



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, December 3, 2024

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 <https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

INFORMATION SHARING ITEMS

24-2223 [Presentation by Naomi Press Elementary School Choir,
Directed by Mr. Barry Martin](#)

24-2224 [Proclamation for the 118th Anniversary of Alpha Phi Alpha
Fraternity, Inc.](#)

Attachments: [Proclamation](#)

PUBLIC COMMENTS ON AGENDA ITEMS (for Non-Public Hearing Items)

If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting.

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.

Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as Public Hearings will be recognized when the Public Hearing is opened.

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.

Consent MINUTES

- 24-2036** [Minutes of the Board Adjustment Regular Meeting of September 11, 2024](#)
Attachments: [Minutes](#)
- 24-2168** [Minutes of the Community Grants Advisory Commission Meeting of June 6, 2024](#)
Attachments: [Minutes](#)
- 24-2169** [Minutes of the Community Grants Advisory Commission Meeting of September 24, 2024](#)
Attachments: [Minutes](#)
- 24-2170** [Minutes of the Community Grants Advisory Commission Meeting of October 10, 2024](#)
Attachments: [Minutes](#)
- 24-2141** [Minutes of the McKinney Armed Services Memorial Board Meeting of October 23, 2024](#)
Attachments: [Minutes](#)
- 24-2073** [Minutes of the McKinney Arts Commission Meeting of September 19, 2024](#)
Attachments: [Minutes](#)
- 24-2113** [Minutes of the McKinney Community Development Corporation Finance Committee Meeting of September 16, 2024](#)
Attachments: [Minutes](#)

- 24-2112** [Minutes of the McKinney Community Development Corporation Meeting of September 26, 2024](#)
Attachments: [Minutes](#)
- 24-2114** [Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant Subcommittee Meeting of September 25, 2024](#)
Attachments: [Minutes](#)
- 24-2115** [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 12, 2024](#)
Attachments: [Minutes](#)
- 24-2046** [Minutes of the McKinney Main Street Board Meeting of September 12, 2024](#)
Attachments: [Minutes](#)
- 24-2152** [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of September 12, 2024](#)
Attachments: [Minutes](#)
- 24-2134** [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of September 30, 2024](#)
Attachments: [Minutes](#)

Consent RESOLUTIONS

- 24-2225** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Cigna Health and Life Insurance of Bloomfield, CT to Provide Stop Loss Insurance](#)
Attachments: [Resolution](#)
- 24-2226** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Gresham Smith for Professional Engineering Design Services for the Wilson](#)

Creek Manholes Project and Authorizing Any Necessary Supplemental Agreements

Attachments: [Resolution](#)
[Location Map](#)
[Interlocal Agreement](#)
[Service Contract](#)
[Form 1295 Certificate](#)

24-2227 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Johnson, Mirmiran and Thompson, Inc. for Professional Engineering Design Services for the Tennessee Street, Lamar Street, and Hunt Street Infrastructure Improvements Project and Authorizing Any Necessary Supplemental Agreements](#)

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

24-2228 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Grant Agreement under the Fiscal Year 2023 \(FY23\) Neighborhood Access and Equity \(NAE\) Grant Program and Any Necessary Supplemental Agreements with the United States and Texas Departments of Transportation \(USDOT and TxDOT\) for the design and construction of the Lower 5 Plaza Project](#)

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

24-2229 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Additional Services Agreement with Teague Nall and Perkins, Inc. for Professional Architectural and Engineering Design Services for Erwin Park Improvements Located at 4300 CR 1006](#)

Attachments: [Resolution](#)

24-2230 [Consider/Discuss/Act on a Resolution Authorizing the City of McKinney to Participate in the Proposed Opioids Settlement Agreement Regarding the State of Texas' and Other](#)

[Governmental Entities' Litigation Against Kroger for Their Role in the National Opioid Crisis and Authorizing the City Manager to Execute Documents Related Thereto](#)

Attachments: [Resolution](#)
[Participation Form](#)

24-2231

[Consider/Discuss/Act on a Resolution Designating and Approving Certain CIP Projects Eligible for Funding under the Transportation Infrastructure Initiative and Economic Development Program by MEDC and MDCDC Sales Tax Revenues for FY 2023-2024](#)

Attachments: [Resolution](#)
[Exhibit A](#)
[Project List](#)
[Project Map](#)
[Resolution 2022-06-088 \(R\)](#)

END OF CONSENT AGENDA

**PLAT CONSIDERATION under Chapter 212
of the Texas Local Government Code**

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.

24-0141PP

[Consider/Discuss/Act on a Preliminary Plat for Lots 1-7 and CA1, Block A, and Lots 1-8, Block B, of the Morning Star Subdivision Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), and Located Approximately 2700 Feet East of the Intersection of FM 2478 and County Road 170 and on the South side of County Road 170](#)

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

REGULAR AGENDA AND PUBLIC HEARING ITEMS

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

Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as Public Hearings will be recognized when the Public Hearing is opened.

- 24-2232** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Construct a Sanitary Sewer Line within a Fifteen-Foot \(15'\) Wide Corridor Upon, Over and Across a Portion of Finch Park, and Accompanying Ordinance](#)
Attachments: [Ordinance](#)
- 24-0012SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Major Vehicle Repair and Automobile Storage \(Hendrick Automotive\), Located on the South Side of Wilmeth Road and Approximately 865 feet West of the Intersection of US Highway 75 and Wilmeth Road, and Accompanying Ordinance](#)
Attachments: [PZ Minutes 11.12.2024](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [EX. PD Ord - 1574](#)
 [Proposed Ordinance](#)
 [Proposed Exhibits A-C](#)
 [Presentation](#)
- 24-0017SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant \(McDonalds\), Located at 3300 Virginia Parkway, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 11.12.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2008-04-037](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

24-0096Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from "AG" - Agriculture District to "I1" - Light Industrial District, Located on the South Side of Bloomdale Road and Located on the East and West Side of Cypress Hill Drive, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 11.12.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Opposition](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

24-0100Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "ML" - Light Manufacturing District, and "AG" - Agriculture District to "AP" - Airport District, Located at 1915 FM 546 and Including Approximately 75 Acres of Land Located North and West of the Intersection of FM 546 and CR 317, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 11.12.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1576](#)
[Ex. PD Ord. No. 1680](#)
[Ex. PD Ord. No. 1898](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

24-2233 [Consider/Discuss/Act on Designating a Board Chair of the Tax Increment Reinvestment Zone Board Number One \(TIRZ1\) Board for Calendar Year 2025](#)

24-2234 [Consider/Discuss/Act on Designating a Board Chair of the Tax Increment Reinvestment Zone Board Number Two \(TIRZ2\) Board for Calendar Year 2025](#)

END OF REGULAR AGENDA AND PUBLIC HEARING ITEMS

CITIZEN COMMENTS on Matters not on the Agenda

If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting.

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 551.089. Deliberation Regarding Security Devices or Security Audits

- Security assessments and network security information

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF VARIOUS CITY BOARDS OR COMMISSIONS MAY BE PRESENT. NO BOARD OR COMMISSION ACTION WILL BE TAKEN.

Posted in accordance with Texas Government Code, Chapter 551, on November 27, 2024.

EMPRESS DRANE

City Secretary

TENITRUS BETHEL PARCHMAN

Deputy City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email [contact-adacompliance@mckinneytexas.org](mailto:adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.