

CITY COUNCIL REGULAR MEETING

JULY 19, 2022

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, located at 222 N. Tennessee Street, McKinney, Texas, on Tuesday, July 19, 2022, at 6:00 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <http://mckinney.legistar.com>

Mayor George Fuller called the meeting to order at 6:11 p.m. upon determining a quorum consisting of himself and the following City Council Members were present: Mayor Pro Tem Rainey Rogers, and Council Members Justin Beller, Geré Feltus, Rick Franklin, Charlie Philips, and Patrick Cloutier.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, City Secretary Empress Drane, City Secretary Administrative Assistant Blenda Sims, Director of Strategic Services Trevor Minyard, Police Chief Greg Conley, Assistant Director of Parks, Recreation & Open Space Ryan Mullins, Parks Planning and Development Manager Jenny Baker, Director of The Courts McKinney Matt Hanlin, Director of Engineering Gary Graham, Assistant Director of Engineering Michael Hebert, Director of Planning Jennifer Arnold, and Chief Financial Officer Mark Holloway

City Council Meeting Attendant Volunteers Present: Kapilesh Pennichetty, and Rohan Reddy

There were approximately twenty (20) members of the public in attendance.

Mayor Fuller called for the Invocation and Pledge of Allegiance led by President Damon Nahoolewa of The Church of Jesus Christ of Latter-Day Saints.

Mayor called for the Information Sharing item:

22-0618 Proclamation for Liv Hovde, 2022 Wimbledon Girls' Champion

Liv Hovde and her parents were in attendance to receive the proclamation recognizing her accomplishments, and the City Council members expressed additional congratulations to Liv for being an outstanding athlete and representative of the city.

Mayor Fuller called for Public Comments.

Jon Dell Antonia, 6201 Virginia Pkwy, McKinney TX 75071 spoke regarding agenda item # 22-0629 (Roundabout Project at Glens Oaks Drive and Ridge Road)

Beth Bentley, P.O. Box 2931, McKinney TX 75070 spoke regarding agenda item # 22-0576 (Redistricting City Council Boundary Lines)

Robin Brown, 20174 Westminster Court, McKinney TX 75072, spoke regarding a non-agenda matter (told her experience of someone in her neighborhood calling her a racial slur).

Mayor Fuller called for the Consent Agenda, stating agenda item #22-0629 would be considered separately.

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council Member Rick Franklin, to approve the Consent items as follows:

- 22-0619** Minutes of the City Council Work Session of June 21, 2022
- 22-0620** Minutes of the City Council Regular Meeting of June 21, 2022
- 22-0621** Minutes of the City Council Work Session of June 28, 2022
- 22-0524** Minutes of the Library Advisory Board Meeting of May 19, 2022
- 22-0044** Minutes of the McKinney Arts Commission Meeting of November 18, 2021
- 22-0045** Minutes of the McKinney Arts Commission Meeting of December 14, 2021
- 22-0535** Minutes of the McKinney Community Development Corporation Meeting of May 26, 2022
- 22-0536** Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of June 1, 2022
- 22-0537** Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of June 7, 2022
- 22-0527** Minutes of the McKinney Economic Development Corporation Meeting of April 19, 2022
- 22-0528** Minutes of the McKinney Economic Development Corporation Meeting of May 24, 2022
- 21-1000** Minutes of the McKinney Main Street Board Meeting of October 14, 2021
- 22-0484** Minutes of the McKinney Main Street Board Meeting of May 12, 2022.
- 22-0427** Minutes of the Parks, Recreation, and Open Space Advisory Board

Meeting of April 21, 2022

22-0517 Minutes of the Parks, Recreation, and Open Space Advisory Board

Meeting of May 12, 2022

22-0589 Minutes of the Planning and Zoning Commission Work Session of June 14, 2022

22-0590 Minutes of the Planning and Zoning Commission Regular Meeting of June 14, 2022

22-0608 Minutes of the Planning and Zoning Commission Regular Meeting of June 28, 2022

22-0577 Minutes of the Visit McKinney Board Meeting of April 26, 2022

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

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

22-0622 Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services. Ordinance caption reads as follows:

ORDINANCE NO. 2022-07-068

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, RELATING TO FEES, BY AMENDING APPENDIX A SCHEDULE OF FEES, IN PART, BY AMENDING SECTIONS 30-86 AND 30-175; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

22-0623 Consider/Discuss/Act on an Ordinance to Modify the Effective Reduced Speed School Times for Rock Hill High School. Ordinance caption reads:

ORDINANCE NO. 2022-07-069

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS TO MODIFY THE EFFECTIVE REDUCED SPEED SCHOOL TIMES FOR ROCK HILL HIGH SCHOOL; AMENDING THE CODE OF ORDINANCES, CITY OF MCKINNEY, TEXAS; PROVIDING FOR PUBLICATION OF THE CAPTION OF THE ORDINANCE, EFFECTIVE DATE HEREOF AND A PENALTY CLAUSE

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. Ordinance caption reads as follows:

ORDINANCE NO. 2022-07-070

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS TO MODIFY THE SPEED LIMIT ALONG COIT ROAD FROM A POINT 525 FEET SOUTH OF RAMBLING ROAD TO US 380 WITHIN MCKINNEY; AMENDING THE CODE OF ORDINANCES, CITY OF MCKINNEY, TEXAS; PROVIDING FOR PUBLICATION OF THE CAPTION OF THE ORDINANCE, EFFECTIVE DATE HEREOF AND A PENALTY CLAUSE

- 22-0625** Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Landscape Architectural Services for Design of Various Parks Projects. Resolution caption reads as follows:

RESOLUTION NO. 2022-07-089 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING QUALIFIED FIRMS TO PROVIDE PROFESSIONAL LANDSCAPE ARCHITECTURAL SERVICES FOR THE DESIGN OF VARIOUS PARKS

- 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. Resolution caption reads as follows:

RESOLUTION NO. 2022-07-090 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, 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 PURCHASE EQUIPMENT TO ENHANCE SPECIAL TEAMS OPERATIONS

- 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). Resolution caption reads:

RESOLUTION NO. 2022-07-091 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$218,500 WITH CBRE INC. PROVIDING APPRAISAL SERVICES FOR THE SH 5 UTILITY RELOCATIONS PROJECT (CO1633) AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID

SUPPLEMENTAL AGREEMENTS, OF \$248,500

- 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. Resolution caption:

RESOLUTION NO. 2022-07-092 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH CERES ENVIRONMENTAL SERVICES, INC. OF HOUSTON, TEXAS AND DRC EMERGENCY SERVICES OF GALVESTON, TEXAS TO PROVIDE DISASTER DEBRIS HAULING SERVICES FOR THE MCKINNEY FIRE AND PUBLIC WORKS DEPARTMENTS

- 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). Resolution caption reads as follows:

RESOLUTION NO. 2022-07-094 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO 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)

- 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. Resolution caption reads as follows:

RESOLUTION NO. 2022-07-095 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A FACILITIES AGREEMENT FOR NEW HOPE SWITCHYARD ADDITION,

LOT 1, BLOCK 1, LOCATED IN THE ETJ OF MCKINNEY ON COUNTY ROAD 336 APPROXIMATELY 2,000 LINEAR FEET SOUTHEAST OF FM 2933

- 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. Resolution caption reads:

RESOLUTION NO. 2022-07-096 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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 COUNTY ROAD 406 AND APPROXIMATELY 2,500' SOUTH OF COUNTY ROAD 408

- 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. Resolution caption reads as follows:

RESOLUTION NO. 2022-07-097 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH ALLEN INDEPENDENT SCHOOL DISTRICTS FOR CROSSING GUARDS

- 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. Resolution caption reads as follows:

RESOLUTION NO. 2022-07-098 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH MCKINNEY INDEPENDENT SCHOOL DISTRICTS FOR CROSSING GUARDS

- 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. Resolution caption reads as follows:

RESOLUTION NO. 2022-07-099 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH PROSPER INDEPENDENT SCHOOL DISTRICTS FOR CROSSING GUARDS

- 22-0636** Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 22-30CSP, McKinney Sports Complex.

Resolution caption reads as follows:

RESOLUTION NO. 2022-07-100 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE FORMAL REJECTION OF ALL PROPOSALS RECEIVED UNDER SOLICITATION 22-30CSP MCKINNEY SPORTS COMPLEX PROJECT

- 22-0637** Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 22-38RFP Decontamination Trailer.

Resolution caption reads as follows:

RESOLUTION NO. 2022-07-101 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE FORMAL REJECTION OF ALL PROPOSALS RECEIVED UNDER SOLICITATION 22-38RFP DECONTAMINATION TRAILER

- 22-0638** Consider/Discuss/Act on a Resolution Awarding a Contract to Pro-Pipe, Inc. for Storm Drain Cleaning & Inspection Services. Resolution caption reads as follows:

RESOLUTION NO. 2022-07-102 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO PRO-PIPE, INC. OF IRVINE, CALIFORNIA FOR STORM DRAIN CLEANING & INSPECTION SERVICES

Mayor Fuller called for the following item removed from the Consent Agenda:

- 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

The staff presentation for this item not included on the agenda is included in these minutes as *Appendix A – Staff Presentation for Agenda Item #22-0629*.

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Rick Franklin, to table the item indefinitely, to allow time for additional information about the project to be gathered.

Mayor Fuller called for the following Plat Consideration under Texas Local Government Code Chapter 212:

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

Council unanimously approved the motion by Council Member Geré Feltus, seconded by Council Member Rick Franklin, to Approve with conditions as recommended by staff 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.

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

Council unanimously approved the motion by Council Member Rick Franklin, seconded by Council Member Geré Feltus, to Approve with conditions as recommended by staff 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.

Mayor Fuller called for the following Regular Agenda and Public Hearing items:

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

NTMWD representative Mark Simon presented information about the project. No other members of the public requested to comment on the item.

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Geré Feltus, to Close the public hearing and approve the Request. Ordinance caption reads as follows:

ORDINANCE NO. 2022-07-071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, MAKING FINDINGS REQUIRED BY CHAPTER 26 OF THE TEXAS PARKS AND WILDLIFE CODE REGARDING NORTH TEXAS MUNICIPAL WATER DISTRICT'S REQUEST FOR A TEMPORARY CONSTRUCTION EASEMENT TO ASSIST IN THE CONSTRUCTION OF A SANITARY SEWER IN AN EXISTING EASEMENT ACROSS A PORTION OF CITY OF MCKINNEY PARKLAND, WHICH PARKLAND IS GENERALLY LOCATED EAST OF AIRPORT DRIVE AND APPROXIMATELY 1,500 FEET SOUTH OF US 380; APPROVING THE GRANT OF A TEMPORARY CONSTRUCTION EASEMENT ACROSS SUCH PARK LAND TO NORTH TEXAS MUNICIPAL WATER DISTRICT IN EXCHANGE FOR THE PAYMENT OF FAIR MARKET VALUE FOR SAID TEMPORARY CONSTRUCTION EASEMENT; AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE TO EXECUTE ON BEHALF OF THE CITY OF MCKINNEY, TEXAS ALL NECESSARY DOCUMENTS FOR THE CONVEYANCE OF SAID EASEMENT FROM THE CITY OF MCKINNEY TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

Gunnar Seaquist of the consulting firm Bickerstaff, Heath, Delgado, Acosta LLP presented information about the item. No other members of the public requested to comment on the item.

Council unanimously approved the motion by Council Member George Fuller, seconded by Council Member Patrick Cloutier, to table the item until the City Council Regular Meeting of August 16, 2022.

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.

Assistant City Manager Barry Shelton presented information about the Ordinance amendments. No members of the public requested to comment on the item.

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council Member Rick Franklin, to Close the public hearing and approve 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. Ordinance caption reads as follows:

ORDINANCE NO. 2022-07-073

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS 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, CITY OF MCKINNEY; EXTENDING THE LENGTH OF THE TERM FOR REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY FROM 2040 TO 2055; RESTATING THE NON-AMENDED PROVISIONS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

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
Assistant City Manager Barry Shelton presented information about the amendments. No members of the public requested to comment on the item.

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council Member Geré Feltus, to Close the public hearing and approve a First Amended Interlocal Agreement by and between Reinvestment Zone Number One, City of McKinney, the City of McKinney, Texas, and Collin County, Texas.

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.

Assistant City Manager Barry Shelton presented information about the Ordinance amendments. No members of the public requested to comment on the item.

Council unanimously approved the motion by Council Member Rick Franklin, seconded by Council Member Patrick Cloutier, to Close the public hearing and approve 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. Ordinance caption reads as follows:

ORDINANCE NO. 2022-07-074

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS 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, CITY OF MCKINNEY; EXTENDING THE LENGTH OF THE TERM FOR REINVESTMENT ZONE NUMBER TWO, CITY OF MCKINNEY FROM 2040 TO 2055; RESTATING THE NON-AMENDED PROVISIONS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

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
Assistant City Manager Barry Shelton presented information about the amendments. No members of the public requested to comment on the item.

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Geré Feltus, to Close the public hearing and approve a First Amended Interlocal Agreement by and between Reinvestment Zone Number Two, City of McKinney, the City of McKinney, Texas, and Collin County, Texas.

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)

Chief Financial Officer Mark Holloway presented information about the Bonds Issuance. No members of the public requested to comment on the item.

Council unanimously approved the motion by Council Member Geré Feltus, seconded by Council Member Rick Franklin, to Approved 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). Ordinance caption reads as follows:

ORDINANCE NO. 2022-07-075

AN ORDINANCE AUTHORIZING THE ISSUANCE OF “CITY OF MCKINNEY, TEXAS TAX INCREMENT REVENUE BONDS, SERIES 2022 (CITY OF MCKINNEY TAX INCREMENT REINVESTMENT ZONE NO. 1)”; PROVIDING THE TERMS AND CONDITIONS OF SUCH BONDS AND RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY AND DELIVERY OF SUCH BONDS; DELEGATING MATTERS RELATING TO THE SALE AND ISSUANCE OF SUCH BONDS TO AN AUTHORIZED CITY OFFICIAL WITHIN CERTAIN SPECIFIED PARAMETERS; ENACTING PROVISIONS INCIDENT AND RELATED TO THE PURPOSES AND SUBJECT OF THIS ORDINANCE, AND PROVIDING AN EFFECTIVE DATE

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

Director of Planning Jennifer Arnold presented information about the request.

Bill Dahlstrom, 2323 Ross Ave Ste 600, Dallas TX 75201 presented information on behalf on the applicant supporting the request. The applicant presentation for this item not included on the agenda is included in these minutes as *Appendix B – Applicant Presentation for Agenda Item #22-0016Z2*.

No other members of the public requested to comment.

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council Member Rick Franklin, to Close the public hearing.

Council approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council Member Patrick Cloutier, to approved 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, with modifications removing commercial uses, increasing screening wall height from six (6) feet to eight (8) feet, and increasing unit density to twenty-seven (27) units per acre. The Council vote was 6 - 1 - 0, Council Member Charlie Philips voting no. Ordinance caption reads as follows:

ORDINANCE NO. 2022-07-076

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 12.4 ACRE PROPERTY, LOCATED ON THE NORTHEAST CORNER OF LAKE FOREST DRIVE AND FUTURE COLLIN MCKINNEY PARK APPROXIMATELY 950 FEET EAST OF HARDIN BOULEVARD AND ON THE NORTH SIDE OF MCKINNEY RANCH PARKWAY WAY, IS REZONED FROM "RG18" – GENERAL RESIDENCE DISTRICT TO "PD" - PLANNED DEVELOPMENT DISTRICT, TO ALLOW MULTI-FAMILY AND COMMERCIAL USES AND TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

Director of Planning Jennifer Arnold presented information about the request.

No members of the public requested to comment on the request.

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Rick Franklin, to Close the public hearing and approve 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. Ordinance caption reads as follows:

ORDINANCE NO. 2022-07-077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 4.14 ACRE PROPERTY, LOCATED ON THE SOUTHEAST CORNER OF COLLEGE STREET AND HOWELL

STREET, IS REZONED 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; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

Director of Planning Jennifer Arnold presented information about the request.

Jon Lam, 1504 Eagle Court Ste 7, Lewisville TX 75057, spoke on behalf of the applicant in support of the request.

No other members of the public requested to comment on the request.

Council unanimously approved the motion by Council Member Rick Franklin, seconded by Council Member Geré Feltus, to Close the public hearing and approve 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. Ordinance caption reads as follows:

ORDINANCE NO. 2022-07-078

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 4.548 ACRE PROPERTY, LOCATED APPROXIMATELY 1,500 FEET NORTH OF WILMETH ROAD AND 450 FEET EAST OF US HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY), IS REZONED FROM “C” – PLANNED CENTER DISTRICT AND “CC” – CORRIDOR COMMERCIAL OVERLAY DISTRICT TO “LI” – LIGHT INDUSTRIAL DISTRICT AND “CC” – CORRIDOR COMMERCIAL OVERLAY DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR

A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

Director of Jennifer Arnold presented information about the request.

Joseph Agumadu, 3030 LBJ Fwy Ste 1350, Dallas TX 75234, spoke on behalf of the applicant in support of the request.

No other members of the public requested to comment on the request.

Council unanimously approved the motion by Council Member Geré Feltus, seconded by Council Member Rick Franklin, to Close the public hearing and approve 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. Ordinance caption reads:

ORDINANCE NO. 2022-07-079

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 14.27 ACRE PROPERTY, LOCATED ON THE SOUTHWEST CORNER OF U.S. HIGHWAY 380 (UNIVERSITY DRIVE) AND THROCKMORTON STREET, IS REZONED 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; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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)

No members of the public requested to comment on the item.

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council Member Charlie Philips, to table the item indefinitely.

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

Director of Engineering Gary Graham presented information about the item.

Council unanimously approved by roll call vote the motion by Council Member Charlie Philips, seconded by Mayor Pro Tem Rainey Rogers to approve the *“item as written and adopt the Resolution described in this agenda item and authorize the use of the power of eminent domain to acquire for public use all necessary property interests from Mo & Associates, LLC also known as Mo and Associates, LLC and Majgek Partners, LLC, Jimmy R. Montgomery and Susan K. Montgomery as their interest may appear, identified as the owners by the Commitment for Title Insurance issued by First National Title Insurance Company on May 11, 2022, and any other persons or entities claiming an interest to the property depicted on and described by metes and bounds attached to said Resolution, said depictions and descriptions being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements near the southwest corner of Harry McKillop Boulevard/ 546 and Airport Blvd. associated with the FM 546 and Airport Blvd. Water Line Project.”*

The roll call vote was conducted with results as follows:

Mayor George Fuller..... YES
Council Member Justin BellerDistrict 1..... YES
Mayor Pro Tem Rainey RogersDistrict 2..... YES
Council Member Geré Feltus.....District 3..... YES
Council Member Rick Franklin.....District 4..... YES
Council Member Charlie Philips.....At Large #1 YES
Council Member Patrick CloutierAt Large #2 YES

Resolution caption reads as follows:

RESOLUTION NO. 2022-07-103 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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 (WA4339); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID EASEMENTS, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

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

Director of Engineering Gary Graham presented information about the item.

Council unanimously approved the motion by Council Member Charlie Philips, seconded by Mayor Pro Tem Rainey Rogers, to the *“item as written and adopt the Resolution described in this agenda item and authorize the use of the power of eminent domain to acquire for public use all necessary property interests from Bloomdale, LLC, identified as owner of record by the Collin County Appraisal District, and any other persons or entities claiming an interest to the property depicted on and*

described by metes and bounds attached to said Resolution, said depictions and descriptions being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements near the northeast corner of US Highway 75 (Central Expressway/Sam Johnson Highway) and Bloomdale Road associated with the Honey Creek Sanitary Sewer Trunk Main Project."

The roll call vote was conducted with results as follows:

Mayor George Fuller.....YES
Council Member Justin BellerDistrict 1.....YES
Mayor Pro Tem Rainey RogersDistrict 2.....YES
Council Member Geré Feltus.....District 3.....YES
Council Member Rick Franklin.....District 4.....YES
Council Member Charlie Philips.....At Large #1YES
Council Member Patrick CloutierAt Large #2YES

Resolution caption reads as follows:

RESOLUTION NO. 2022-07-104 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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 (WW1638); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID EASEMENTS, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

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.

Director of Engineering Gary Graham presented information regarding the item.

Council unanimously approved the motion by Council Member Charlie Philips, seconded by Council Member Geré Feltus, to approve the *"item as written and*

authorize the use of the power of eminent domain to acquire all necessary easements from Bloomdale, LLC, as identified as owner of record by the Collin County Appraisal District, and any other persons or entities claiming an interest to the property, generally indicated on the attached Property Location Map, for the construction of a water line."

Resolution caption reads as follows:

RESOLUTION NO. 2022-07-105 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE EXECUTION OF DOCUMENTS FOR THE ACQUISITION OF PROPERTY EASEMENT RIGHTS NECESSARY FOR THE CONSTRUCTION OF A WATER LINE GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF STATE HIGHWAY 75 AND BLOOMDALE ROAD; AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS FOR THE ACQUISITION OF EASEMENTS; AUTHORIZING THE CITY MANAGER OF THE CITY OF MCKINNEY, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AND AUTHORIZING THE CITY MANAGER THE USE OF EMINENT DOMAIN TO CONDEMN PROPERTY AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

- 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

Parks Planning & Development Manager Jenny Baker presented information about the request.

No members of the public requested to comment on the item.

Council unanimously approved the motion by Council Member Geré Feltus, seconded by Council Member Patrick Cloutier, to Close the public hearing and approve 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. Ordinance caption:

ORDINANCE NO. 2022-07-080

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING A REQUEST TO USE AN APPROXIMATELY TEN-FOOT (10') WIDE STRIP OF LAND LOCATED WITHIN PUBLIC LAND DESIGNATED AS A FUTURE PARK OR RECREATION AREA THAT WILL ALLOW (I) A PORTION OF THE REQUIRED PARKING SPACES FOR THE PROSPER INDEPENDENT SCHOOL DISTRICT EARLY CHILDHOOD LEARNING CENTER TO BE LOCATED PARTIALLY ON THE PARK TRACT, AND (II) THE UTILIZATION OF PARKING SPACES LOCATED IN WHOLE OR IN PART ON THE DISTRICT TRACT FOR PATRONS OF THE PARK TRACT FOR THE MUTUAL BENEFIT OF THE FUTURE NEIGHBORHOOD PARK PROJECT AND THE ADJACENT PROPERTY OWNER PROSPER INDEPENDENT SCHOOL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Mayor Fuller again called for Citizens Comments at which time there were no requests to address the City Council.

Mayor Fuller called for Comments by the City Council and the City Manager.

Council Member Justin Beller commented on the TUPPS Brewery construction site, encouraging the public to pass by the location and witness the project progression; commended city staff on the Fourth of July celebration activities; commended and thanked the Alliance of Elite Youth Leadership (AEYL) organization and Ronald Jones II (McKinney native, Superbowl Champion, and current running back for the Kansas City Chiefs) for the fifth annual free youth football camp on July 9; commented on that approximately one hundred fifty (150) attended the public meeting on July 12 regarding the deck park project and encouraged the public to participate in the online engagement survey; encouraged the public to visit the public art project currently underway at the east McKinney grain silos; acknowledged lifelong McKinney resident, Ruth Frances Mack-Norris passed away a few weeks shy of her 92nd birthday – she was born in the Rockwall community, was the 1947 Doty High School Valedictorian, wife to Pastor Benjamin Norris for 60 years, and served at the Throckmorton Street Church of Christ for more than 50 years.

Council Member Rick Franklin commented on the condition of trash along highways 75 and 380, encouraging members of the public to help maintain a clean city and continue communicating with state agencies to share in the responsibility.

Council Member Patrick Cloutier commented on the extreme summer temperatures and unprecedented water demands, encouraging the public to engage in water conservation efforts initiated by the North Texas Municipal Water District.

Council Member Charlie Philips announced Kendall Brewer was recently named the newest Head Coach for the McKinney North High School Football team; stated the Dave Campbell Texas High School Football magazine issue will be delayed until August due to paper production shortages.

Council Member Geré Feltus commended AEYL for the youth football camp, and Red, White & Boom city event for Fourth of July; thanked the citizens and city board members who commented on the icehouse item at the earlier Work Session meeting.

Mayor Pro Tem Rainey Rogers congratulated the city for a very well done Fourth of July parade.

City Manager Paul Grimes stated the deck park public meeting was well attended and encouraged citizens to participate in the related online survey.

Mayor Fuller stated he visited Washington, D.C. with City Manager Grimes and other staff along with Rich Leidl who works in the Capitol on behalf of the city. Mayor Fuller visited with the offices of Senators Cruz, Cornyn, and Taylor; the Department of Transportation, Federal Aviation Administration, and National Telecommunications & Information Administration, and expressed there is tremendous support for the city of McKinney in the Capitol. Mayor Fuller again congratulated Wimbledon winner Liv Hovde and expressed apologies to Robin Brown regarding her experience with racist comments. Mayor Fuller announced the Donuts with Superheroes event that will be held at Fire Station #5 on Saturday, August 6 encouraging the public to attend the event and participate in the related backpack drive.

The Council did not meet in Executive Session.

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Geré Feltus, to adjourn the meeting at 8:28 p.m.

Video recording of this meeting is available through the City of McKinney meeting archive. These minutes approved by the City Council on August 2, 2022.

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary

Glen Oaks Drive and Ridge Road Roundabout

Agenda Item 22-0629

July 19, 2022

Agenda

- Intersection Background
- Intersection Evaluation
- Common Project Concerns Regarding Roundabouts



Intersection Background

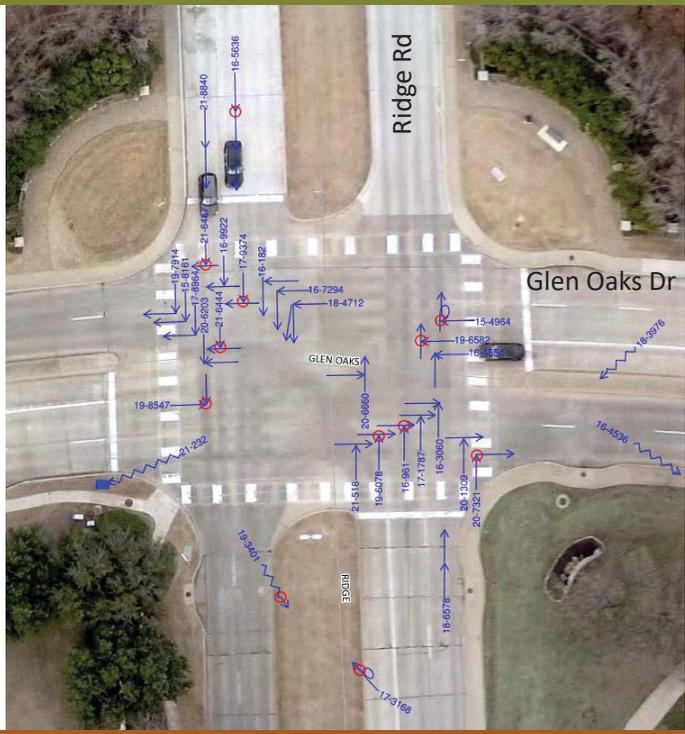
- Currently an All-Way Stop-Controlled (AWSC) intersection with a known crash history
- 2021 Bi-Directional Daily Volumes: Ridge (+12k), Glen Oaks (+7k)



Crash History

Year	No. of Crashes	Injury Crashes
2015:	2	1
2016:	8	2
2017:	4	2
2018:	3	0
2019:	5	4
2020:	4	1
2021:	5	2
Total:	31	12

- Total of 74% angled crashes



Citywide Roundabout Planning & Evaluation Study (2018-2019)

- Based on Comprehensive Plan (Mobility Strategy) emphasis on consideration of roundabouts for street intersection.
- Identified 11 feasible roundabout priority locations (including Glen Oaks Dr and Ridge Rd).
- Developed high-level feasibility study for each location with conceptual designs.



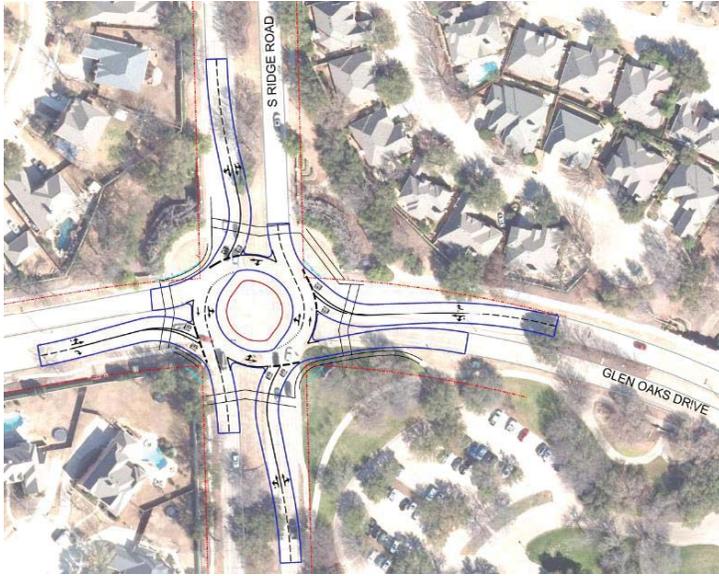
Intersection Evaluation (2020-2021)

- Completed an Intersection Control Evaluation (ICE) Report in 2021.
- Report compared the safety, operation, and costs of:
 - Leaving as an All Way Stop
 - Installing a Traffic Signal
 - Converting Intersection to a Roundabout
- All way stop ruled out as a viable long-term option
- Report determined a roundabout provides the best intersection operation, safety, lowest life-cycle costs, and best aesthetics

	Glen Oaks Drive at S Ridge Road		
Year 2020 Peak Hr Intersection LOS and Avg Delay (seconds)	AM: C (24.8s) PM: D (27.0s)	AM: A (7.5s) PM: A (7.5s)	AM: C (23.3s) PM: D (42.0s)
Year 2040 Peak Hr Intersection LOS and Avg Delay (seconds)	AM: F (63.3s) PM: F (68.9s)	AM: B (10.1s) PM: B (10.2s)	AM: C (26.6s) PM: D (44.1s)



ICE Report (Proposed Configuration)



- Northbound & Southbound Vehicles
 - Thru or Right
 - Thru or Left
- Eastbound & Westbound Vehicles
 - Thru or Left
 - Right
- Pedestrians
 - North Leg Underpass Option
 - All Legs Shorter Crossing



Conceptual Rendering



BENEFITS OVER TRAFFIC SIGNALIZATION

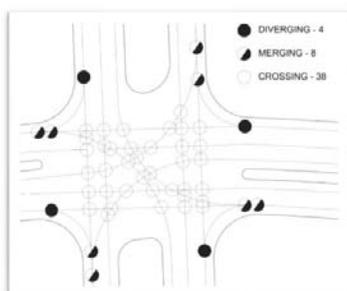
- Improved Operation
- Lower Vehicle Intersection Speeds
- Less Conflict Points
- Shorter Pedestrian Crossing Distance
- Reduced Injury Crashes
- Improved Aesthetic
- Lower Operational Costs



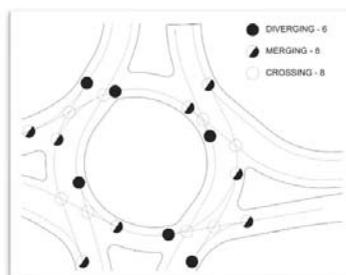
Common Concerns Regarding Roundabouts

- **Less Safe than a Signal**
 - Safety is the leading reason for the recommendation
 - Conflict total is lower and crashes are less severe than a signal
 - 78%-82% reduction in injury or loss of life

Signalized Intersection



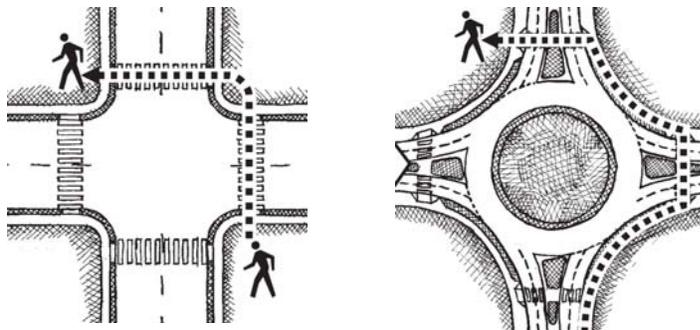
Multilane Roundabout



Common Concerns Regarding Roundabouts

- **Pedestrian/ School Children Crossing Safety**

- Conflict total is reduced, pedestrian only needs to look one direction for conflicts
- Crossing Distance is reduced (staggered crossing)



Common Concerns Regarding Roundabouts

- **Too Confusing**

- Ongoing roundabout education campaign
mckinneytexas.org/Roundabouts
- Ensure proper markings and signage is installed for opening day



Common Concerns Regarding Roundabouts

- **Young Drivers Will Not Understand How to Drive A Roundabout**

- Rockhill and Graves Roundabout Constructed in 2020



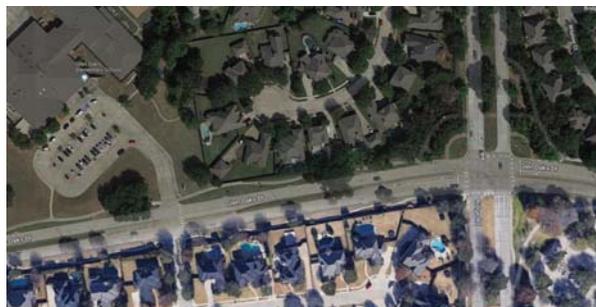
Common Concerns Regarding Roundabouts

- **Traffic Volume is Too High for a Roundabout**
 - Rule of Thumb: Roundabouts can handle the following daily volumes
 - Single-Lane = 20k
 - 2x1 Multi-Lane = 30k
 - Dual-Lane = 45k
 - ICE report studied the intersection capacity using 2040 volumes and resulted with optimum operational results



Common Concerns Regarding Roundabouts

- **School Traffic will back through the Roundabout**
 - Dowell Middle School is approximately 2,100 feet north of the intersection
 - Glen Oaks Elementary School is approximately 650 feet west of the intersection
 - Staff observed traffic conditions on Sept 10, 2019, at Glen Oaks Elementary
 - Longest queue was approximately 200 feet from the intersection
 - Longest queue lasted approximately 5 minutes



Common Concerns Regarding Roundabouts

- **Construction will be Disruptive**
 - Planning for heavy construction to occur when school is out
 - Focus on Traffic Control Phasing
 - Public engagement included in the design phase



Common Concerns Regarding Roundabouts

- **Too Expensive**
 - Higher up-front cost but provides cost savings to users with reduced delays and cost savings with maintenance
 - Design Cost (\$333,500) and Estimated Construction Cost (\$1,275,000)

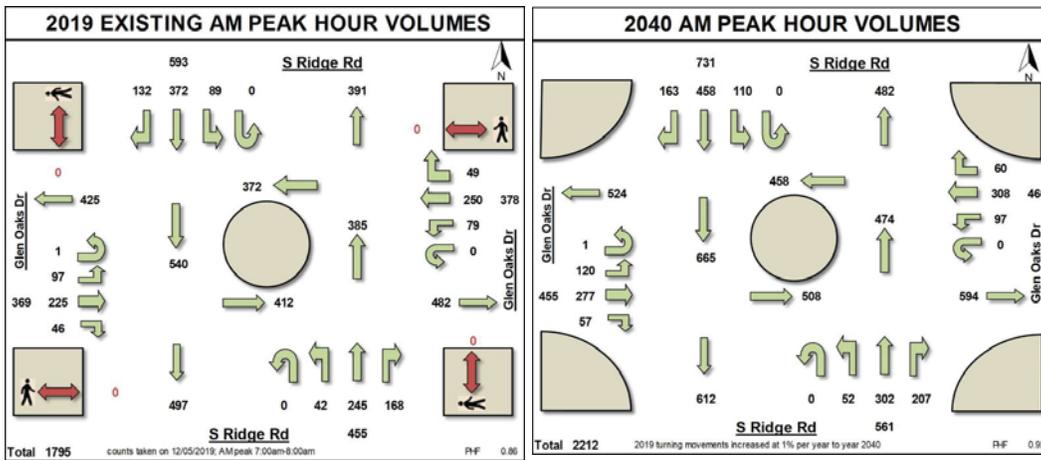


Questions

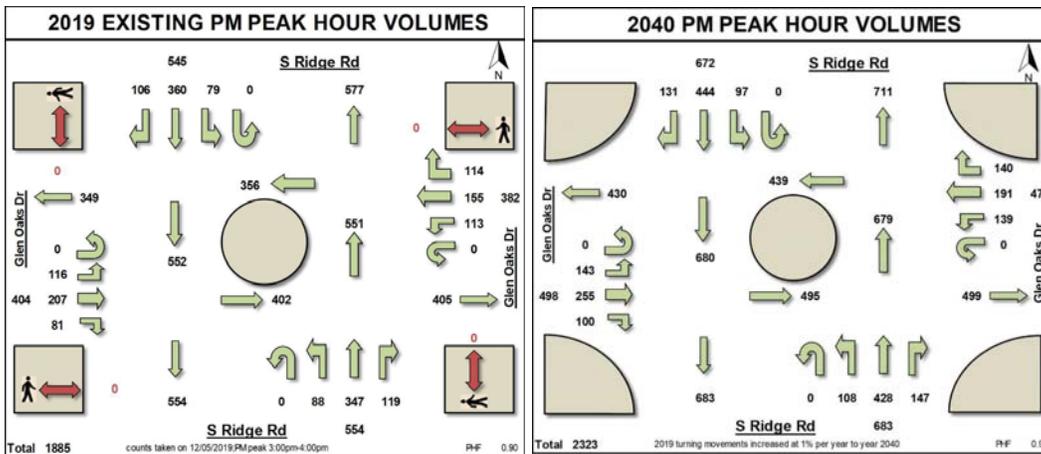


SUPPLEMENTAL INFORMATION FROM ICE REPORT

AM Peak Hour Intersection Volumes



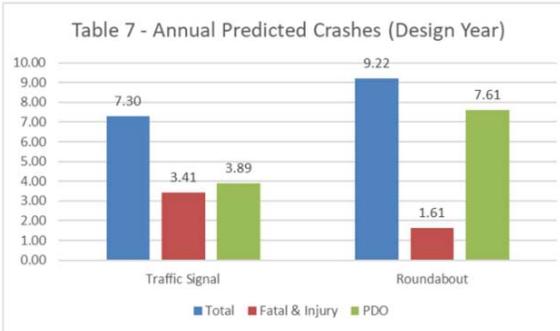
PM Peak Hour Intersection Volumes



Capacity Analysis for Planning of Junctions

Dynamic Results Summary

TYPE OF INTERSECTION	Overall V/C Ratio	V/C Ranking	Pedestrian Accommodations	Bicycle Accommodations
2 X 2 Roundabout	0.40	1	Good	Excellent
Traffic Signal	0.44	2	Good	Excellent
2 X 1 Roundabout	0.65	3	Good	Excellent
All Way Stop Control	1.94	4	Good	Excellent
Two-Way Stop Control N-S	2.79	5	Fair	Good



Safety Performance for Intersection Control Evaluation Tool

Results

Summary of crash prediction results for each alternative

Project Information

Project Name:	Glen Oaks Drive at S Ridge Road ICE Report	Intersection Type	At-Grade Intersections
Intersection:	Glen Oaks Drive at S Ridge Road	Opening Year	2019
Agency:	Prepared for: City of McKinney, TX	Design Year	2040
Project Reference:	KH Project Number 063354048	Facility Type	On Urban and Suburban Arterial
City:	McKinney	Number of Legs	4-leg
State:	Texas		
Date:	3/18/2020		
Analyst:	Jay VonAhsen, P.E.		

Crash Prediction Summary

Control Strategy	Crash Type	Opening Year	Design Year	Total Project Life Cycle	AADT Within Prediction Range?
2-lane Roundabout	Total	1.48	3.20	51.04	N/A
	Fatal & Injury	0.18	0.39	6.20	
Traffic Signal	Total	1.83	3.95	63.02	Yes
	Fatal & Injury	0.61	1.36	21.38	

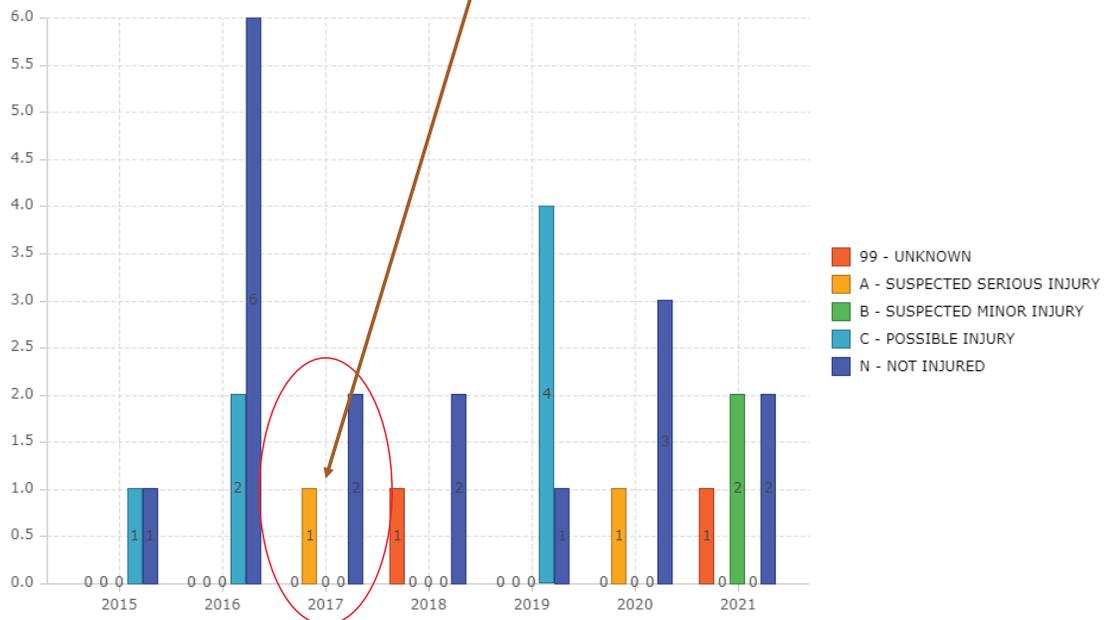
Category	Roundabout	Traffic Signal
Safety	<ul style="list-style-type: none"> Reduces the number of conflict points and remove left-turn conflicts Eliminates high angle and high speed crashes; fewer and less severe crashes Reduces conflicting speeds passing through the intersection Facilitates U-turns that substitute for more difficult midblock left turns 	<ul style="list-style-type: none"> A higher number of vehicle and pedestrian conflict points Reduces angle collisions compared to stop control but collision severity remains high due to higher speeds Higher frequency of injury and fatal collisions as compared to a modern roundabout
Cost	<ul style="list-style-type: none"> Typically less expensive than a signal for greenfield construction (new location) Reduces societal and economic life cycle costs due to decrease in fatal and injury collisions 	<ul style="list-style-type: none"> Typically less expensive when altering an existing stop-controlled intersection or where right-of-way is needed
Capacity	<ul style="list-style-type: none"> Traffic yields allowing for continuous traffic flow Creates equal priority for all approaches Generally higher capacities for the same number of lanes Can reduce the number of lanes required between intersections, including bridges between interchange ramp terminals During off-peak hours, operations are better compared to signals since signal timing can create undue delay 	<ul style="list-style-type: none"> Coordinated signal systems can increase capacity of the network Typically prioritizes mainline traffic allowing progression of high volumes approaches Can provide explicit priority to specific users (i.e. trains, emergency vehicles, transit, pedestrians) Loss of capacity during yellow and red phases
Pedestrian/Bicycle Access and Safety	<ul style="list-style-type: none"> Splitter islands provide pedestrian refuge and shorter one-directional crossings. Pedestrians only need to consider traffic from one direction when crossing travel lanes Low speed conditions improve bicycle and pedestrian safety Experienced bicyclists can overtake an approach lane to negotiate through a roundabout Separate vehicle-vehicle and vehicle-pedestrian conflict points Allow second entering vehicle to devote attention to crossing pedestrians while waiting to advance to the yield line Sense that drivers will not stop requiring a more active posture at the cross walk Pedestrians, especially children, elderly, and handicapped may experience increased delay and reduced safety in securing acceptable gaps to cross. Pedestrians with vision impairments 	<ul style="list-style-type: none"> Higher perceived security but exaggerated sense of safety afforded by crosswalk signal. Pedestrians mistakenly believe they have a safe passage with the walk signal. Pedestrians must look in multiple directions to navigate a crosswalk Higher vehicle speeds resulting in more severe vehicle-pedestrian crashes Vehicles are in DRIVE mode and poised to go when the signal changes to green. Drivers are looking up at the signal but pedestrians come from the side

Category	Roundabout	Traffic Signal
Pedestrian/Bicycle Access and Safety (cont'd)	<ul style="list-style-type: none"> may have the most trouble establishing safe opportunities to cross 	<ul style="list-style-type: none"> Bicyclists co-mingle with vehicles through the intersection. High relative difference in speeds between vehicles and bicyclists
Space	<ul style="list-style-type: none"> Often require less queue storage on intersection approaches—allows for closer intersection spacing Reduces the need for additional right-of-way between links of intersections Reduces the width of a bridge structure at interchanges by reducing lanes required between ramps terminals Requires more space at the intersection 	<ul style="list-style-type: none"> Typically requires less space at the intersection Requires a wider bridge structure at interchanges to accommodate for left turn lanes
Access Management	<ul style="list-style-type: none"> Provides equal priority of driveway/business access Facilitates U-turns May reduce the number of available gaps for midblock unsignalized intersections and driveways 	<ul style="list-style-type: none"> Due to the anticipated long traffic queuing during peak hours, access is generally impacted
Aesthetics	<ul style="list-style-type: none"> Provides attractive entries/gateways to communities Used in tourist or shopping areas to separate commercial uses from residential areas Opportunity for landscaping to enhance the community May create a safety hazard if rigid objects are placed in the central island 	<ul style="list-style-type: none"> Community enhancements are available on the perimeter of the intersection only Decorative paving materials possible
Sustainability	<ul style="list-style-type: none"> Reduces start and stops; reduces air pollution Lower accident rate and severity; reduced accident costs Central island landscaping maintenance Illumination costs typically higher than signals 	<ul style="list-style-type: none"> Increases in fuel consumption and emissions due to stopped and delayed vehicles during red light phases
Maintenance	<ul style="list-style-type: none"> Pavement markings, lighting and landscaping maintenance is more intensive than signals 	<ul style="list-style-type: none"> Signals are susceptible to failure and collisions. Routine signal head repair and replacement, loop repair, and maintenance required Staff time required to maintaining signals, re-timing, and repair

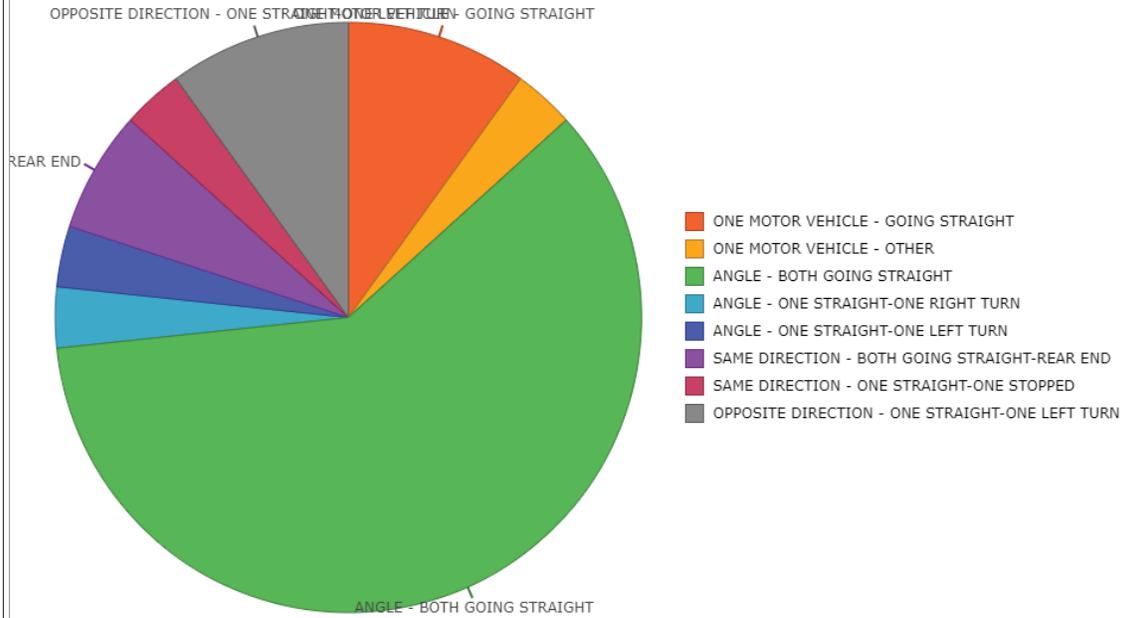
SUPPLEMENTAL INFORMATION FROM CRIS-TxDOT

2017 had 2 injury crashes
1 B-injury

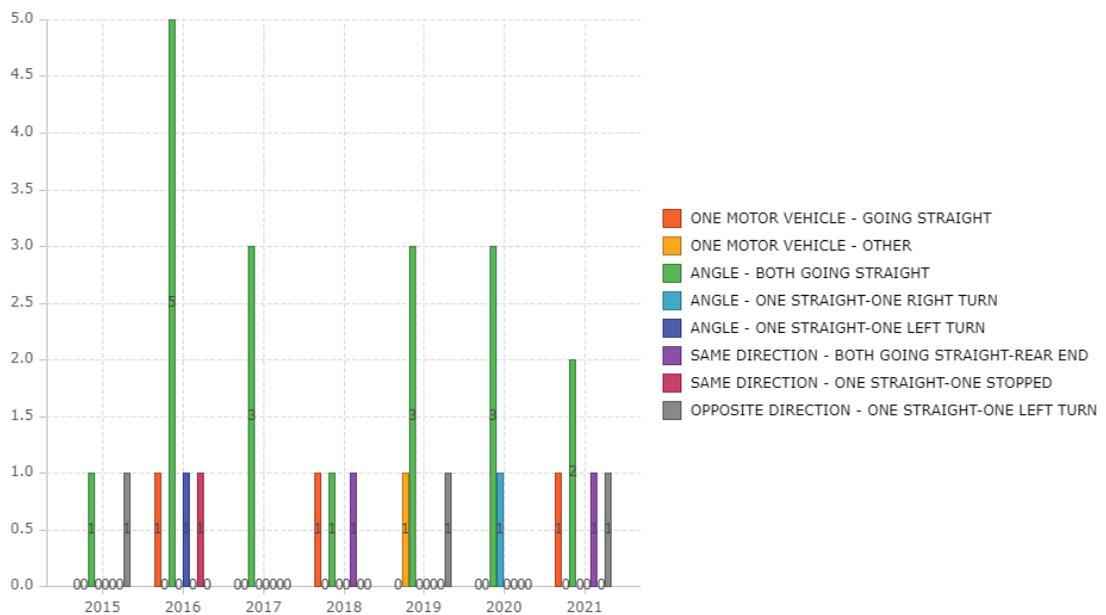
Crashes by Crash Year and Crash Severity

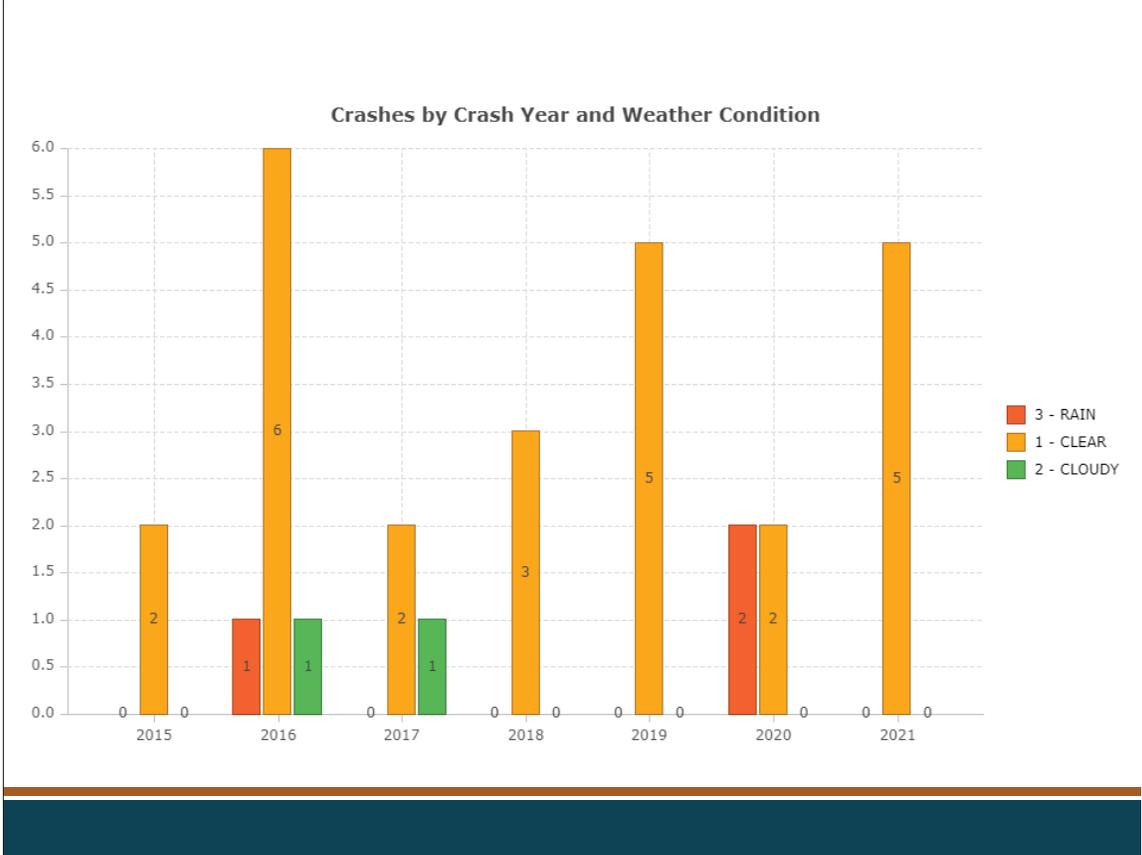
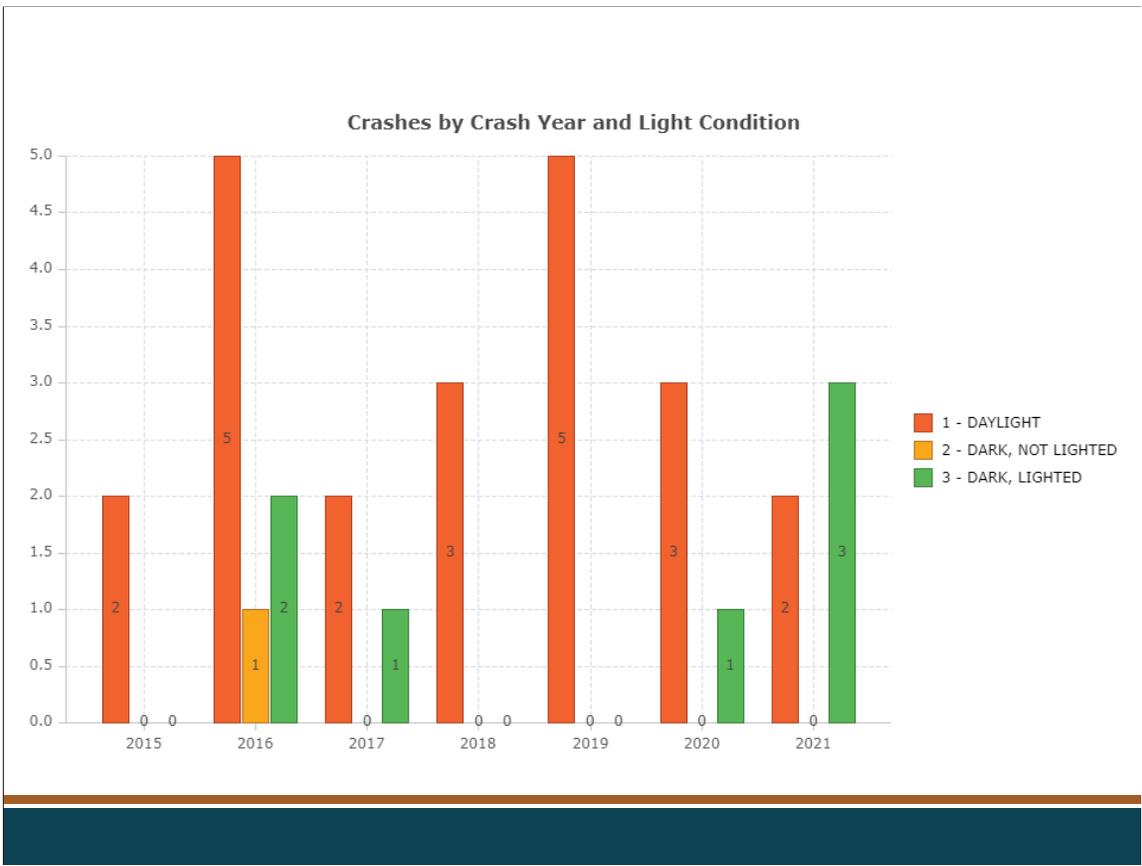


Crashes by Manner of Collision



Crashes by Crash Year and Manner of Collision





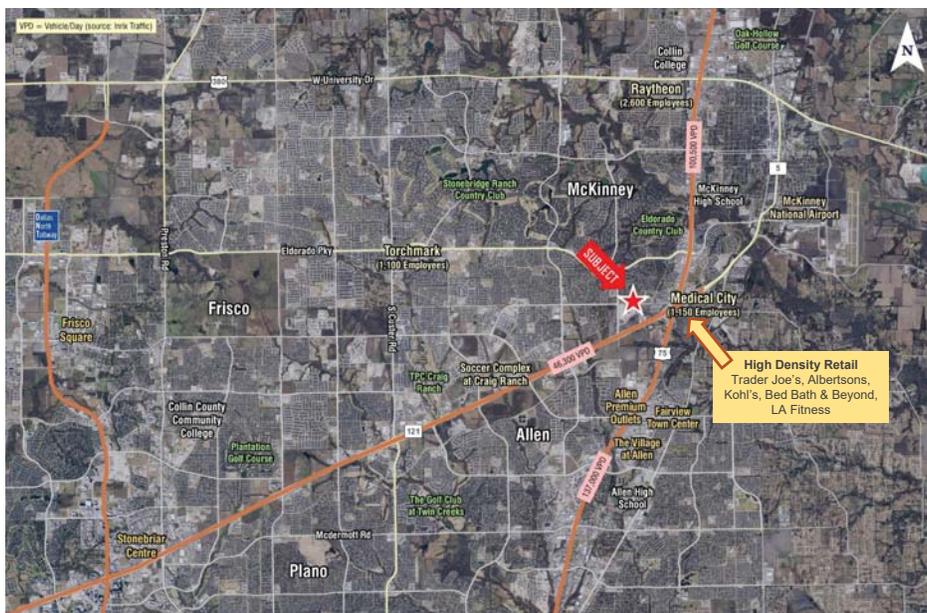
(End of Appendix A)

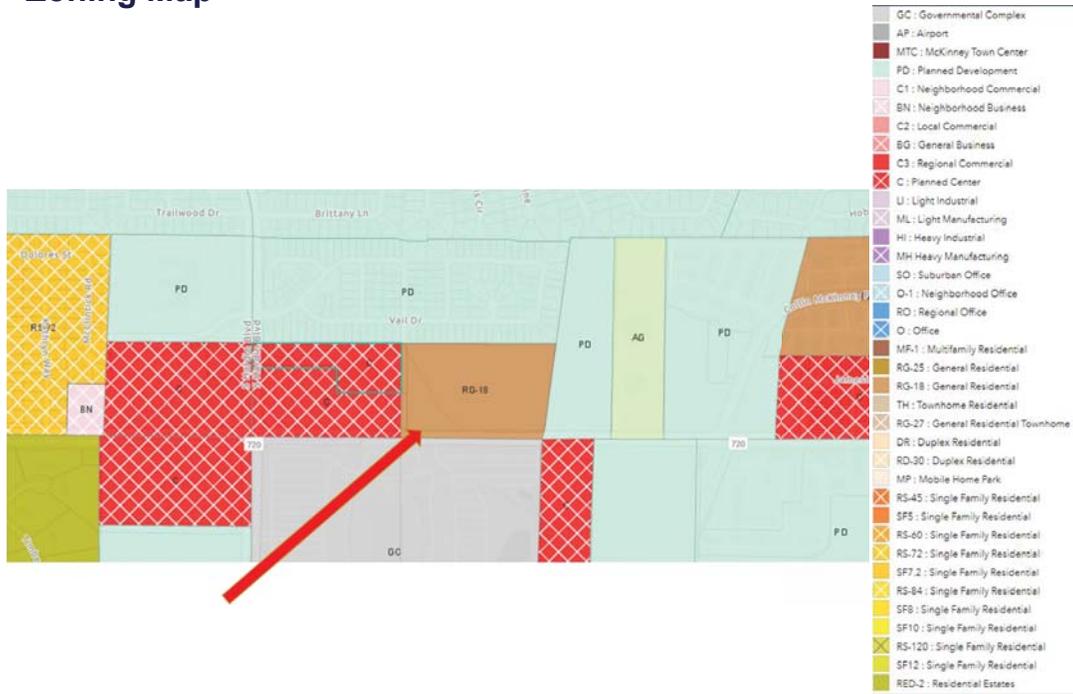
McKinney Ranch Parkway P&Z Public Hearing

June 28, 2022

Section I: Zoning Overview

Aerial Photos





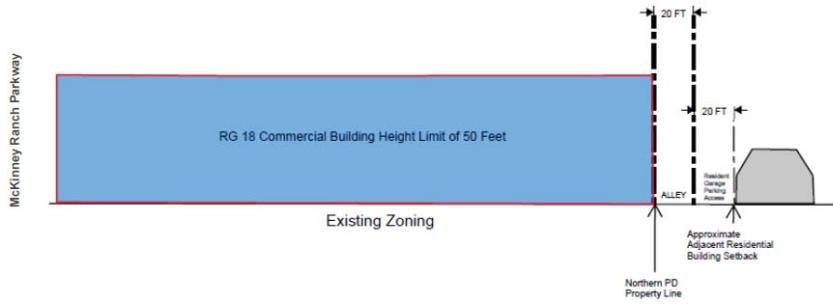
Existing Zoning: RG-18

- “The "RG 18" - General Residence zone was originally designed to provide for moderately high density apartment development and other uses, which have characteristics similar to those found in the operation of apartment houses.” - Sec. 146-78(a)
- Currently allowed by-right today:
 - Multifamily use
 - 24 dwelling units per acre

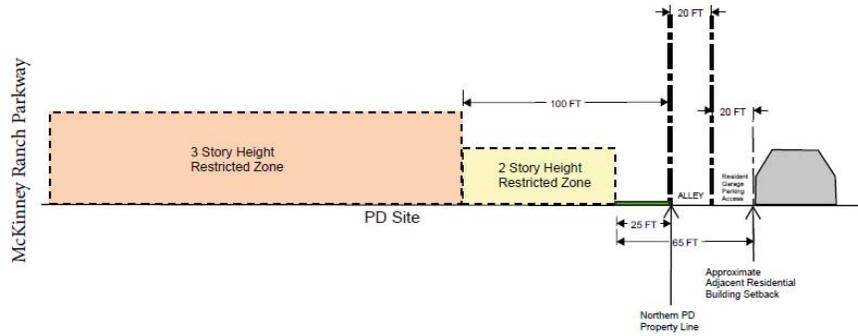
Proposed Zoning: PD

- Mixed-use development:
 - Residential – 311 units, no more than 25 units per acre
 - Single-family attached townhomes
 - Multifamily
 - Retail - Minimum nonresidential square footage required with developing residential uses.
- Enhanced landscaping

Existing Zoning – Cross Section Height Limitation

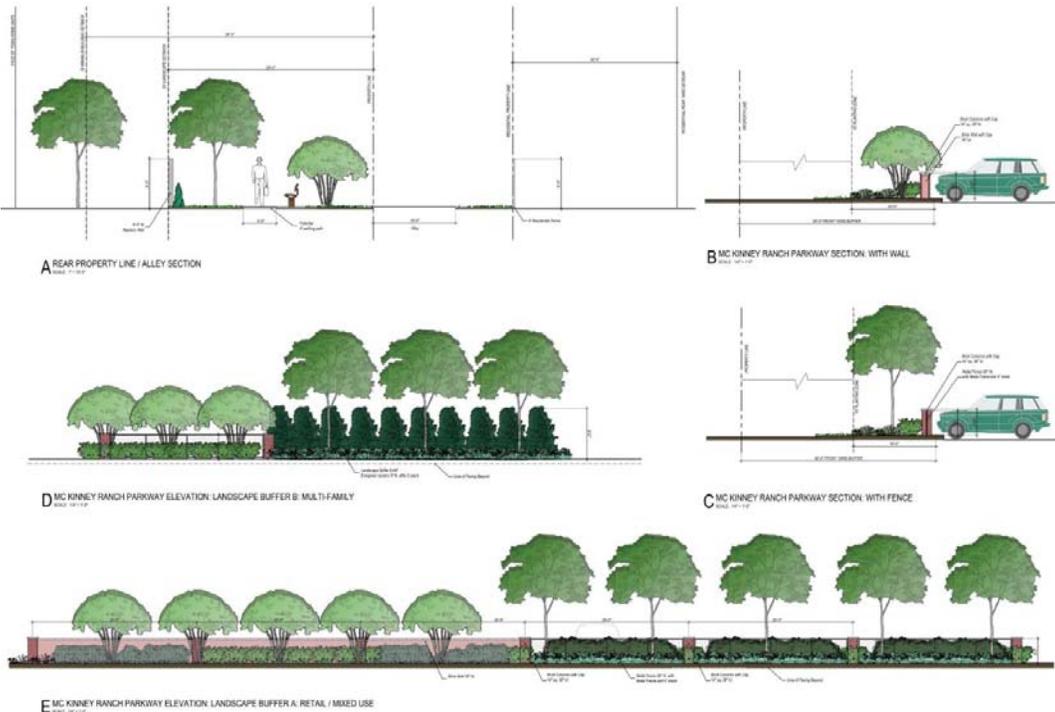


Proposed Zoning – Cross Section Height Limitation



Section II: Project Overview





Illustrative Rendering of Mixed-Use Building



View along McKinney Ranch Parkway

Conceptual Mixed-Use Building Elevation



TYPICAL BUILDING 1000 FRONT ELEVATION

Renderings of Residential Building Elevations

Conceptual Townhouse Elevations



REAR TOWNHOUSE ELEVATION



FRONT TOWNHOUSE ELEVATION

Conceptual Building Elevations



TYPICAL BUILDING 2000 & 3000 FRONT ELEVATION



TYPICAL BUILDING 2000 & 3000 SIDE ELEVATION

Modifications made per meetings with Eldorado Pointe Neighborhood

- Retail uses - deleted unwanted retail uses
- Expanded landscape buffer along north property line
- Increased number of trees and shrubs within northern landscape buffer
- Moved townhomes further south to provide greater setback
- Prohibited balconies along the north boundary line
- Prohibited rear yard facing garages
- Reduced the maximum height from 4 stories to 3 stories (resulted in reduction of density)
- Agreed to preserve trees along east boundary line
- Prohibited vehicular access from the development to the neighborhood

FAIRFIELD. 13



FAIRFIELD. 14

Comparable Renderings



Cullen Lane, Austin, TX



1900 Parmer, Austin, TX



The Quill, Milford, MA



Verge, Atlanta, GA

FAIRFIELD. 15

Section III: Fairfield Residential Overview

FAIRFIELD. 16

Our Story

FAIRFIELD.
Creating Better Living for Better Lives

History	Platform	Leadership	Vision	Culture
<p>FOUNDED IN 1985</p> <p>36 YEARS OF OPERATING HISTORY</p> <p>\$21.1B Acquisitions^{1,3,4}</p> <p>\$17.0B Development^{2,3,4}</p> <p>\$38.1B Total Origination Volume^{1,2,3,4}</p> <p>278K Total Units Developed and Acquired^{1,2,3}</p>	<p>FULLY INTEGRATED</p> <p>MULTIFAMILY SECTOR</p> <p>We are a fully-integrated operator and investment manager in the multifamily sector, managing assets across a broad spectrum of investment strategies</p>	<p>EXECUTIVE TENURE</p> <p>EXPERIENCED TEAM</p> <p>Average 27 years industry experience and 15 years working together at Fairfield</p>	<p>CREATING BETTER LIVING FOR BETTER LIVES</p> <p>PURPOSE</p> <p>Become the most trusted name in real estate by continuing to grow and diversify, while never compromising on the ideals that make us great</p>	<p>WHAT WE STAND FOR</p> <p>VALUES</p> <p>Integrity Mutual Respect Passion Transparency & Trust</p>

Please refer to the endnotes on page 12.

FAIRFIELD. 17

Our Developments

375 projects developed ^{1,2}	117,200 units developed ^{1,2}	\$17.0B total project costs ^{1,3}
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Investment Strategies

DEVELOP TO CORE	SUBURBAN DEVELOPMENT	AFFORDABLE
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Full-Service Developer

- in-house entitlements
- design
- acts as its own general contractor to manage and ensure each project meets stringent quality control measures

Specializes in Developing, Entitling, and Building

- Large-scale
- Transit-oriented
- Mixed-use
- Mixed-income
- Master-plan
- Suburban developments
- Affordable housing
- Workforce housing
- Single-family rentals

New Construction Product Types

<p>GARDEN DESIGN</p> 	<p>WRAP DESIGN</p> 
<p>PODIUM DESIGN</p> 	<p>MID-RISE/HIGH-RISE DESIGN</p> 

Development & Construction Teams

Work closely with Legal, Asset Management, and Property Management to develop optimal design, amenities, marketing and leasing plans for each asset. They continue to evaluate strategy to ensure that each project has a competitive edge in its respective submarket.

Please refer to the endnotes on page 12.

FAIRFIELD. 18

555 Ross Avenue – Dallas, Texas



The Fairfield West End Residences at 555 Ross is a redevelopment of a former parking lot in the Historic West End District of Downtown Dallas. The site is a transit-oriented project that is located one block from the DART Rail Redline and within walking distance of numerous downtown companies and retail businesses.

This project contains 267 units of residential living in a variety of unit types ranging from efficiencies to one- and two-bedroom units. The project includes a structured parking garage designed with a rooftop pool area and resident amenities including a fitness center and resident lounge area. The rooftop amenity deck provides views of the downtown skyline, Victory Plaza and Reunion Tower.

The project utilized City of Dallas Tax Increment Financing for infrastructure and environmental site cleanup of a former brownfields site. The project incorporated comments and suggestions of the City of Dallas Design Studio regarding pedestrian-oriented design and streetscape. Common areas were placed at the ground level and first floor residential units included stoop entries to help activate the street level.

Development of the project required extensive interaction and cooperation with the City of Dallas Real Estate Department on street abandonments, the Economic Development Department on TIF Development Aspects and the Landmark Commission on demolitions and new construction design. The project was recognized with the Multifamily Project of the year award by the Dallas Business Journal in 2014.

Fairfield West End Residences at 555 Ross was completed in July 2016.

PROJECT OVERVIEW

- 267 Units
- Five Residential Floors
- Seven Total Stories with Rooftop
- Amenity Deck
- Efficiency, One- & Two-Bedrooms
- 234,310 Gross Square Feet
- New Urban Streetscapes

DEVELOPMENT

Fairfield Residential & Griffin Capital

ARCHITECT

Corgan Associates, Inc.

GENERAL CONTRACTOR

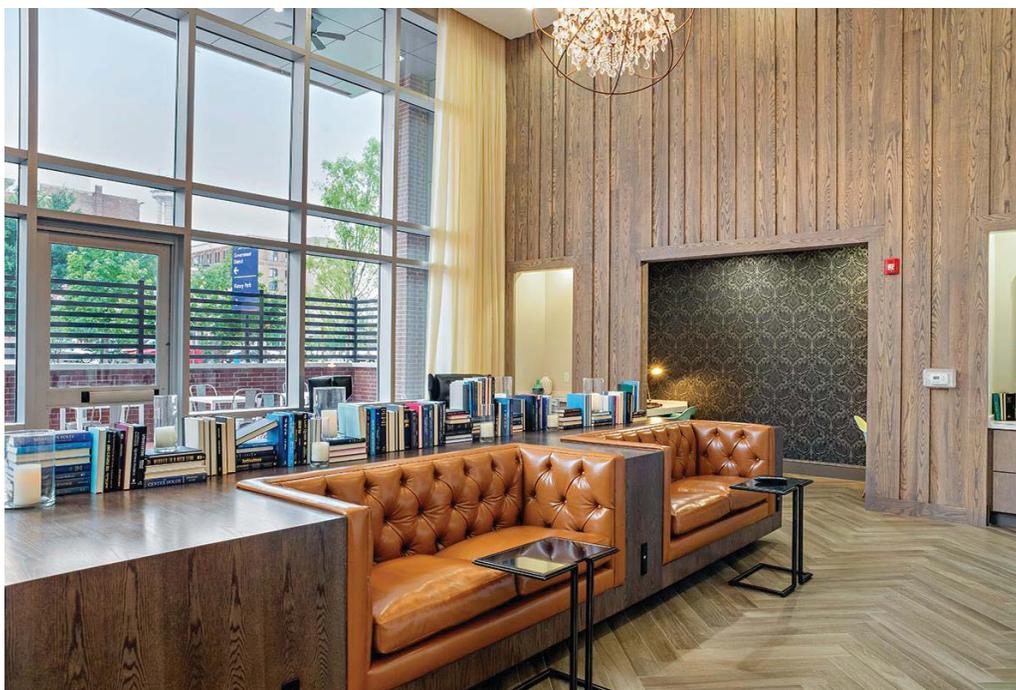
Fairfield Residential

MANAGEMENT

Fairfield Properties



555 Ross



555 Ross





Inwood Station – Dallas, Texas



PROJECT OVERVIEW

- 347 Units
- Four Residential Floors
- Efficiency, One- & Two-Bedrooms
- 301,022 Gross Square Feet
- Adjacent to DART Station
- Developed Internal Blvd. with Embellished Design

DEVELOPMENT
Fairfield Residential

ARCHITECT
CNK Architects

GENERAL CONTRACTOR
Fairfield Residential

MANAGEMENT
Fairfield Properties



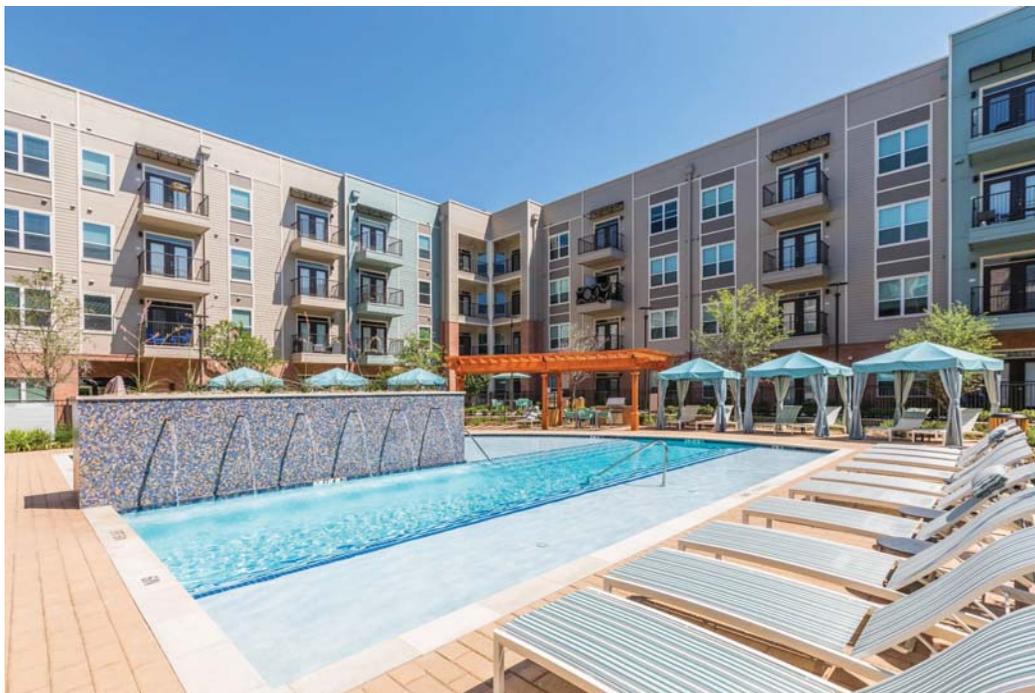
The Inwood Station Apartments are located on a 5.8 acre tract located in the Medical District submarket of Dallas, Texas. This convenient location provides direct access to all major employers inside the Medical District. Over 30,000 jobs are located within 1/2 mile of the subject site in the 390-acre Medical District which includes UT Southwestern, Parkland Hospital and Children’s Medical Center.

This project is 347 units in a four-story, wood framed design wrapping two separate above grade parking structures. The units are split into two separate buildings with individual parking structures supporting each building. Residents will enjoy balconies and private patios that open up to pedestrian walkways lined with urban streetscaping.

Inwood Station benefits from access to multiple modes of transportation. The site features direct frontage on Inwood Avenue, the main arterial which runs through the center of the Medical District. Inwood provides vehicular access to Harry Hines Blvd connecting travelers to Victory Park and Downtown Dallas, IH-35 and the Dallas North Tollway, which link to every major highway inside of the metroplex. Additionally, the site sits directly adjacent to the Inwood/Love Field rapid transit station for DART, allowing residents to walk to the Mass Transit station. The DART connects to major employment centers in Las Colinas, Downtown Dallas and further north to Plano, as well as direct connections to DFW Airport, Downtown, and Victory Park.

Inwood Station Apartments were completed in April 2018

2727 Inwood





FAIRFIELD. 25



FAIRFIELD. 26

The Isaac – Frisco, Texas

THE
**I
S
A
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C**
APARTMENTS

- PROJECT OVERVIEW**
- 266 Units
 - Four Residential Floors
 - One- & Two-Bedrooms
 - 247,609 Gross Square Feet
 - 4,709 Square Feet Commercial/Retail
 - New Urban Streetscapes

DEVELOPMENT
Fairfield Residential

ARCHITECT
BGO Architects

GENERAL CONTRACTOR
Fairfield Residential

MANAGEMENT
Fairfield Properties



The Isaac is located on a 3.69 acre tract located at the northwest corner of Frisco Square Blvd and Frisco Street in Frisco, Texas. This project surrounds Simpson Park, the center of Frisco Square, and is steps away from multiple restaurants, nightlife attractions and various entertainment centers.

This project is 266 units in a four-story, wood framed design wrapping an above grade parking structures. Ground level units were designed to convert to non-residential space, allowing residents to benefit from ground level retail and elevated urban sidewalk integration, making it a pedestrian-friendly property.

The project will be steps away from the recently opened Cinemark theatre, the Toyota Stadium (home to FC Dallas – Dallas' MLS team) and brand new Frisco Fresh Market lie steps away from the subject site. Frisco Fresh Market is a new outdoor farmers market that features 70,000 sq. ft. of vender and restaurant space.

The Isaac lies directly east of the Dallas North Tollway, which connects south to Frisco's North Platinum Corridor, then directly north to Frisco's \$1 billion Gate mixed-use project including retail, office, hospitality and residential.

The Isaac is scheduled for completion in May 2021.



FAIRFIELD. 27



15777 Quorum – Addison, Texas



PROJECT OVERVIEW

- 414 Units
- Four Residential Floors
- Efficiency, One- & Two-Bedrooms
- 363,200 Gross Square Feet
- New Urban Streetscapes & Public Park

DEVELOPMENT
Fairfield Residential

ARCHITECT
CNK Architects

GENERAL CONTRACTOR
Fairfield Residential

MANAGEMENT
Fairfield Properties



15777 Quorum was developed by Fairfield in the acclaimed Addison Circle Master Planned District.

The project is comprised of 414 units of urban residential living on an 8.9 acre site spread over four buildings and three structured parking garages. The site plan included dedication of land to the Town of Addison for construction of a Public Park and the streets are designed to complement the urban form of the Addison Circle street grid.

The buildings were designed as four-story buildings with lofted units on the top floor of several buildings and met the stringent architectural guidelines of the Urban District. Project building amenities include multiple club and lounge areas, two pool courtyards, a business office and a central fitness center that serves all four buildings.

Fairfield constructed extensive streetscape improvements (i.e. wide sidewalks, pedestrian street lighting, seating areas, on street parking) that blended in with the older projects in the area.

925 Main Street – Grapevine, Texas



PROJECT OVERVIEW

- 251 Units
- Four Residential Floors
- One- & Two-Bedrooms
- 20,000 Square Feet Commercial/Retail
- 285,520 Gross Square Feet

DEVELOPMENT
Fairfield Residential

ARCHITECT
CNK Architects

GENERAL CONTRACTOR
Fairfield Residential

MANAGEMENT
Fairfield Properties



925 Main Street is a mixed-use project adjacent to the historic portion of the City of Grapevine, TX. The development was created as a Transit-Oriented Project in anticipation of a future Light Rail Station in Grapevine, connecting Fort Worth with Dallas.

The project is a redevelopment of a former suburban drive in bank site and includes 251 residential units and 20,000 square feet of commercial/retail space in multiple buildings of up to four stories. The site is served by on-street parking, surface parking and a structured parking garage that is designed to meet the City's historic district requirements.

Residents of the 925 Main Street project are in walking distance to the many shops and retailers in the historic section of Main Street which has maintained its character even to today. The combination of project design and location has allowed the 925 Main project to achieve unprecedented occupancy levels beyond the development's expectations.

The project was constructed in cooperation with the City of Grapevine and utilized some Sustainable Development Grant Funds from the North Central Texas Council of Governments program which encouraged urban development projects that bring residents closer to work and shopping areas.

In 2009, the project received a CLIDE (Celebrating Leadership in Design Excellence) Award from the Center for Development Excellence for its innovative redevelopment plan.

QUESTIONS?