

CITY COUNCIL REGULAR MEETING

NOVEMBER 5, 2024

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, November 5, 2024, 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 6:00 p.m. with these members present: Mayor Pro Tem Geré Feltus, Council members Justin Beller, Patrick Cloutier, Rick Franklin, Charlie Philips, and Michael Jones.

No Council members were absent.

The opening Invocation was given by Pastor Brian Baker of Life Church.

Mayor Fuller called for the Information Sharing item.

24-2135 Proclamation for Arbor Day

Mayor Fuller called for Public Comments.

Barney Flores (no address provided) of the Barney & Me Boxing program encouraged the public to support the upcoming Silver Gloves Boxing tournament.

Mayor Fuller called for the Consent agenda items.

Mayor Fuller stated that agenda item #24-2140 would be considered separately.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Mayor Pro Tem Geré Feltus, to approve the remaining Consent items as follows:

24-2067 Minutes of the McKinney Armed Services Memorial Board Meeting of September 11, 2024

24-1953 Minutes of the McKinney Arts Commission Meeting of August 15, 2024

24-2082 Minutes of the McKinney Economic Development Corporation Meeting of September 17, 2024

24-1749 Minutes of the McKinney Arts Commission Meeting of May 23, 2024

24-2057 Minutes of the McKinney Housing Finance Corporation Meeting of September 13, 2024

24-2125 Minutes of the Visit McKinney Meeting of September 24, 2024

24-2136 Consider/Discuss/Act on an Ordinance Amending Chapter 70, Section 70-59 of the Health and Safety Code; Ordinance caption reads as follows:

ORDINANCE NO. 2024-11-085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF CHAPTER 70, ENTITLED "OFFENSES AND MISCELLANEOUS PROVISIONS," BY DELETING SECTION 70-59, "NOTICE OF VIOLATION AND TO ABATE; FAILURE TO COMPLY; CORRECTION BY CITY," IN ITS ENTIRETY AND REPLACING SAID SECTION WITH A NEW SECTION 70-59, ALSO ENTITLED "NOTICE OF VIOLATION AND TO ABATE; FAILURE TO COMPLY; CORRECTION BY CITY," TO REFLECT CERTAIN CHANGES MADE TO TEXAS LAW REGARDING NOTICE BY MAIL; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; RESERVING ALL EXISTING RIGHTS AND REMEDIES; PROVIDING FOR IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

24-2137 Consider/Discuss/Act on a Resolution Approving a Settlement Agreement between the City of McKinney and Majgek Partners; Resolution caption reads as follows:

RESOLUTION NO. 2024-11-183 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SETTLEMENT AGREEMENT IN CAUSE NUMBER 401-0577-2021

24-2138 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement and Memorandum of Understanding Between the City of Plano, the City of McKinney, the City of Frisco, and Collin County for the Application and Administration of the 2024 Edward Byrne Memorial Justice Assistance Grant Award, and Designating the City Manager, or His Designee, as the Official Representative of the City of McKinney in Matters Relating to the Program; Resolution caption reads:

RESOLUTION NO. 2024-11-184 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT AND MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PLANO, THE CITY OF MCKINNEY, THE CITY OF FRISCO, AND COLLIN COUNTY FOR THE APPLICATION AND ADMINISTRATION OF THE 2024 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT AWARD, AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS THE OFFICIAL REPRESENTATIVE

OF THE CITY OF MCKINNEY IN MATTERS RELATING THERETO; PROVIDING AN EFFECTIVE DATE

- 24-2139** Consider/Discuss/Act on a Resolution of Support Authorizing the City Manager, or Designee, to Apply for a Work Zone Data Exchange Grant for the City to Implement and Report the City's Planned Work Zone and Lane Closure Activities that can also be Shared with the Public through the North Central Texas Council of Governments (NCTCOG) Work Zone Data Exchange 2024 Call for Projects and Accept Funding, if Awarded; Resolution caption reads as follows:

RESOLUTION NO. 2024-11-185 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN SUPPORT OF AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR A WORK ZONE DATA EXCHANGE GRANT FOR THE CITY TO IMPLEMENT AND REPORT THE CITY'S PLANNED WORK ZONE AND LANE CLOSURE ACTIVITIES THROUGH THE NORTH CENTRAL COUNCIL OF GOVERNMENTS (NCTCOG) WORK ZONE DATA EXCHANGE 2024 CALL FOR PROJECTS, AND ACCEPT FUNDING IF AWARDED

Mayor Fuller called for agenda item #24-2140 to be considered separately.

- 24-2140** Consider/Discuss/Act on a Resolution Nominating Globe Life & Accident Insurance Company as a Texas Enterprise Zone Project to the Governor's Office

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Rick Franklin, to table the item indefinitely.

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

- 24-0051Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C2" - Local Commercial District, Located on the West Side of Trinity Falls Parkway and Approximately 3,400 feet North of the Intersection of the Trinity Falls Parkway and Laud Howell Parkway, and Accompanying Ordinance

Applicant Ben Herrick spoke in support of the request. No other members of the public made comments regarding the request.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Michael Jones, to close the public hearing and approved the request. Ordinance caption reads as follows:

ORDINANCE NO. 2024-11-086

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 1.697 ACRE PROPERTY, LOCATED ON THE WEST SIDE OF TRINITY FALLS PARKWAY AND APPROXIMATELY 3,400 FEET NORTH OF THE INTERSECTION OF THE TRINITY FALLS PARKWAY AND LAUD HOWELL PARKWAY, IS REZONED FROM “AG” – AGRICULTURAL DISTRICT TO “C2” – LOCAL COMMERCIAL DISTRICT; 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

24-0057Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Warehouse and Commercial Uses, Located at 100 East Leland Avenue

Applicant John Shorber spoke in support of the request. No other members of the public made comments regarding the request.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Mayor Pro Tem Geré Feltus, close the public hearing and approve the request with modifications to allow storage of only restaurant dry goods. Ordinance caption reads as follows:

ORDINANCE NO. 2024-11-087

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 0.376 ACRE PROPERTY, LOCATED AT 100 EAST LELAND AVENUE, IS REZONED FROM “BN” – NEIGHBORHOOD BUSINESS DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR WAREHOUSE AND COMMERCIAL USES; 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

24-0081Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to modify the

Development Standards and Allow for Commercial Uses, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road, and
Accompanying Ordinance

Applicant Bob Roeder spoke in support of the request.

Applicant David Craig was present but did not speak.

No other members of the public made comments regarding the request.

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

ORDINANCE NO. 2024-11-088

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 4.8 ACRE PROPERTY, LOCATED ON THE NORTHEAST CORNER OF COLLIN MCKINNEY PARKWAY AND PIPER GLEN ROAD, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO MODIFY DEVELOPMENT STANDARDS AND ALLOW FOR COMMERCIAL USES; 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

24-0086Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from "AG" - Agricultural District and "ML" - Light Manufacturing District to "I1" - Light Industrial District Located on the South side of McIntyre Road and Approximately 200 feet East of the Intersection of North McDonald Street and McIntyre Road, and
Accompanying Ordinance

Applicant Jeff Landon spoke in support of the request. No other members of the public made comments.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Michael Jones, to close the public hearing and approve the request, Ordinance caption reads as follows:

ORDINANCE NO. 2024-11-089

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 6.47 ACRE PROPERTY, LOCATED ON THE SOUTH SIDE OF

MCINTYRE ROAD AND APPROXIMATELY 200 FEET EAST OF THE INTERSECTION OF NORTH MCDONALD STREET AND MCINTYRE, IS REZONED FROM “AG” – AGRICULTURAL DISTRICT AND ML – LIGHT MANUFACTURING TO “I1” – LIGHT INDUSTRIAL DISTRICT; 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

24-0003M2 Conduct a Public Hearing to Consider/Discuss/Act on Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Updates to the Future Land Use Plan, Land Use Diagrams, Placetype Definitions, Individual District Strategies, and Minor Text Updates; and Accompanying Ordinance (REQUEST TO BE TABLED)

Council unanimously approved the motion by Council member Charlie Philips, seconded by Council member Patrick Cloutier, to table the item until the City Council Regular Meeting of November 19, 2024.

24-0005M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Update, Amend and Adopt a New Version of the Engineering Design Manual that Establishes Standard Engineering Practices and Minimum Engineering Criteria for Projects Within the City of McKinney (City), Texas, and its Extraterritorial Jurisdiction (ETJ), Including the Adoption of Reasonable Specifications Relating to the Construction of Each Street or Road Based on the Amount and Kind of Travel thereon and Adequate Drainage for Each Street or Road in a Subdivision in Accordance With Standard Engineering Practices, and Accompanying Ordinance (REQUEST TO BE TABLED)

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Charlie Philips, to table the item until the City Council Regular Meeting of November 19, 2024.

Mayor Fuller called for Council and Manager Comments.

Council member Charlie Philips announced the birthdays of Mayor Fuller, Council member Franklin, and himself were all in the month of November.

Mayor Fuller announced the upcoming State of the City event.

Council member Jones wished happy birthday to the individuals mentioned and reminded everyone that the November election results would be broadcast later throughout the evening.

Mayor Pro Tem Feltus participated in the recent McKinney Education Foundation Purses for a Purpose fundraising event and the Grace to Change fundraising event, YMCA Key Leaders Luncheon in Dallas, Texas, and the City of McKinney Employees Chili Cook-off Competition.

Council member Beller commended Barney Flores and announced the upcoming Texas State Silver Gloves event.

Council member Cloutier attended a meeting of the McKinney Islamic Association and attended a city tour presented by the city Parks department and McKinney Community Development Corporation.

City Manager Grimes announced May 11 is Veterans Day and invited the public to attend an event at RD Foster Veterans Memorial Park on Saturday, November 9.

Mayor Fuller thanked the participants of the Leadership McKinney program who were in attendance at the meeting.

The City Council Regular Meeting of November 5, 2024, adjourned at 6:26 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Sunday, November 10, 2024, edition of the McKinney Courier-Gazette newspaper, and in the Monday, November 11, 2024, edition of the Celina Record newspaper.

These minutes were approved by the City Council on May 6, 2025.

SIGNED:

GEORGE C. FULLER, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas