CITY COUNCIL REGULAR MEETING

JULY 18, 2023

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 18, 2023 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 https://mckinneytx.new.swagit.com/views/130. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor George C. Fuller called the meeting to order at 6:15 p.m. upon determining a quorum consisting of himself and the following City Council members were present Mayor Pro Tem Charlie Philips and members Justin Beller, Patrick Cloutier, Geré Feltus, Rick Franklin, and Michael Jones.

These City of McKinney Staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant Steve Tilton, City Attorney Mark Houser, City Secretary Empress Drane, Deputy City Secretary Tenitrus Bethel, Police Officer Bruno Siqueira, Director of Planning Jennifer Arnold, Planner Jake Bennett, Development Review Planning Manager Caitlyn Strickland, Planner Kaitlin Sheffield, Director Engineering Gary Graham, Executive Director of Development Services Michael Quint, and President of McKinney Economic Development Corporation (MEDC) Peter Tokar.

There were approximately fifty (50) members of the public in the audience including Capital Improvement Advisory Committee (CIAC) member Steve Wilson, McKinney Community Development Corporation (MCDC) Secretary Deborah Bradford, MCDC Vice Chair David Kelly, McKinney Housing Authority member Ada Simmons, and Planning & Zoning Commission member Charles Wattley.

Mayor Fuller called for the Invocation given by Dr. Fredd Adams of East Gate Missionary Church (Dallas, TX) and Solid Rock Lodge 149 (McKinney, TX). Following the Invocation, those in attendance recited the Pledge of Allegiance.

Mayor Fuller called for Public Comments.

The following individuals spoke regarding city disbursement of funding to local organizations from the Opioid Settlement.

Shannon White, 516 Gibbons Creek Trl, McKinney TX 75071, spoke re

Tamara Johnson, PO Box 2514 McKinney TX 75070

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Michael Jones, to approve the Consent Agenda:

•	,
23-0535	Minutes of the Historic Preservation Advisory Board Regular Meeting of
	May 4, 2023
23-0405	Minutes of the Library Advisory Board Meeting of April 20, 2023
23-0477	Minutes of the Library Advisory Board Meeting of May 18, 2023
23-0481	Minutes of the McKinney Community Development Potential Projects
	Subcommittee Meeting of May 24, 2023
23-0480	Minutes of the McKinney Community Development Corporation Meeting of
	May 25, 2023.
23-0466	Minutes of the McKinney Housing Finance Corporation Meeting of May
	12, 2023
23-0463	Minutes of the McKinney Main Street Board Meeting of May 11, 2023
23-0529	Minutes of the Planning and Zoning Commission Regular Meeting of June
	13, 2023
23-0540	Minutes of the Planning and Zoning Commission Regular Meeting of June
	27, 2023
23-0530	Minutes of the Visit McKinney Board Meeting of May 23, 2023
23-0560	Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2022-

ORDINANCE NO. 2023-07-047

Provide Funds for the Erwin Park Improvements (PK9143). Ordinance caption reads:

2023 Annual Budget and Amending the 2023-2027 Capital Improvements Program, to

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS AMENDING THE FISCAL YEAR 2022-2023 ANNUAL BUDGET AND 2023-2027 CAPITAL IMPROVEMENT PROGRAM TO PROVIDE FUNDS FOR THE ERWIN PARK IMPROVEMENTS (PK9143); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

23-0561 Consider/Discuss/Act on an Ordinance Establishing Reduced Speed School Zones and Crosswalks for Wortham Intermediate School. Ordinance caption reads as follows:

ORDINANCE NO. 2023-07-048

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ESTABLISHING REDUCED SPEED SCHOOL ZONES AND CROSSWALKS FOR WORTHAM INTERMEDIATE SCHOOL IN McKINNEY, TEXAS; 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

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. Ordinance caption reads:

ORDINANCE NO. 2023-07-049

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS REMOVING THE REDUCED SPEED SCHOOL ZONES 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 IN McKINNEY, TEXAS; 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

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. Resolution caption reads as follows:

RESOLUTION NO. 2023-07-086 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT 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

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. Resolution caption reads as follows:

RESOLUTION NO. 2023-07-087 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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 AND READINESS

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. Resolution caption reads as follows:

RESOLUTION NO. 2023-07-088 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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

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. Resolution caption reads as follows:

RESOLUTION NO. 2023-07-089 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH CHANGE HEALTHCARE TECHNOLOGIES, LLC OF DALLAS, TEXAS FOR THE MCKINNEY FIRE DEPARTMENT

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. Resolution caption reads:

RESOLUTION NO. 2023-07-090 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH CHANGE HEALTHCARE TECHNOLOGIES, LLC OF DALLAS, TEXAS FOR THE MCKINNEY FIRE DEPARTMENT

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. Resolution caption reads as follows:

RESOLUTION NO. 2023-07-091 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, 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 RELATED TO VARIOUS PARK IMPROVEMENTS AT ERWIN PARK

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

RESOLUTION NO. 2023-07-092 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, SELECTING THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AS THE DESIGNATED RECIPIENT FOR FEDERAL TRANSIT ADMINISTRATION 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; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

Council unanimously approved the motion by Council member Charlie Philips, seconded by Council member Rick Franklin, to close the Public Hearing.

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

Trey Jacobson (Applicant), 124 E Edgewood Place, San Antonio TX 78209, spoke in support of the item. The applicant presentation submitted after the agenda posting is included in this document as *Appendix A: 22-0061Z4 Applicant Presentation*.

The following individuals did not wish to speak but requested to have their support for the rezone documented in the meeting record:

Eric Strickland, 21500 Biscayne Blvd Ste 400, Aventura FL 33180

Christian Seman, 5657 Amesbury Dr, Dallas TX 75206

John Hawpe, 4113 Clayton Rd W, Fort Worth TX 76116

Emily Zoellner, 3040 Old Mill Rd, Grapevine TX 76051

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Geré Feltus, to close the public hearing.

The motion by Council member Patrick Cloutier, seconded by Council member Charlie Philips, to deny the request failed with a vote of 3-4, Mayor George Fuller, Council Member Justin Beller, Council Member Rick Franklin, and Council Member Michael Jones voting against denying the request.

Council approved the motion by Council member Michael Jones, seconded by Mayor George Fuller, to approve the 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 with a vote of 4 - 3, Council Member Patrick Cloutier, Council Member Geré Feltus, and Mayor Pro Tem Charlie Philips voting against the approval. Ordinance caption reads as follows:

ORDINANCE NO. 2023-07-046

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 9.883 ACRE PROPERTY, LOCATED APPROXIMATELY 335 FEET SOUTH OF SILVERADO TRAIL AND ON THE EAST SIDE OF ALMA ROAD, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT 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

22-0071SP 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

The revised staff presentation is included in this document as *Appendix B1: 22-0071SP Staff Presentation (Revised)*

Bob Roeder (Applicant), 1700 Redbud Blvd #300, McKinney TX 75069, spoke in support of the site plan.

Mark Farrell (Applicant), spoke in support of the site plan

Martin Zogran (Applicant), spoke in support of the site.

The applicant presentation received after the agenda posting in included in this document as *Appendix B2: 22-0071SP Applicant Presentation*

The following individuals spoke in support of the site plan:

Mark Thibodeaux, 810 Maples Avenue, McKinney TX 75069

Beth Beck, 505 W Lamar Street, McKinney TX 75069

Beth Bentley, PO Box 2931, McKinney TX 75070

McCall Casey, 610 Elm Street, McKinney TX 75069

The following individuals spoke in opposition to the site plan:

Charles Wattley, 5035 Falcon Hollow Rd, McKinney TX 75072

Deborah Bradford, 7713 Shasta Drive, McKinney TX 75069

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Geré Feltus, to close the public hearing.

Council approved the motion by Council member Justin Beller, seconded by Council member Rick Franklin, to approve the 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 with a vote of 5 - 2, Council member Geré Feltus and Mayor Pro Tem Charlie Philips voting against the approval.

Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use0001SUP5 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)

The following individual spoke in opposition to the Specific Use Permit:

Sam Striker, 1020 Evers Drive, McKinney TX 75071

Council unanimously approved the motion by Council member Charlie Philips, seconded by Council member Justin Beller, to table the item until the City Council Regular Meeting of August 15, 2023.

23- Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0002SUP2 Permit Request to Allow a Stealth Telecommunication Structure (Craig Ranch NW Cell Tower), Located at 8770 Stacy Road, and Accompanying Ordinance

Peter Kavanagh (Applicant), 1620 Handley, Dallas TX 75209, spoke in support of 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 the Specific Use Permit Request to Allow a Stealth Telecommunication Structure (Craig Ranch NW Cell Tower), Located at 8770 Stacy Road, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2023-07-043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A STEALTH TELECOMMUNICATION STRUCTURE (CRAIG RANCH NW CELL TOWER), LOCATED AT 8770 STACY ROAD; PROVIDING REGULATIONS; 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

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

Trent Rockafellow (Applicant), 1701 Nueces St, Austin TX 7871 spoke in support of the Specific Use Permit.

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

ORDINANCE NO. 2023-07-044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR 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; PROVIDING REGULATIONS; 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

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

O007SUP2 Permit Request to Allow for Outdoor Commercial Entertainment

(McKinney Flour Mill), Located at 601 East Louisiana Street, and

Accompanying Ordinance

James Bresnahan (Applicant), 2805 Piersall, McKinney TX 75072

Council unanimously approved the motion by Council member Geré Feltus, seconded by Council member Michael Jones, to close the public hearing and approve the Specific Use Permit Request to Allow for Outdoor Commercial Entertainment (McKinney Flour Mill), Located at 601 East Louisiana Street, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2023-07-045

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR OUTDOOR COMMERCIAL ENTERTAINMENT (McKINNEY FLOUR MILL), LOCATED AT 601 EAST LOUISIANA STREET; PROVIDING REGULATIONS; 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

Mayor Fuller called for Council and Manager Comments.

Council Member Justin Beller commended the city for the recent July 4 celebration activities and recognized the McKinney Main Street and community leader Jason Hernandez for being featured on the Good Morning America program;

recognized the recent accomplishments of the Parks & Recreation department; encouraged the public to support back-to-school needs of our students and teachers.

Council Member Rick Franklin announced the upcoming opening of H-E-B grocery store in the city.

Council Member Patrick Cloutier recognized the recent ribbon ceremony of the H-E-B grocery store; acknowledged the accomplishments of Collin College and work on its strategic planning.

Council Member Michael Jones commended the boards and commissions candidates who have participated so far; and congratulated his daughter who was one of five cheerleaders from McKinney chosen to participate in the 2023 Thanksgiving Day Parade in Orlando, FL.

Council Member Geré Feltus recognized the Juneteenth event planning team, including Matt Hamilton who supported the event with backup equipment; and praised the event attendees who patiently waited throughout the event while technical issues were addressed; commended the July 4 event staff and praised the Gabe Nesbitt location for the event; praised the opening of H-E-B and the District 121 which includes Bob's Steak House and Mi Cocina Mexican restaurant; Recognized Citychurch leaders Kelly and Carol Woods who are currently with a group of youth leaders serving in Amarillo, Texas.

Mayor Charlie Philips announced tickets are on sale for the upcoming One Heart McKinney event hosted at Mi Cocina; commended the Juneteenth event staff and Council Member Feltus for contributing to the event; commended McKinney Boyd former baseball pitcher Ben Abeldt who is currently at Texas Christian University and helped the team participate in the College World Series, was named a Freshman All-American, and participated on Team USA in international play.

City Manager Paul Grimes encouraged residents to be mindful of water use and the appropriate times to water lawns; announced the City of McKinney is hiring in many areas including Public Works and Parks & Recreation; and welcomed Deputy City Secretary Tenitrus Bethel who began working with the city on July 17.

Mayor Fuller commended his wife Maylee with the Love Life Foundation as well as other organizations working to support back-to-school needs of McKinney students,

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encouraging residents to participate by dropping off school supply donations at

locations such as Starbucks and Sticks Ice House, and to visit the Love Life Foundation

web site for additional information; announced Boards & Commissions interviews are

currently underway and thanks current board members Deborah Bradford and Charles

Wattley for being present at the City Council meeting and being engaged throughout the

community; commended city staff on the recent Juneteenth event. Mayor Fuller

recommended increasing financial support for the Juneteenth event to favor improved

planning resources for the event.

Council unanimously approved the motion by Council member Geré Feltus,

seconded by Council member Charlie Philips, to adjourn the meeting at 9:13 p.m.

These minutes were approved by the City Council on August 15, 2023.

SIGNED:

GEORGE C. FULLER, Mayor CHARLIE PHILIPS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

Appendix A: 22-0061Z4 Applicant Presentation

Appendix B1: 22-0071SP Staff Presentation (Revised)

Appendix B2: 22-0071SP Applicant Presentation

Landmark at McKinney

Zoning Case #22-0061Z3

McKinney City Council Meeting

July 18, 2023



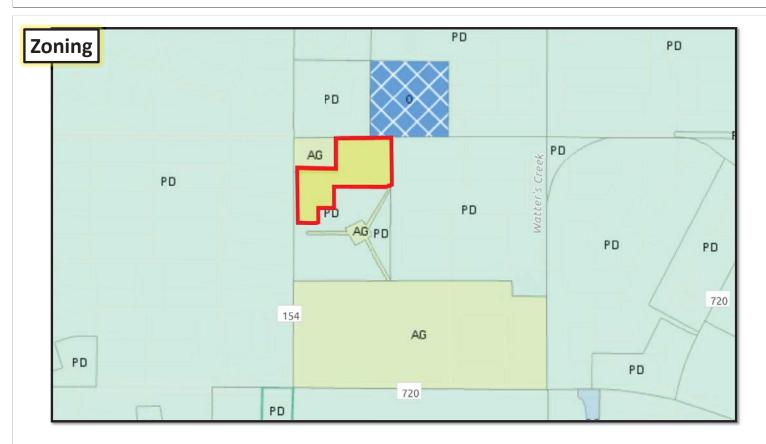












Site/Current Zoning

- 10.961 acres
- PD (Planned Development) + Regional Employment Center Overlay
 - Rezoned (2008) from AG (Ord. 2008-06-063)
- Land Uses Specifically Permitted by Current Zoning
 - Commercial and Offices
 - Laundry Cleaning Plant
 - Utility Shop or Yard
 - Vet Clinic w/ outdoor run
 - Auto Parts Sales
 - Greenhouse



Community Outreach – Part 1

- Mailed mailed to all property owners within 200'
- January 10 neighborhood briefing (Redeemer Presbyterian Church)
 - Neighbors made several requests for enhancements to the PD development standards
 - Developer and City staff have incorporated in official standards

Other Feedback:

- preference for townhome-type units within project
- Current need for family-size units

Process was stopped and project re-designed.

<u>Community Outreach – Part 2</u>

- Mailed mailed to all property owners within 200'
- April 25 neighborhood briefing (John & Judy Gay Library)
 - Only two neighbors attended.
 - Minor requests were made to development plan.
 - Feedback was incorporated into the final design.

Appendix A: 22-061Z4

Applicant Presentation

Concept Plan

- Traditional Multifamily
- Cottage Multifamily





Multifamily Cottage

A single lot containing five or more dwelling units.

Each individual *building* shall contain no more than four dwelling units and may be built as single-unit, duplex,

triplex, quadplex, or rowhouse-style buildings.

Traditional MF



Traditional Multifamily Buildings

1 BR/1 Bath units and 2 BR/2 Bath units





Cottage MF



Cottage Multifamily Buildings

2 BR/2 Bath and 3 BR/3 Bath







Proposed PD Standards



Required Unit Mix

Type of Housing Unit	PD – Required Mix	Concept Plan Example
1 BR/1 Bath	30% (<mark>maximum</mark>)	67 (max)
2 BR/2 Bath	50% (minimum)	114 (52%)
3 BR/3 Bath	15% (minimum)	<u>40 (18%)</u>
		221 Units

Landscape Buffers



Screening Walls



Applicant Presentation
Access Points









Why this makes sense...

- Multifamily use provides perfect <u>buffer</u> between single-family neighbors and commercial/industrial activities.
- A residential use is more harmonious to Comstock Elementary.
 - Reduced traffic (vis-à-vis commercial uses)
 - Enhanced pedestrian connectivity (vs. driveways)
- Cottage MF styles creates an enhanced neighborhood feel.
- Larger *Townhome-style* units are good for young families.
- Financially, higher property taxes vis-à-vis commercial development.

Questions/Discussion



Trey Jacobson, Principal Consultant

Momentum Advisory Services

210-643-1329

trey@gainmomentum.us

Zoom-in North



Zoom-in South

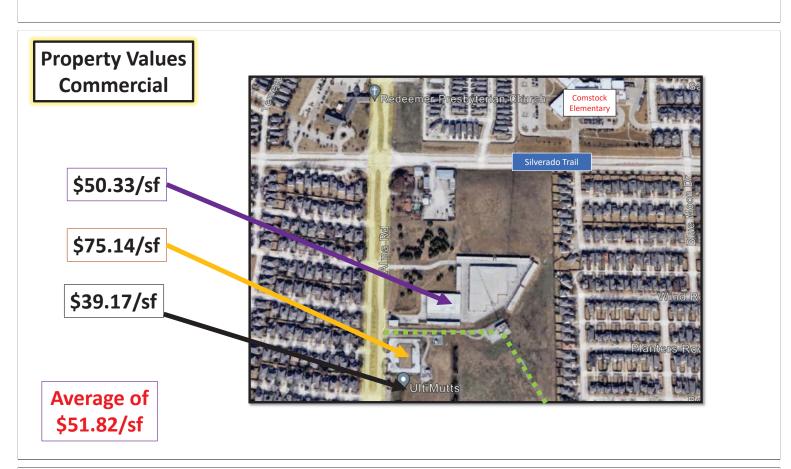


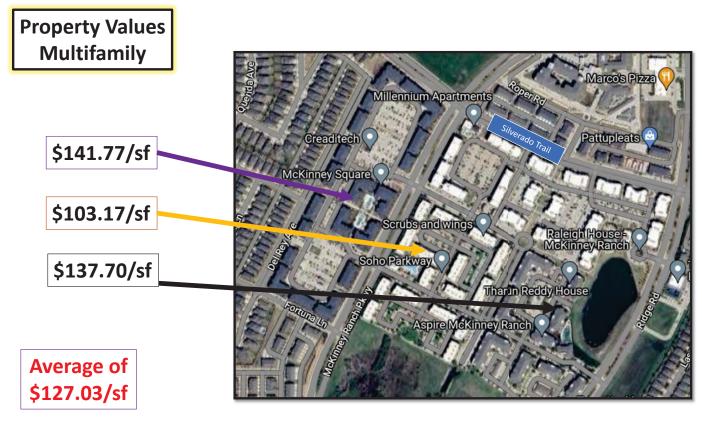
Additional Information

Zoning Case #22-0061Z3

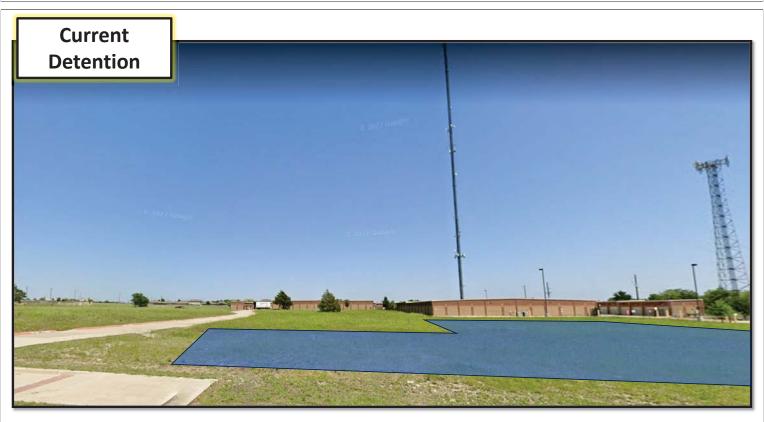
McKinney City Council Meeting

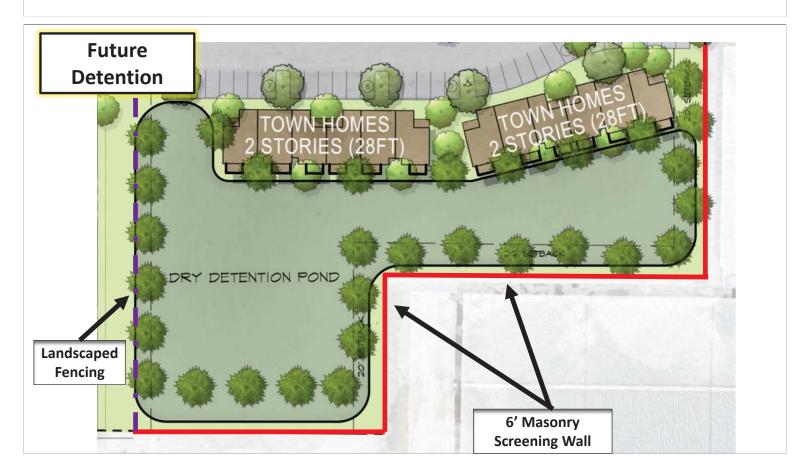
July 18, 2023













Landscaping Concepts





(End of Appendix A: 22-0061Z4 Applicant Presentation)

Cotton Mill Redevelopment Project



COTTON MILL

- historic resource rating(s):
 local n/a

 - state n/a
 - national National Register of Historic Places District
- existing building height: 36'

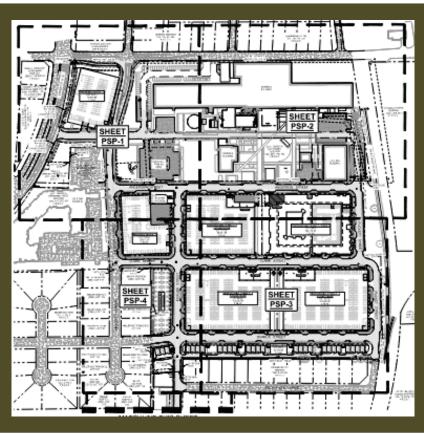




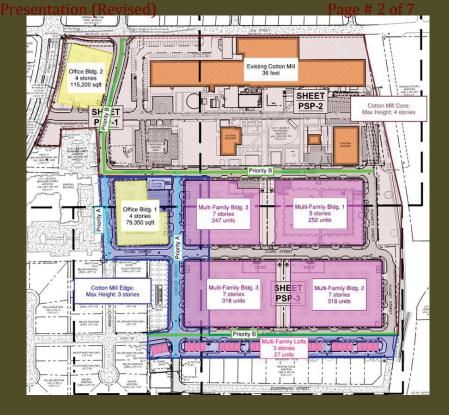




PROPOSED SITE PLAN



PRIORITY STREETS



SITE INFORMATION

- size: 32.1 acres zoning: MTC Cotton Mill Core/Edge architectural standards: YES





REDEVELOPMENT PLAN

- - Office:
 - MF-1: 5-story | 58'
 - 3-story | 35'



DESIGN EXCEPTION: INCREASED BUILDING HEIGHTS

Office - 1.

Max per Zoning: 3-story Proposed: 4-story (63') Staff Rec: denial

- Concern
 - Scale compared to:
 - adjacent residential use



DESIGN EXCEPTION: INCREASED BUILDING HEIGHTS

• MF - 1

Max per Zoning: 4-story Proposed: 5-story (58' + 7' parapet) Staff Rec: denial

- Concern:
 - Scale compared to:
 - Cotton Mill



DESIGN EXCEPTION: INCREASED BUILDING HEIGHTS

• MF – 2-4:

Max per Zoning: 4-story Proposed: 7-story (83' + 7' parapet)* Staff Rec: denial

• Concern:

Scale compared to:

- Cotton Mill
- surrounding residentia
- downtown, including city hall



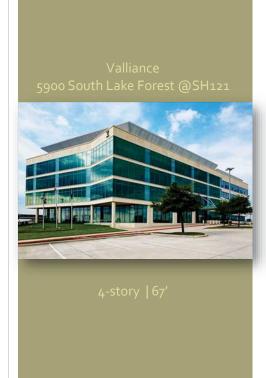


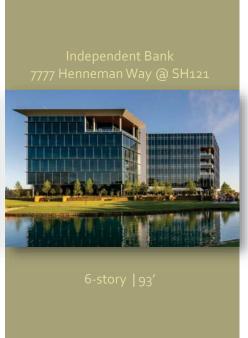
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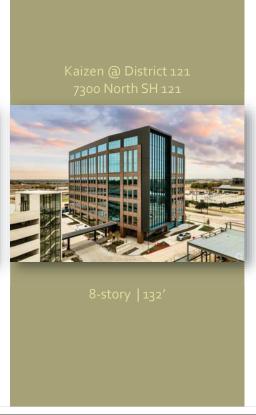
MF-2

building height: 83' (to the top of the roof)

90' (to the top of the parapet)







Cotton Mill (existing) 2-story | ~36'





Surrounding Residential 1-2 story | 18'-25'

Future City Hall 5-story | 78'





Newsome Homes 3-story | 39'







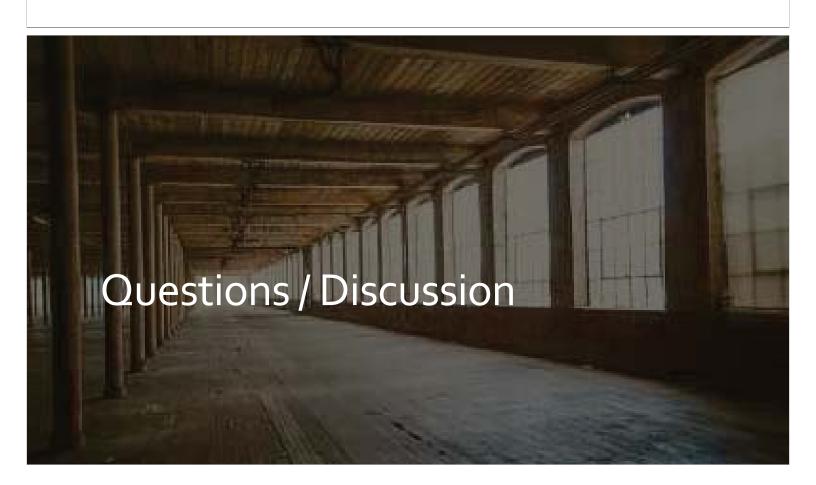






NPS Excerpts

- Recommended: adjacent new construction that are compatible with historic character of the site and preserves the historic relationship between the building or buildings and the landscape
- Recommended: considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting
- Recommended: ensuring that new construction is secondary to the historic building and does not detract from its significance
- Not recommended: constructing a new building on a historic property or on an adjacent site that is much larger than the historic building
- Not recommended: designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design
- Not recommended: new construction on site which is visually incompatible in terms of size, scale, design, material, or color



(End of Appendix B1: Staff Presentation - Revised)

Appendix B2: 22-0071SP Applicant Presentation PRESIDIUM ENRICHING COMMUNITIES, EMPOWERING LIVES





DEVELOPMENT COMPLETED PROJECTS



#	Project Name	City, State	Type	Acres	Gross SF	MF Units	Completed
1	EDISON	Austin, Texas	Wrap	9.2	345,400 SF	354	January 2019
2	JTB	Jacksonville, Florida	Garden	12,0	422,700 SF	350	March 2019
3	PRESIDIUM PECAN DISTRICT	Pflugerville, Texas	Garden	9.2	332,300 SF	272	April 2020
4	EDGESTONE	Frisco, Texas	Garden	18.0	246,900 SF	188	September 2020
5	CABANA ON 12TH	Phoenix, Arizona	Garden	8,1	152,300 SF	252	December 2020
6	PRESIDIUM REVELSTOKE	Fort Worth, Texas	Garden	17.2	466,500 SF	408	March 2021
7	PRESIDIUM TOWN CENTER	Jacksonville, Florida	Garden	13.0	420,100 SF	370	September 2021
8	PRESIDIUM CHASE HILL	San Antonio, Texas	Garden	17.1	399,300 SF	370	March 2022
9	PRESIDIUM HILL STREET	Grand Prairie, Texas	Garden	13.2	309,100 SF	290	July 2022
10	BERKSHIRE PHASE I	Fort Worth, Texas	Garden	11,1	352,500 SF	340	October 2022
		TOTAL		128.1	3,447,100 SF	3,194	



PRESIDIUM TOWN CENTER 7738 A C SKINNER PKWY., JACKSONVILLE, FL

Туре	Garden
Units	370
Total GSF	420,100 SF
Completion Date	September 2021

DEVELOPMENT PIPELINE COMPLETED PROJECTS



PRESIDIUM CHASE HILL 15950 CHASE HILL BLVD., SAN ANTONIO, TX

Туре	Garden
Units	370
Total GSF	399,300 SF
Completion Date	March 2022



PRESIDIUM HILL STREET 1610 HILL ST., GRAND PRAIRIE, TX

Туре	Garden
Units	290
Total GSF	309,100 SF
Completion Date	July 2022

DEVELOPMENT PIPELINE UNDER-CONSTRUCTION PROJECTS



#	Project Name	City, State	Type	Acres	Gross SF	MF Units	Est. Completion Date
1	PRESIDIUM WATERFORD	Austin, Texas	Wrap	3.2	281,533 SF	283	December 2023
2	PRESIDIUM PARK	Jacksonville, Florida	Garden	14,5	400,100 SF	342	January 2024
3	REGAL BEACH THEATER	Jacksonville, Florida	Garden	14.0	389,400 SF	334	January 2024
4	PRESIDIUM FRISCO SQUARE	Frisco, Texas	Wrap	4.25	414,625 SF	368	March 2024
5	TECH RIDGE	Austin, Texas	Garden	14.2	378,957 SF	358	March 2024
6	CASA SIENA	Santa Fe, New Mexico	Garden	4.75	188,600 SF	171	June 2024
7	VALLEY VIEW PHASE I	Farmers Branch, Texas	Wrap	3.8	382,045 SF	343	September 2024
8	VELOCITY PHASE	Austin, Texas	Garden	7.1	334,150 SF	307	March 2025
9	PRESIDIUM 183	Austin, Texas	Podium	3.6	395,590 SF	374	July 2025
		TOTAL		69.4	3,165,000 SF	2,880	



PRESIDIUM FRISCO SQUARE 8843 COLEMAN BLVD., FRISCO, TX

Type	Wrap
Units	368
Total GSF	414,625 SF
Completion Date	March 2024

DEVELOPMENT PIPELINE PRE-CONSTRUCTION PROJECTS

PRESIDIUM

Est. Const. Sta	MF Units	Gross SF	Acres	Type	City, State	Project Name	ŧ
July 202	350	428,000 SF	17,9	Garden	Kennesaw, GA	PRESIDIUM KENNESAW	
July 202	294	366,000 SF	15.1	Garden	Fort Worth, TX	BERKSHIRE PHASE II	2
July 202	426	424,470 SF	5.3	Mid-Rise	Austin, TX	RIVER PARK PHASE I	5
September 202	360	409,020 SF	12,0	Garden	San Antonio, TX	CRESTA BELLA	1
October 202	336	391,875 SF	27.9	Garden	North Port, FL	NORTH PORT PHASE I	5
November 202	225	273,125 SF	9,8	Garden	New Port Richey, FL	MOON LAKE	5
December 202	252	276,025 SF	2.3	Wrap	McKinney, TX	COTTON MILL PHASE I	
January 202	337	427,971 SF	3.2	Podium	Farmers Branch, TX	MUSTANG STATION	3
February 202	296	347,148 SF	8,8	Garden	North Richland Hills, TX	PRESIDIUM MAIN & DAVIS)
March 202	217	284,643 SF	7.2	Garden	Colorado Springs, CO	PRESIDIUM VOYAGER	0
March 202	293	162,914 SF	6.8	Garden	South Portland, ME	MAINE MALL	1
April 202	391	387,886 SF	1.0	Mid-Rise	Washington, D.C.	UNION MARKET	2
June 202	240	292,200 SF	3.2	Podium	Farmers Branch, TX	VALLEY VIEW PHASE II	3
June 202	328	352,043 SF	7,8	Garden	Austin, TX	VELOCITY PHASE II	4
October 202	324	524,299 SF	48.1	Garden	North Port, FL	NORTH PORT PHASE	5
December 202	318	270,300 SF	2.4	Podium	McKinney, TX	COTTON MILL PHASE II	6
December 202	334	344,522 SF	3,1	Wrap	Austin, TX	PRESIDIUM UNITED	7
December 202	132	165,200 SF	5.3	Garden	Largo, FL	LARGO	8
January 202	365	367,900 SF	2.3	Podium	Austin, TX	2015 E RIVERSIDE	9
March 202	319	342,438 SF	6.2	Wrap	Austin, TX	PECAN DISTRICT PHASE II	20
	6.139	6,837,979 SF	195.7		TOTAL		



DEVELOPMENT MIXED-USE MASTER PLANS

₽ PRESIDIUM



DEVELOPMENT MIXED-USE MASTER PLANS

₽ PRESIDIUM

Land Size 314 Acres Development SF 6.5M+ GSF Residential Units 3,100+ Units Commercial SF 3M+ GSF Hotel Keys 440 Keys Parkland 100+ Acres







DEVELOPMENT MIXED-USE MASTER PLANS

₽ PRESIDIUM

PECAN DISTRICT	PFLUGERVILLE, TX	
Land Size		45.5 Acres
Development SF		2.5M+ GSF
Residential Units		1,500+ Units
Commercial SF		1.2M GSF
Hotel Keys		300+ Keys
Dauldand		10 A avec







DEVELOPMENT MIXED-USE MASTER PLANS

₽ PRESIDIUM

COTTON MILL MCKINNEY, TX	
Land Size	27.9 Acres
Development SF	1,3M+ GSF
Residential Units	1,209 Units







PROJECT SUMMARY AND TIMELINE

PROJECT HISTORY

- 2021 Began initial outreach to Stakeholders
 - Eastside Pastors & Community Leaders

 - McKinney Economic Development CorporationMcKinney Community Development Corporation
 - Parks & Recreation
- 2022 Received feedback from Stakeholders and implemented into overall design
 - 10% affordable units in Phase I (80% AMI)
- September 2022 Initial site plan package submitted
- June 2023 Site plan package complete



RESIDENTIAL AMENITIES

RESIDENTIAL COMMUNITY AMENITIES

- More than 9,000 SF of leasing/amenity space
- $\bullet \ \, \text{Beach entry pool with grilling stations}$
- State of the art fitness center
- Dog spa
- Ample co-working space
- Game room & resident lounge
- Bike storage
- Car wash
- EV charging stations
- 24-hour indoor mail & package center

UNIT AMENITIES

- Smart home technology including keyless entry
- Wood plank style flooring
- Walk-in showers/large garden tubs
- Dine-in gourmet kitchens with islands & stone countertops
- Private balconies
- Stainless steel/energy efficient appliances
- Full-size washer & dryer
- Tile backsplash in kitchen & full tile surrounds in bathroom
- USB/USBC ready electrical outlets

PROJECT IMPACT

PRESIDIUM

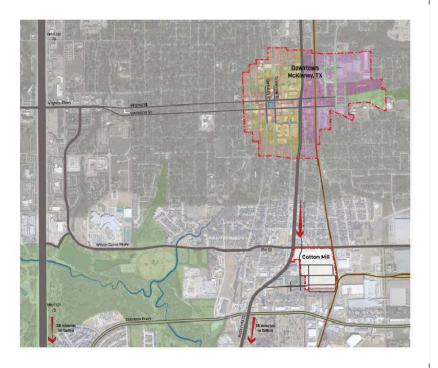
ECONOMIC BENEFITS

- Economic Impact Study conducted by Catalyst Commercial, Inc.
 - Total economic impact: \$933M
 - Jobs from construction: 4,157 Jobs
 - Total jobs from retail operations: 398 Jobs
 - Total tax revenue: \$38M



Master Plan Vision

N 3 200' 400'







Historic Identity



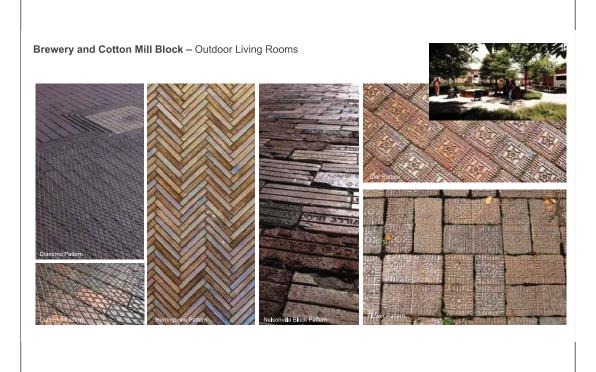


Art & Culture

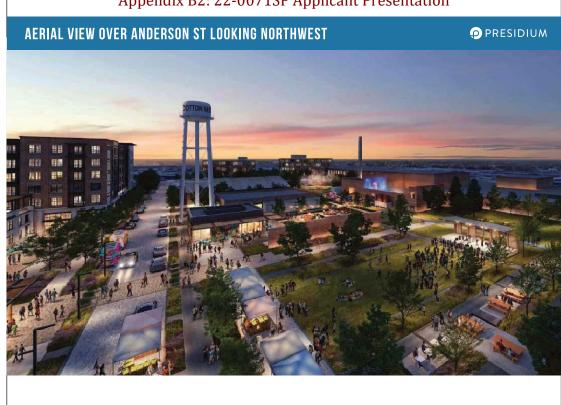


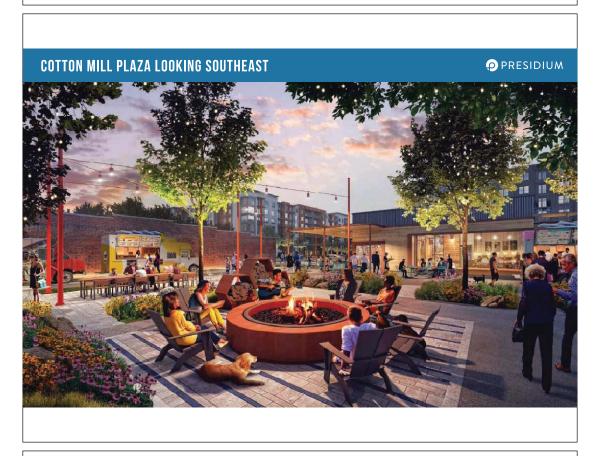
F&B Integration

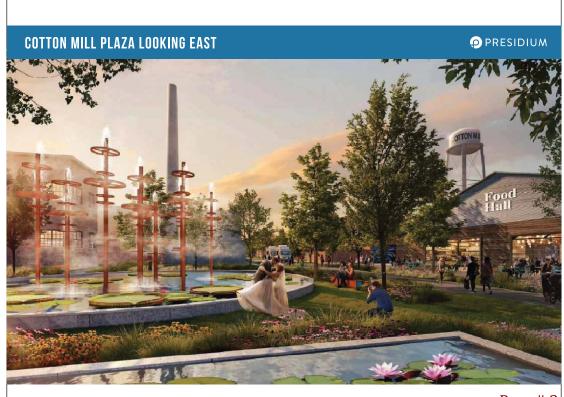






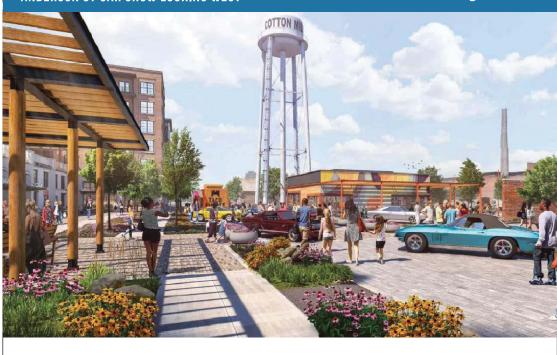






ANDERSON ST CAR SHOW LOOKING WEST





BURRUS ST ARTIST LOFTS LOOKING EAST





PROJECT IMPACT

PUBLIC SPACE IMPROVEMENTS

- Community Park with Retail/Food & Beverage/Entertainment
 - Family friendly atomosphere
 - Area planned for potential food trucks
 - $\bullet \ \, \text{Shark tank style give away to give opportunity for community members to start food truck}\\$
 - Anderson Street can be closed off for Antique Car Show, Farmer's Market, Art Shows
 - Area planned for Dominos and Checkers
 - Historic feel to compliment the existing Cotton Mill
 - Density to support event space, local businesses, and Cotton Mill Boutique Hotel
 - Event space to support potential concerts, Holiday events & other community gatherings
 - Children's playground
 - Outdoor landscape art
 - Southern boundary to include lofts for local artists

Appendix B2: 22-0071SP Applicant Presentation LEGEND NEW RETAIL GARAGE OFFICE ANDERSON STREET

MULT-FAMILY PHASE 2

OFFICE



MULT-FAMILY PHASE 3

BURRUS STREET

MINE LOCAL MANDE LOCAL MAND





OBRIEN

AERIAL PERSPECTIVE | COTTON MILL | PRESIDIUM | 9



OBRIEN

AERIAL PERSPECTIVE | COTTON MILL | PRESIDIUM | 10



OBRIEN

AERIAL PERSPECTIVE | COTTON MILL | PRESIDIUM | 11

