



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, July 18, 2023

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

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

23-0535 [Minutes of the Historic Preservation Advisory Board Regular Meeting of May 4, 2023](#)

Attachments: [Minutes](#)

23-0405 [Minutes of the Library Advisory Board Meeting of April 20, 2023](#)

Attachments: [Minutes](#)

23-0477 [Minutes of the Library Advisory Board Meeting of May 18, 2023](#)

Attachments: [Minutes](#)

23-0481 [Minutes of the McKinney Community Development Potential Projects Subcommittee Meeting of May 24, 2023](#)

Attachments: [Minutes](#)

23-0480 [Minutes of the McKinney Community Development Corporation Meeting of May 25, 2023.](#)

Attachments: [Minutes](#)

23-0466 [Minutes of the McKinney Housing Finance Corporation Meeting of May 12, 2023](#)

Attachments: [Minutes](#)

23-0463 [Minutes of the McKinney Main Street Board Meeting of May 11, 2023](#)

Attachments: [Minutes](#)

23-0529 [Minutes of the Planning and Zoning Commission Regular Meeting of June 13, 2023](#)

Attachments: [Minutes](#)

23-0540 [Minutes of the Planning and Zoning Commission Regular Meeting of June 27, 2023](#)

Attachments: [Minutes](#)

23-0530 [Minutes of the Visit McKinney Board Meeting of May 23, 2023](#)

Attachments: [Minutes](#)

Consent ORDINANCES

23-0560 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2022-2023 Annual Budget and Amending the 2023-2027 Capital Improvements Program, to Provide Funds for the Erwin Park Improvements \(PK9143\)](#)

Attachments: [Ordinance](#)

23-0561 [Consider/Discuss/Act on an Ordinance Establishing Reduced Speed School Zones and Crosswalks for Wortham Intermediate School](#)

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

23-0562 [Consider/Discuss/Act on an Ordinance Removing the Reduced Speed School Zone and Designated Crosswalk Location at the Intersection of Silverado Trail and McKinney Ranch Parkway and Establishing a Crosswalk for Scoggins Middle School at the Intersection of Stacy Road and Haystack Drive](#)

Attachments: [Ordinance](#)
[Location Map 1](#)
[Location Map 2](#)

Consent RESOLUTIONS

23-0563 [Consider/Discuss/Act on a Resolution Awarding Contracts to Green Dream International, LLC of Erie, Pennsylvania, Vulcan Construction Materials, LLC of San Antonio, Texas and JCL L4 Construction, LLC of Dodd City, Texas for Street Materials](#)

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

- 23-0564** [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 Active Attack Response & Readiness.](#)
Attachments: [Resolution](#)
- 23-0565** [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 Community Preparedness Programs with Smart Technology.](#)
Attachments: [Resolution](#)
- 23-0566** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept, if Awarded, an Urban Area Security Initiative \(UASI\) Program Grant Award from the Department of Homeland Security through the Office of the Governor \(OOG\) to Obtain Communication Headsets and Ballistic Helmets to Enhance the Special Weapons and Tactics Team for the McKinney Police Department](#)
Attachments: [Resolution](#)
- 23-0567** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Change Healthcare Technologies, LLC to Provide EMS Billing and Collection Services for the McKinney Fire Department](#)
Attachments: [Resolution](#)
 [Scoring Summary](#)
- 23-0568** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Teague Nall and Perkins, Inc. of Fort Worth, Texas, for Landscape Architecture, Engineering, and Survey Services for the Erwin Park Improvement Project.](#)
Attachments: [Resolution](#)

23-0569 [Consider/Discuss/Act on a Resolution Selecting the North Central Texas Council of Governments as the Designated Recipient for the Federal Transit Administration Grant Funds and Confirming the North Central Texas Council of Governments, In Conjunction with the Regional Transportation Council, to Continue as the Metropolitan Planning Organization for the City of McKinney and the McKinney-Frisco Urbanized Area](#)

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

END OF CONSENT AGENDA

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.

23-0004A [Conduct a Public Hearing to Consider/Discuss a Request by the City of McKinney to Annex Approximately 127 Acres of Land Identified Herein Having a Population of Less Than 200 Persons Located in the John Emberson Survey - Abstract Number 294, and the Meredith Hart Survey - Abstract Number 371, and Including Adjacent Portions of FM 543 and CR 202 into the City of McKinney's Corporate Limits](#)

Attachments: [Location Map and Aerial Exhibit](#)
 [Resolution 2023-06-085](#)
 [Service Plan](#)
 [Presentation](#)

22-0061Z4 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Located approximately 335 Feet South of Silverado Trail and on the East Side of Alma Road, and Accompanying](#)

Ordinance

Attachments: [PZ Minutes 06.13.2023](#)
[PZ Minutes 01.24.2023](#)
[PZ Minutes 01.10.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2008-06-063](#)
[Proposed Ordinance](#)
[Exhibits A-D](#)
[Presentation](#)

22-0071SP [Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for a Mixed-Use Development \(Cotton Mill\), Located on the Southeast Corner of State Highway 5 \(McDonald Street\) and Elm Street](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Facade Plan](#)
[Presentation](#)

23-0001SUP5 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Utility Substation \(Oncor Bloomdale Switch Station\), Located Approximately 1,300 Feet East of U.S. 75 and North of Shawnee Drive, and Accompanying Ordinance \(REQUEST TO TABLE\)](#)

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

23-0002SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Specific Use Permit Request to Allow a Stealth Telecommunication Structure \(Craig Ranch NW Cell Tower\), Located at 8770 Stacy Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 06.13.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2013-08-075](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[RF Propagation Maps](#)
[Presentation](#)
[Applicant Presentation](#)

23-0005SUP3 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Self-Storage \(Extra Space Storage\), Located Approximately 610 Feet East of Custer Road and on the South Side of Bloomdale Road, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 06.27.2023](#)
[Draft PZ Minutes 06.13.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No 2013-02-009](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)
[Applicant Presentation](#)

23-0007SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Outdoor Commercial Entertainment \(McKinney Flour Mill\), Located at 601 East Louisiana Street, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 06.13.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

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)

- SB 2038 / CCN Decertification
- Solid Waste Hauling / Recycling Agreement Negotiations

B. Section 551.071 (A) Pending or contemplated litigation

- Oncor Bloomdale Switch Station

C. Section 551.072. Deliberations about Real Property

- Honey Creek Development Agreement

D. Section 551.087. Deliberation Regarding Economic Development Matters

- Craig Ranch Hotel, LLC
- Project Bluesky
- Project Hemispheres
- Project Pantheon
- Project Sharp
- Project Terrigen

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with Texas Government Code, Chapter 551, at or before July 15, 2023 (6:00 p.m.)

Empress Drane, 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>.