



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

Tuesday, January 2, 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

### 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

**23-1064**      [Minutes of the City Council Special Meeting of November 28, 2023](#)

**Attachments:** [Minutes](#)

**23-1065** [Minutes of the City Council Work Session of December 5, 2023](#)

**Attachments:** [Minutes](#)

**23-1066** [Minutes of the City Council Regular Meeting of December 5, 2023](#)

**Attachments:** [Minutes](#)

**23-1067** [Minutes of the City Council Work Session of December 19, 2023](#)

**Attachments:** [Minutes](#)

**23-1068** [Minutes of the City Council Regular Meeting on December 19, 2023](#)

**Attachments:** [Minutes](#)

**23-1005** [Minutes of the Board of Adjustment Regular Meeting of October 11, 2023](#)

**Attachments:** [Minutes](#)

**23-0942** [Minutes of the Community Grants Advisory Commission Meeting of October 18, 2023](#)

**Attachments:** [Minutes](#)

**23-1020** [Minutes of the McKinney Community Development Corporation Meeting of November 16, 2023](#)

**Attachments:** [Minutes](#)

**23-1021** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of November 20, 2023](#)

**Attachments:** [Minutes](#)

## Consent RESOLUTIONS

- 23-1069**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Pape - Dawson Engineers, LLC for the East McKinney Drainage Study and Street Rehabilitation and Authorizing Any Necessary Supplemental Agreements](#)  
**Attachments:**    [Resolution](#)  
                              [Location Map](#)
- 23-1070**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute Certain Contracts and Agreements Necessary to Implement the 18B Obstruction Survey for Project AI2452, Extend Runway 18 Phase 1 - 500' North at the McKinney National Airport; and Providing an Effective Date](#)  
**Attachments:**    [Resolution](#)
- 23-1071**      [Consider/Discuss/Act on a Resolution Awarding a Contract to Sonic Richardson F, LLC dba North Central Ford of Richardson, Texas for Ford OEM Parts and Service](#)  
**Attachments:**    [Resolution](#)  
                              [Bid Tabulation](#)  
                              [Scoring Summary](#)
- 23-0007M2**    [Conduct/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)  
**Attachments:**    [DRAFT 121223 CIAC Minutes](#)  
                              [Resolution](#)  
                              [Exhibit A \(Semiannual Report\)](#)  
                              [Semiannual Report Appendix](#)

**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.*

**23-1072**      [Consider/Discuss/Act on a Resolution Directing the City Manager to Request Grant Funding from the McKinney Economic Development Corporation and the McKinney Community Development Corporation for Planning and Design of the East Side of McKinney National Airport](#)

**Attachments:**    [Resolution](#)

**23-1073**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Negotiate an Agreement with a Preferred Development Team for the Redevelopment of Approximately 4.75 Acres of City-Owned Property in the Historic Downtown](#)

**Attachments:**    [Resolution](#)  
                          [Presentation](#)

**23-0081Z2**    [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 to Allow for Single-Family Attached Uses \(Westridge Townhomes\), Located Generally on the North Side of Virginia Parkway and Approximately 420 Feet West of North Independence Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 12.12.2023](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Citizen Comment](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ordinance 2001-02-024](#)  
[Ex. PD Ordinance 1621](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Concept Plan - Informational Only](#)  
[Building Elevations - Informational Only](#)  
[Presentation](#)  
[Applicant Presentation](#)

**23-0004A3** [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](#)  
[Service Plan](#)  
[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)

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- Downtown City-Owned Property Redevelopment (23-38RFQ)
- Municipal Facilities

D. Section 551.087. Deliberation Regarding Economic Development Matters

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

*Posted in accordance with Texas Government Code, Chapter 551, at or before December 29, 2023, 6:00 p.m.*

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*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-ada@compliance@mckinneytexas.org](mailto:contact-ada@compliance@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>.*