



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, October 17, 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

INFORMATION SHARING ITEMS

23-0854 [Proclamation for Salvation Army Red Kettle Campaign](#)

Attachments: [Proclamation](#)

23-0855 [Proclamation for National Disability Employment Awareness Month](#)

Attachments: [Proclamation](#)
 [Images](#)

23-0856 [Proclamation for Arbor Day](#)

Attachments: [Proclamation](#)

23-0792 [County Bond Update Presented by Former McKinney City Mayor Brian Loughmiller](#)

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

23-0857 [Minutes of the City Council Work Session of October 2, 2023](#)

Attachments: [Minutes](#)

23-0858 [Minutes of the City Council Regular Meeting of October 2, 2023](#)

Attachments: [Minutes](#)

23-0438 [Minutes of the Animal Services Facilities Advisory Committee Meeting March 8, 2023](#)

Attachments: [Minutes](#)

23-0692 [Minutes of the Building and Standards Commission Meeting of February 13, 2023](#)

Attachments: [Minutes](#)

23-0670 [Minutes of the Library Advisory Board Meeting of July 20, 2023](#)

Attachments: [Minutes](#)

23-0774 [Minutes of the McKinney Community Development Corporation Housing Subcommittee Meeting of August 10, 2023](#)

Attachments: [Minutes](#)

23-0775 [Minutes of the McKinney Community Development Corporation Applications Process Subcommittee Meeting of August 21, 2023](#)

Attachments: [Minutes](#)

23-0773 [Minutes of the McKinney Community Development Corporation Meeting of August 24, 2023](#)

Attachments: [Minutes](#)

23-0776 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 11, 2023](#)

Attachments: [Minutes](#)

23-0777 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 13, 2023](#)

Attachments: [Minutes](#)

23-0785 [Minutes of the Historic Preservation Advisory Board Regular Meeting of September 7, 2023](#)

Attachments: [Minutes](#)

23-0738 [Minutes of the Parks, Recreation and Open Space Advisory Board of August 10, 2023](#)

Attachments: [Minutes](#)

23-0783 [Minutes of the Planning and Zoning Commission Regular Meeting of September 12, 2023](#)

Attachments: [Minutes](#)

Consent RESOLUTIONS

23-0644 [Consider/Discuss/Act on a Resolution Approving Fiscal Year 2023-24 Funding Amounts for Seasonal Support Grants to](#)

Arts Organizations**Attachments:** Resolution

- 23-0859** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement with the North Central Texas Emergency Communications District (NCT9-1-1) to Operate and Maintain the Systems Utilized for the Provision of 9-1-1 Emergency Communication Services

Attachments: Resolution
Agreement

- 23-0860** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. to Provide Consulting Engineering Services for the 2023 Citywide Traffic Count Program and Authorizing Any Supplemental Agreements

Attachments: Resolution

- 23-0861** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. to Provide Consulting Engineering Services for the TR2314 Downtown Lighting Improvements and Authorizing Any Supplemental Agreements

Attachments: Resolution
Location Map

- 23-0862** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Alliance Geotechnical Group of Frisco, Texas for Professional Construction Materials Testing (CMT) Services Related to the McKinney Fire Department Headquarters project (FI2111) located at 2100 Taylor Burk Drive, McKinney

Attachments: Proposal
Resolution

- 23-0863** Consider/Discuss/Act on a Resolution Awarding a Contract to Mustang Apparel, Inc. dba Incentive Brands of Plano, TX

[for the purchase of Uniforms and Recreational Clothing](#)

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

23-0864 [Consider/Discuss/Act on a Resolution Confirming City Council Support for the New Location of Spur 399, the Concurrent Designation of Spur 399 and State Highway 5, and the Concurrent Designation of FM 546 and Spur 399](#)

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

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.

23-0195FP [Consider/Discuss/Act on a Final Plat for Dr Outdoorsman Addition, Located in the City of McKinney Extraterritorial Jurisdiction \(ETJ\), Located on the South Side of County Road 170 and approximately 2,800 Feet East of Colmena Road](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Final 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.

- 23-0741** [Consider/Discuss/Act on Modifying the Name of Veterans Memorial Park to Corporal RD Foster Veterans Memorial Park](#)
- 23-0005M** [Conduct a Public Hearing to Consider/Discuss/Act on Amendments to Certain Provisions of Article 3 \(Subdivision Regulations\) of Chapter 150, Entitled "Unified Development Code" of the Code of Ordinances Regarding the Required Documents and Process to Receive a Determination on Certain Development Applications to Bring Such Provisions into Conformity with New State Laws Adopted by and through House Bill 3699, and Accompanying Ordinance](#)
Attachments: [HB 3699](#)
 [Subdivision Regulations - Redlines](#)
 [Proposed Ordinance](#)
 [Exhibit A](#)
 [Presentation](#)
- 23-0050Z3** [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 to Allow for Commercial Uses, Located at 6201 North McDonald Street, and Accompanying Ordinance](#)
Attachments: [Draft PZ Minutes 10.02.2023](#)
 [PZ Minutes 09.12.2023](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [East Fork District](#)
 [Placetype Definitions](#)
 [Fiscal Analysis](#)
 [Land Use Comparison Table](#)
 [Ex. PD Ord. No. 2022-05-049](#)
 [Proposed Ordinance](#)
 [Proposed Exhibits A-D](#)
 [Presentation](#)

23-0054Z5 [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 to Allow for Multi-Family Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway, and Accompanying Ordinance](#)

Attachments: [CC Minutes 10.02.2023](#)
[PZ Minutes 10.10.2023](#)
[PZ Minutes 09.26.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letter of Support](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2008-05-046](#)
[Multifamily within a Mile Radius - Informational Only](#)
[Collin McKinney Parkway Infrastructure Map - Informational Only](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Applicant Presentation](#)
[Presentation](#)

23-0057Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “C2” - Local Commercial District to “C3” - Regional Commercial District, Located at 2151 North Hardin Boulevard, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 09.12.2023](#)
[PZ Minutes 09.26.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

23-0058Z5 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “C2” - Local Commercial District, Located at 4050 West University Drive, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 10.02.2023](#)
[PZ Minutes 09.26.2023](#)
[PZ Minutes 09.12.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2021-10-107](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

23-0061Z3 [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, Generally to Modify the Development Standards and to Allow for Multi-Family Residential Uses, Located on the East Side of Custer Road and Approximately 1,400 Feet North of Silverado Trail, and Accompanying Ordinance](#)

Attachments: [Draft CC Minutes 10.02.2023](#)
[PZ Minutes 09.12.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2010-10-040](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

23-0062Z4 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District to “C3” - Regional Commercial District, Located Approximately 1,750 Feet East of North Lake Forest Drive and on the North Side of US 380 \(West University Drive\), and Accompanying Ordinance](#)

Attachments: [CC Minutes 10.02.2023](#)
[PZ Minutes 09.26.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

23-0063Z4 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "I1" - Light Industrial District, Located at 3200 North Central Expressway \(REQUEST TO BE TABLED\)](#)

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

23-0074Z2 [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 Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Northwest Corner of Alma Road and Hewitt Drive, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 09.26.2023](#)
[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. 2020-02-015](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

23-0865

[Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Sanitary Sewer Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project \(WA1633 & WW1633\) which Property is Located at the Northwest Corner of N. McDonald Street and E. Virginia Street 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](#)

Attachments: [Resolution](#)
[Location Map - Dorsa Properties, LLC](#)

23-0866

[Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Sanitary Sewer Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project \(WA1633 & WW1633\) which Property is Located at the Southwest Corner of N. McDonald Street and E. Davis Street 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

Attachments: [Resolution](#)
[Location Map - 300 East Davis Owner, LLC](#)

23-0867

[Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Water Line Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project \(WA1633 & WW1633\) which Property is Located on the East Side of N. McDonald Street north of its intersection with Spur 399 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](#)

Attachments: [ENG108 - Issam Al Shmaisani - ED Resolution 23.09.25](#)
[Location Map - Issam Al Shmaisani](#)

23-0868

[Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Water Line Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project \(WA1633 & WW1633\) which Property is Located at the Northwest Corner of N. McDonald Street and E. Lamar Street 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](#)

Attachments: [Resolution](#)
[Location Map - Phill Young Properties](#)

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 551.071 (A) Pending or contemplated litigation

- Vicki Baker v. City of McKinney, Texas; Appeal No. 22-40644, Fifth Circuit Court of Appeals

C. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with Texas Government Code, Chapter 551, on October 13, 2023.

*Empress Drane, City Secretary
Tenitrus Bethel, 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. 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>.