



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, November 19, 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

Given by Majors Angel & Valerie Calderon, The Salvation Army McKinney

PLEDGE OF ALLEGIANCE

INFORMATION SHARING ITEMS

24-2184 [Proclamation for Salvation Army Red Kettle Campaign](#)

Attachments: [Proclamation](#)

24-2185 [Proclamation for National Hunger and Homelessness Awareness Week, November 17-23, 2024](#)

Attachments: [Proclamation](#)

24-2186 [Recognition of the Fire Department Babysitter Training Program and Life Saving Efforts by Program Participant](#)

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

24-2187 [Minutes of the City Council Special Meeting of November 15, 2024 - Certifying Results of the City of McKinney Special Charter Election of November 5, 2024](#)

Attachments: [Minutes](#)

24-1843 [Minutes of the McKinney Arts Commission Meeting of July 18, 2024](#)

Attachments: [Minutes](#)

24-1751 [Minutes of the McKinney Economic Development Corporation Meeting of June 18, 2024](#)

Attachments: [Minutes](#)

Consent ORDINANCES

24-2188 [Consider/Discuss/Act on an Ordinance Amending the Code of Ordinances of the City of McKinney, Texas, by Amending Chapter 62, "Motor Vehicles and Traffic," by Adding a New Article XVI, Entitled "Golf Carts," to Allow for the Operation of Golf Carts on Certain Public Streets within City Limits; Providing a Penalty; Providing for the Repeal of Conflicting Ordinances; Providing a Severability Clause; and Providing for an Effective Date](#)

Attachments: [Ordinance](#)

24-2189 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget to Provide Funds for the Purpose of Purchasing an Aircraft Rescue Fire Fighting \(ARFF\) Apparatus for the McKinney Fire Department to be Used at the McKinney National Airport](#)

Attachments: [Ordinance](#)

24-2190 [Consider/Discuss/Act on an Ordinance to Revise Chapter 62, Entitled "Motor Vehicles and Traffic" through the Amendment of Article II, Entitled "Speed Limits" of the Code of Ordinances of McKinney, Texas](#)

Attachments: [Ordinance](#)
[Ordinance Redlines](#)
[Location Map - Bloomdale](#)
[Location Map - Collin McKinney](#)
[Location Map - Coughlin](#)
[Location Map - Custer - N of SH 121](#)
[Location Map - Custer - N of US 380](#)
[Location Map - Hardin - N of Fair Timber](#)
[Location Map - Hardin - N of FM 543](#)
[Location Map - Independence](#)
[Location Map - Ridge - N of US 380](#)
[Location Map - Ridge - N of Bloomdale](#)
[Location Map - Stonebridge](#)
[Loaction Map - Taylor-Burk](#)
[Location Map - Wilmeth](#)
[Location Map - US 380](#)
[Location Map - Trinity Falls](#)

24-2191 [Consider/Discuss/Act on an Ordinance Amending Rates/Fees for City Services](#)

Attachments: [Ordinance](#)
[Ordinance \(redline\)](#)

Consent RESOLUTIONS

24-2192 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, if Awarded, a Governmental Alternative Fuel Fleet \(“GAFF”\) Grant for Fiscal Year 2024-2025 Administered by the Texas Commission on Environmental Quality \(“TCEQ”\) through the Texas Emissions Reduction Plan Program](#)

Attachments: [Resolution](#)

24-2193 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract for \\$123,000 for the Artist Sculpture of Alli K Designs for a Roundabout Sculpture](#)

Attachments: [Resolution](#)
 [Exhibits A - B](#)
 [Agreement](#)
 [Specifications](#)

24-2194 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Fehr & Peers for Professional Engineering Services to Develop the Comprehensive Safety Action Plan \(ST2463\)](#)

Attachments: [Resolution](#)

24-2195 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. for Professional Engineering Services to Develop the Citywide Travel Demand Model \(TR2525\) and Authorizing Any Supplemental Agreements](#)

Attachments: [Resolution](#)

24-2196 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Contract with F1RST Sports Academy LLC to Enhance Wellness Program and Mental Health Services for First Responders](#)

Attachments: [Resolution](#)

24-2197 [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Supporting the Efforts of the McKinney Housing Authority to Acquire the Kinstead Apartments](#)

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

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.

24-2198 [Consider/Discuss/Act on a Resolution Adopting a Development Program Proposed by M2G Ventures, LLC. as Part of the Downtown Redevelopment Initiative and Directing the City Manager to Negotiate a Term Sheet and Comprehensive Development Agreement Based on the Proposed Development Program](#)

Attachments: [Resolution](#)

23-0069Z6 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "C" - Planned Center District to "PD" - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and Community Avenue, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 10.22.2024](#)
[PZ Minutes 10.24.2023](#)
[PZ Minutes 1.23.2024](#)
[PZ Minutes 11.14.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1574](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

24-0087Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from "PD" - Planned Development District and "AG" - Agricultural District to "I1" - Light Industrial District, Located on the North Side of McIntyre Road and Approximately 1780 feet East of the Intersection of North McDonald Street and McIntyre Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 10.22.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1619](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)
[Applicant Presentation](#)

24-0069SP [Consider/Discuss/Act on a Site Plan for Outdoor Commercial Entertainment \(VENU Sunset Amphitheater\), Located at the Northeast Corner of South Central Expressway \(US 75\) and Gateway Boulevard](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2014-02-009](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Facade Plan](#)
[Presentation](#)

24-2199 [Consider/Discuss/Act on a Property Owner's Petition Requesting that Land Previously Requested Be Released From the City Of McKinney's Extraterritorial Jurisdiction \(ETJ\) be Added Back into the Extraterritorial Jurisdiction, and Accompanying Ordinance](#)

Attachments: [Proposed Ordinance](#)
[Letter of Intent](#)
[ETJ Petition](#)
[ETJ Exhibit](#)
[Metes and Bounds](#)

24-2200

[Consider/Discuss/Act on an Appeal of the Historic Preservation Advisory Board's Action on a Certificate of Appropriateness for Demolition of the Building at 311 S Kentucky Street](#)

Attachments: [Applicant Appeal](#)
[HPAB Applicant Submittal](#)
[HPAB Staff Report](#)
[Medium Priority Checklist](#)
[Staff Presentation](#)

24-0003M3

[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](#)

Attachments: [Draft PZ Minutes 10.08.24](#)
[Preferred Scenario and Land Use Diagram - Redlines](#)
[Land Use & Development Strategy Chapter 3 - Redlines](#)
[Mobility Strategy Chapter 4 - Redlines](#)
[Individual District Strategies Chapter 8 - Redlines](#)
[Proposed Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)
[Presentation](#)

24-0004M3 [Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, Entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to: \(1\) Correct Typographical Errors and Make Nonsubstantive Editorial Changes to: \(a\) Article 1 \(General Provisions\) and Particularly to Sections 108B \(Maintenance\), \(b\) Article 2 \(Zoning Regulations\) and Particularly to Sections 203A \(Standard Procedures\), 203E \(Plan and Permit Procedures\), 204 \(Zoning Districts\), 205 \(Use Regulations\), 206C \(Screening\), 206D \(Commercial Garbage/Recycling Containers and Enclosures\), 206E \(Vehicle Parking and Loading\), 206F \(Architectural Standards\), \(c\) Appendix 2A \(Approved Plant List\), and \(d\) Article 9 \(Terms and Definitions\) Particularly to Section 902 \(Definitions\); \(2\) Make Certain Substantive Changes to: \(a\) Article 2 \(Zoning Regulations\) and Particularly to Sections 205B.5 \(Table of Uses\), 205G.2 \(Accessory Uses Definitions and Standards\), 206A \(Landscaping\), 206C.3 \(Screening Requirements\), 206E.3 \(Parking Calculations\), 206E.7 \(Driveway and Parking Surfacing Material\); \(b\) Article 9 \(Terms and Definitions\) Particularly to Section 902 \(Definitions\), and Accompanying Ordinance](#)

Attachments: [10.22.2024 PZ Minutes](#)

[UDC current](#)

[Article 1. General Provisions redlines](#)

[Article 2. Zoning Regulations redlines](#)

[Article 9. Definitions redlines](#)

[UDC proposed](#)

[Proposed Ordinance](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Presentation](#)

24-0006M [Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, Entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, Particularly to Section 301E \(Improvements Required\) of the](#)

Subdivision Regulations, and Accompanying Ordinance

Attachments: Section 301 (Administration) redlines
Section 301 (Administration) clean
Proposed Ordinance
Exhibit A
Presentation

24-0005M2 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

Attachments: Proposed Ordinance
Exhibit A - Manual

24-2201 Consider/Discuss/Act on a Resolution Casting 209 Votes to the Board of Directors for the Collin Central Appraisal District

Attachments: Resolution
Ballot
About CCAD

24-2202 Consider/Discuss/Act on Appointing a Member to the McKinney Housing Authority

Attachments: LGC, Ch. 392
About MHA

24-2203 Consider/Discuss/Act on Appointing an Alternate Member to the McKinney Armed Services Memorial Board (MASMB)

Attachments: [City Code, Ch. 74, Art. III](#)
[About MASMB](#)

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)

- Home Rule Charter, Section 17

B. Section 551.072. Deliberations about Real Property

- Honey Creek Development Agreement Amendment

C. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Mirage

- VENU / Notes Live

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF VARIOUS CITY BOARDS OR COMMISSIONS MAY BE PRESENT. NO BOARD OR COMMISSION ACTION WILL BE TAKEN.

Posted in accordance with Texas Government Code, Chapter 551, on November 15, 2024.

EMPRESS DRANE

City Secretary

TENITRUS BETHEL PARCHMAN

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>.