
Comprehensive Plan Maps
Established Community District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Proposed Ordinance
Proposed Exhibts A-D
Presentation

22-0041Z2

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development 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 06.14.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2022-02-026](#)
[Proposed Ordinance](#)
[Proposed Exhibts A-D](#)
[Presentation](#)

22-0043Z2

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 1,500 feet North of Wilmeth Road and 450 feet East of U.S. Highway 75 (North Central Expressway), and Accompanying Ordinance

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

22-0050Z2

Conduct a Public Hearing to Consider/Discuss/Act on a

[Request to Rezone the Subject Property from “PD” - Planned Development District and “ML” - Light Manufacturing District to “PD” - Planned Development District, to Allow for Multi-Family Residential and Commercial Uses, and to Modify the Development Standards, Located on the Southwest Corner of U.S. Highway 380 \(University Dr\) and Throckmorton Street, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Mill District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2017-12-107](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

22-0054Z3 [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 Approximately 700 Feet South of Harry McKillop Boulevard and on the West Side of Airport Drive \(REQUEST TO BE TABLED\)](#)

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

22-0641 [Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for Water Line and Temporary Construction Easements associated with the FM 546 and Airport Blvd. Water Line Project which Property is Located Near the Southwest Corner of Harry McKillop Boulevard/FM 546 and Airport Blvd. and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All](#)

Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

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

22-0642

Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for Sanitary Sewer, Access and Temporary Construction Easements associated with the Honey Creek Sanitary Sewer Trunk Main Project which Property is Located Near the Northeast Corner of US Highway 75 (Central Expressway/Sam Johnson Highway) and Bloomdale Road and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

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

22-0643

Consider/Discuss/Act on a Resolution Authorizing the Execution of Documents for the Acquisition of Water and Temporary Construction Easements and the Consideration of the Use of Eminent Domain to Condemn Property for the Construction of a Water Line on a Property Which is Generally Located Near the Northeast Corner of US Highway 75 (Central Expressway/Sam Johnson Highway) and Bloomdale Road.

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

22-0644

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Construct Parking Spaces on the East Side of the Prosper ISD Early Childhood Learning Center that Encroach Across the Shared Boundary with City of McKinney Parkland, and which Parking Spaces May Be Used Jointly Between the Early Childhood Center and the City Parkland Outside of School Hours and Accompanying Ordinance and Reciprocal

[Parking Agreement](#)

Attachments: [Ordinance](#)
[Agreement](#)
[Presentation](#)

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
 - Ground Lease Between City of McKinney, Texas and Cirrus Design Corporation d/b/a Cirrus Aircraft
- D. Section 551.074. Personnel Matters
 - Director of Public Safety / Chief of Police
- E. Section 551.087. Deliberation Regarding Economic Development Matters

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

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

*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. 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>.