

CITY COUNCIL REGULAR MEETING

NOVEMBER 19, 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 19, 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 Fuller called the meeting to order at 6:02 p.m. upon determining a quorum consisting of himself and the following City Councilmembers were present: Mayor Pro Tem Geré Feltus and Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin, Charlie Philips, and Michael Jones

City of McKinney staff present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Director of Strategic Services Trevor Minyard, City Attorney Mark Houser, City Attorney Alan Lathrom, City Secretary Empress Drane, Director of Planning Jennifer Arnold, Director of Engineering Gary Graham, Executive Director of Development Services Michael Quint, MEDC President Michael Kowski, Police Chief Joe Ellenburg, Fire Chief Paul Dow, Director of Housing and Community Development Margaret Li, Deputy City Secretary Tenitrus Bethel-Parchman, Assistant Fire Chief Sean Stephens, Planning Manager Caitlyn Strickland, Planning Manager Hayley Angel, Chief Planner Kaitlin Sheffield, Planner II Cassie Bumgarner, Accreditation & Reporting Specialist Edith Ruiz, Community Services Administrator Shirletta Best, Fire Public Information & Education Coordinator Merit Ossian, Audio Visual Technician Joshua Arias, ICMA Fellow Larenz Taylor, Senior Development Liaison Dana Stillwell, Officer Joseph Spano and McKinney Fire Staff members.

There were approximately sixty-five (65) members of the public in attendance, including McKinney Community Development Corporation Vice-Chair David Riche and board member AJ Micheletto, McKinney Armed Services Memorial Board member Colin

Kimball, Building & Standards Commissioner Dan Porzio, Historic Preservation Advisory Board members Betty Petkovsek and Tom Pence.

Mayor Fuller called for the Invocation and Pledge of Allegiance. The invocation was led by Majors Angel & Valerie Calderon, The Salvation Army McKinney

Mayor Fuller called for Information Sharing Items.

24-2184 Proclamation for Salvation Army Red Kettle Campaign

24-2185 Proclamation for National Hunger and Homelessness Awareness Week,
November 17-23, 2024

24-2186 Recognition of the Fire Department Babysitter Training Program and Life
Saving Efforts by Program Participant

Mayor Fuller called for Public Comments On Agenda Items (for Non-Public Hearing Items) and Non-Agenda Items.

Paul Ballesteros, 6508 Marvin Gardens, McKinney, TX 75070 expressed support for agenda item 24-2185.

Colin Kimball, 4712 Goldeneyes Lane, McKinney, TX 75072 expressed support to appoint Paul Reed to the McKinney Armed Services Memorial Board.

John Steven Worthh, 2728 Bluejack Rd, McKinney, TX 75071 expressed thoughts related to the Shops at Hardin development.

Mr. Worthh provided a presentation to the City Council that was not included in the posted agenda but have been included in these minutes as *Appendix A: Worthh Handout*

The following member of the public did not wish to speak but submitted written comments to be entered into the meeting record. (See Appendix B: Written Public Comments)

Molly Brown, 8908 Trolly Trail, McKinney, TX 75070.

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to approve the Consent Agenda.

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

24-1843 Minutes of the McKinney Arts Commission Meeting of July 18, 2024

24-1751 Minutes of the McKinney Economic Development Corporation Meeting of
June 18, 2024

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.
Caption reads as follows:

ORDINANCE NO. 2024-11-091 AN

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY,
TEXAS, 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**

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. Caption reads
as follows:

ORDINANCE NO. 2025-11-092

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
McKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET
AMENDMENT PERTAINING TO THE FISCAL YEAR 2024-2025
ANNUAL BUDGET TO PROVIDE FUNDING FOR AN AIRCRAFT
RESCUE FIRE FIGHTING APPARATUS; AND PROVIDING FOR AN
EFFECTIVE DATE HEREOF**

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. Caption reads as follows:

ORDINANCE NO. 2024-11-093

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS TO REVISE CHAPTER 62, ENTITLED "MOTOR VEHICLES AND TRAFFIC," OF THE CODE OF ORDINANCES OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF ARTICLE II, ENTITLED "SPEED LIMITS" BY AMENDING SECTION 62 – 80 THROUGH SECTION 62 – 117 AS SET FORTH HEREIN BELOW; 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

24-2191 Consider/Discuss/Act on an Ordinance Amending Rates/Fees for City Services. Caption read as follows:

ORDINANCE NO. 2024-11-094

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, RELATING TO FEES, BY AMENDING APPENDIX A SCHEDULE OF FEES, IN PART, BY AMENDING SECTIONS 30-86 AND 30-175; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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. Caption reads as follows:

RESOLUTION NO. 2024-11-186 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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; AND PROVIDING AN EFFECTIVE DATE

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. Caption reads as follows:

RESOLUTION NO. 2024-11-187 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN AN AMOUNT NOT TO EXCEED \$123,000 FOR THE ARTIST SERVICES OF ALLI K DESIGN, LLC FOR THE E. LOUISIANA STREET ROUNDABOUT “EVER BLOOMING” SCULPTURE

- 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).
Caption reads as follows:

RESOLUTION NO. 2024-11-188 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH FEHR & PEERS FOR PROFESSIONAL ENGINEERING SERVICES TO DEVELOP THE COMPREHENSIVE SAFETY ACTION PLAN (ST2463) FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED \$299,850

- 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. Caption reads as follows:

RESOLUTION NO. 2024-11-189 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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 ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO AN AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT-TO-EXCEED \$299,750

- 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. Caption reads as follows:

RESOLUTION NO. 2024-11-190 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE CONTRACT WITH F1RST SPORTS ACADEMY LLC TO PROVIDE A COMPREHENSIVE A WELLNESS PROGRAM AND MENTAL HEALTH SERVICES FOR FIRST RESPONDERS

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

Councilmember Cloutier motioned to deny 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. The motion failed for a lack of a second.

The Council approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Jones, to approve 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 with a vote of 6 - 1. Councilmember Cloutier voting no. Resolution caption reads as follows:

RESOLUTION NO. 2024-11-191 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, SUPPORTING THE EFFORTS OF THE MCKINNEY HOUSING AUTHORITY TO ACQUIRE THE KINSTAD APARTMENTS

A letter of support from the MHA was not included in the posted agenda but has been included in these minutes as *Appendix B: MHA Letter of Support*

Mayor Fuller called for Regular Agenda And Public Hearing Items.

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

Council approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to approve 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 with a vote of 4 – 2. Councilmembers Beller and Cloutier voting no. Resolution caption reads as follows:

RESOLUTION NO. 2024-11- 192 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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 A COMPREHENSIVE AGREEMENT GOVERNING THE USE AND DEVELOPMENT OF SEVERAL CITY-OWNED PROPERTIES ON AND AROUND THE PROPERTY LOCATED AT 222 N. TENNESSEE STREET

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

Applicant, Bob Roeder, 1700 Redbud #300, McKinney, TX 75069 addressed the Council regarding this item.

Council approved the motion by Councilmember Franklin, seconded by Councilmember Cloutier, to approve 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 with a vote of 6 – 1. Councilmember Philips voting no. Ordinance caption reads as follows:

ORDINANCE NO. 2024-11-095

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 18.7 ACRE PROPERTY, LOCATED ON THE SOUTHEAST CORNER OF WILMETH ROAD AND COMMUNITY AVENUE, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT AND “C” – PLANNED CENTER DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR MULTI-FAMILY RESIDENTIAL USES AND 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

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

Council unanimously approved the motion by Councilmember Jones, seconded by Councilmember Cloutier, to approve 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. Ordinance caption reads as follows:

ORDINANCE NO.2024-11-096

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 143.159 ACRE PROPERTY, LOCATED ON THE NORTH SIDE OF MCINTYRE ROAD AND APPROXIMATELY 1780 FEET EAST OF THE INTERSECTION OF NORTH MCDONALD STREET AND MCINTYRE ROAD, IS REZONED FROM "AG" – AGRICULTURE DISTRICT AND "PD" – PLANNED DEVELOPMENT DISTRICT 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

24-0069SP 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

Applicant, Bob Roeder, 1700 Redbud #300, McKinney, TX 75069 addressed the Council regarding this item.

Council approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Feltus, to approve a Site Plan for Outdoor Commercial Entertainment (VENU Sunset Amphitheater), Located at the Northeast Corner of South Central Expressway (US 75) and Gateway Boulevard with a vote of 6 – 1. Councilmember Beller voting no.

Councilmember Franklin recused himself from agenda item 24-2199 and exited the Council Chambers.

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

The motion by Mayor Pro Tem Feltus, seconded by Councilmember Jones, to approve 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 carried with a vote of 6-0. Councilmember Franklin recused himself. Ordinance caption reads as follows:

ORDINANCE NO. 2024-11-097

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ACTING ON A PROPERTY OWNER'S PETITION REQUESTING THAT LAND THE PROPERTY OWNER PREVIOUSLY REQUESTED BE RELEASED FROM THE CITY OF MCKINNEY'S EXTRATERRITORIAL JURISDICTION BE ADDED BACK INTO THE EXTRATERRITORIAL JURISDICTION; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH THE COLLIN COUNTY CLERK AND THE UPDATING OF THE CITY'S OFFICIAL MAP; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; RESERVING ALL EXISTING RIGHTS AND REMEDIES; AND PROVIDING FOR AN EFFECTIVE DATE

The arial and location map presented during the meeting was not included in the posted agenda but have been included in these minutes as *Appendix D: 24-2199 Exhibit*.

Councilmember Franklin returned to the Council Chambers.

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

Applicant, Bob Roeder, 1700 Redbud #300, McKinney, TX 75069 addressed the Council regarding this item.

Council approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to 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 with a vote of 5 – 2. Councilmember Beller and Mayor Pro Tem Feltus voting no; with the following declaration:

“After consideration of the Secretary of the Interior's Standards, the recommendations of the HPO, and the decision of the HPAB, I move to reverse the decision of the HPAB on item HP2024-0062 and approve the requested CoA in said item.”.

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

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Feltus, to approve 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. Ordinance caption reads as follows:

ORDINANCE NO. 2024-11-098

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AMENDING 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; PROVIDING FOR AN EFFECTIVE DATE THEREOF

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

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to approve 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. Ordinance caption reads as follows:

ORDINANCE NO. 2024-11-099

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING 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); ESTABLISHING PRESUMPTIONS; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to approve 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. Ordinance caption reads as follows:

ORDINANCE NO. 2024-11-100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING 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; ESTABLISHING PRESUMPTIONS; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to approve 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. Ordinance caption reads as follows:

ORDINANCE NO. 2024-11-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ADOPTING REVISION 6 OF THE CITY OF MCKINNEY ENGINEERING DESIGN MANUAL THAT UPDATES AND AMENDS THE STANDARD ENGINEERING PRACTICES AND MINIMUM ENGINEERING CRITERIA FOR PROJECTS WITHIN THE CITY OF MCKINNEY, TEXAS, AND ITS EXTRATERRITORIAL JURISDICTION INCLUDING, BUT NOT LIMITED TO, 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; REPEALING ALL CONFLICTING ORDINANCES; RESERVING ALL EXISTING RIGHTS AND REMEDIES; PROVIDING FOR IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING A PENALTY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

24-2201 Consider/Discuss/Act on a Resolution Casting 210 Votes to the Board of Directors for the Collin Central Appraisal District

Council unanimously approved the motion by Councilmember Beller, seconded by Councilmember Cloutier, to approve a Resolution Casting 210 Votes for Brian Mantzey to the Board of Directors for the Collin Central Appraisal District

The text file for agenda item 24-2201 has been included in these minutes as *Appendix E: 24-2201 Revised Text File*

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

Council unanimously approved the motion by Councilmember Beller, seconded by Councilmember Franklin, to approve Appointing Kurt Wiest as a Member to the McKinney Housing Authority with a term expiring September 2025.

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

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to approve Paul Reid as an Alternate Member

to the McKinney Armed Services Memorial Board (MASMB) with a term expiring September 2025.

Mayor Fuller called for Council And Manager Comments.

Councilmember Philips congratulated the McKinney High and McKinney North High School football teams for making the playoffs and a special congratulations to McKinney North running back Greg Ard who completed the season with 1, 496 yards rushing.

Councilmember Jones attended a turkey drive at Woodside Village Apartments to provide turkeys for families and between 75 – 100 turkeys were given out and he sent special thanks to those who volunteered, including New Jerusalem Church, Deborah and Myron Bradford, St. Mark's Church volunteers, Pastor Charles Wattley, Shane Gilmore and member of Alpha Phi Alpha Fraternity, Angela Richardson-Woods, David and Sally Riche, AJ Micheletto, Councilmember Beller and his wife Amanda.

Mayor Pro Tem Feltus recently was invited to speak at the MISD Student Advisory Council which includes groups of students from each high school that serve as liaisons between the students and administration; she attended and spoke at the Veterans Day event on behalf of the Mayor; she also attended the 40 over 40 for Collin County event which recognized McKinney residents Tanya Dangerfield and Kathy Blank; she attended the Shiloh's Place groundbreaking last week where they are expanding from eight (8) units to sixteen (16); she attended the McKinney Podcast and thanked James Jenkins and Fred; and lastly she attended the Billie Jean King event at The Courts where Ukraine and Austria were hosted.

Councilmember Beller mentioned McKinney has a new lower division soccer team called the McKinney Chupacabras and he sent congratulations to Michael Hitchcock and his team and gear is available for purchase at Pro Rail downtown; he attended the State of the City and he thanked Mr. Grimes and Mayor Fuller for representing the city and also thanked Lisa Hermes and the McKinney Chamber of Commerce team for producing such a great event; he attended the Veterans Day event and Dr. Feltus did an excellent job with her address and he thanked the Armed Services Board and Parks and Recreation team for their hard work as well; he attended a dinner with the Plug & Play group that recently presented as well as the Mr. Kowski

and the MEDC team; he echoed Councilmember Jones regarding the Woodside Village Apartments event; he also attended the Billie Jean King event and expressed thanks to the Visit McKinney team and Parks & Recreation for putting together such a great event; he also congratulated Rick Wells, Andrea Shackleford, Saman and the team at Harvest for winning a Michelin recommendation; and lastly the Division II football playoffs begin on Saturday with 28 teams vying for a spot in McKinney on December 21 for the National Championship.

Councilmember Franklin mentioned with the holidays approaching there will be an increase in travel on the road and he sent his thoughts and prayers to the families for safe travels.

Councilmember Cloutier attended the Veterans Day event and it was a great event; he thanked The Community Garden Kitchen, Food Pantry, Samaritan Inn, Shiloh Place and Paul Ballesteros with Manual Labor for all of their work with the unhoused community; and he attended the Billie Jean King event and expressed his thanks to the Parks & Recreation and Visit McKinney staff in hosting this event.

City Manager Grimes invited everyone to the Home for the Holidays event next week, with the tree lighting ceremony on Friday, November 29 at 6:15 pm which will include family activities, food and entertainment throughout the weekend, more information is available at mckinneychristmas.com.

Mayor Fuller stated this Saturday The City Church need volunteers and non-perishable donations for their annual Thanksgiving Blessing Box event and he expressed the magnitude of the organization and the work they do and gave a special thanks to Carol Woods and her team; he attended the Billie Jean King tournament and stated it was a great event and thanked Aaron Werner and Matt Hamlin for all of their hard work on putting this event together and he stated the coaches and players expressed their gratitude for the graciousness and acceptance they received while in McKinney and lastly he stated Love Life Angels will be hosting a toy drive and if you would like to volunteer you may do so by visiting lovelifeangels.com.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to adjourn the regular meeting at 8:34 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the November 24, 2024, edition of the McKinney Courier-Gazette newspaper and the Monday, November 25, 2024, edition of the Celina Record newspaper.

These minutes were approved by the City Council on December 17, 2024.

SIGNED:

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

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

Appendix A: Worthh Handout
Appendix B: Written Public Comment
Appendix C: MHA Letter of Support
Appendix D: 24-2199 Exhibit
Appendix E: 24-2201 Revised Text File



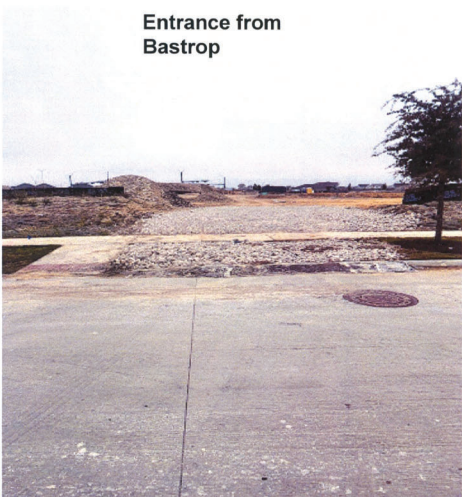
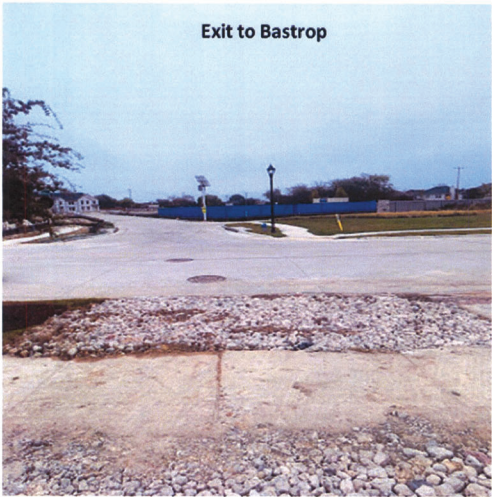
Painted Tree Village

Painted Tree Village Site Plan



There are 5 McDonald's in McKinney

402 N Central Expy McKinney, TX 75070	0.2 miles away
• Close at 01:00 AM	
1810 W University McKinney, TX 75069	1.3 miles away
• Open 24 hours	
240 W Eldorado Pkwy McKinney, TX 75069	1.7 miles away
• Close at 12:00 AM	
3200 Eldorado McKinney, TX 75070	2.6 miles away
• Close at 01:00 AM	
5251 University Dr. McKinney, TX 75071	2.9 miles away
• Close at 01:00 AM	



Reg

Request to Speak Before McKinney City Council

Date 11/19/24

(Print) Full Name Molly Brown Phone _____

Address 8908 Trolley trail City McKinney Zip 75070

Email integrationbyhearts@gmail.com

Public Comments for items ON THE AGENDA

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

☐ I wish to speak in SUPPORT / OPPOSITION of Agenda Item # _____

Public Comments for items NOT ON THE AGENDA

Those wishing to speak on non-Agenda items will be called at the end of the meeting.

☐ I wish to speak about: _____

Submit a Comment without Speaking

I do not wish to speak; however, please record my

#24-2197
☒ SUPPORT FOR ☐ OPPOSITION AGAINST

Affordable housing expansion is desperately needed
in McKinney. Mixed-income development is best!

November 15, 2024

Via E-Mail (citymgr@mckinneytexas.org)

Mr. Paul Grimes, City Manger
City of McKinney, Texas
222 N. Tennessee Street
McKinney, TX 75069

Re: Kinstead McKinney Letter of Support

Dear Mr. Grimes:

The Housing Authority of the City of McKinney, Texas, a public body corporate and politic ("**MHA**"), intends to partner with Kalterra Capital Partners, LLC ("**Kalterra**"), a developer interested in acquiring an apartment complex known as Kinstead McKinney located at 5701 McKinney Place Drive in McKinney, Texas ("**Kinstead**"). Specifically, MHA will own the land beneath the Kinstead development and ground lease the property to a Texas limited partnership in which both MHA and Kalterra will have an ownership stake. The financial closing for the Kinstead acquisition is scheduled to occur on or before December 31, 2024. In advance of closing, MHA is seeking a letter of support from your office for this transaction, which is described in more detail as follows.

At the time Kinstead is acquired, MHA and Kalterra will designate at least 50% of the 376 total existing market rate units as affordable apartment units set aside for residents with incomes at or below 80% of the Area Median Income ("**AMI**") as determined by the U.S. Department of Housing and Urban Development. In addition, 7.7% of these affordable units will be further set aside for residents with incomes at or below 30% of AMI. As a result of MHA's acquisition of the Kinstead property and the designation of the units at Kinstead as affordable, MHA expects that the Kinstead property will be considered exempt from ad valorem taxation by the Collin Central Appraisal District pursuant to Chapter 392 of the Texas Local Government Code.

MHA projects that converting 50% of the market rate units at Kinstead into affordable units will generate \$11,152,781 in rental savings to the McKinney community over a 10-year period. Furthermore, MHA anticipates that its involvement in Kinstead will generate revenue to MHA that can be used to finance future affordable housing developments in McKinney in furtherance of MHA's mission to provide safe, sanitary and affordable housing for its residents.

We understand that affordable housing preservation and development is top of mind for the City of McKinney and Collin County, as each of us does our part to address the nationwide affordability crisis—a crisis that has hit the City of McKinney especially hard. Kinstead presents the perfect opportunity to bring 191 newly affordable units to our community while strengthening MHA's financial capacity to generate more affordable options in the future.

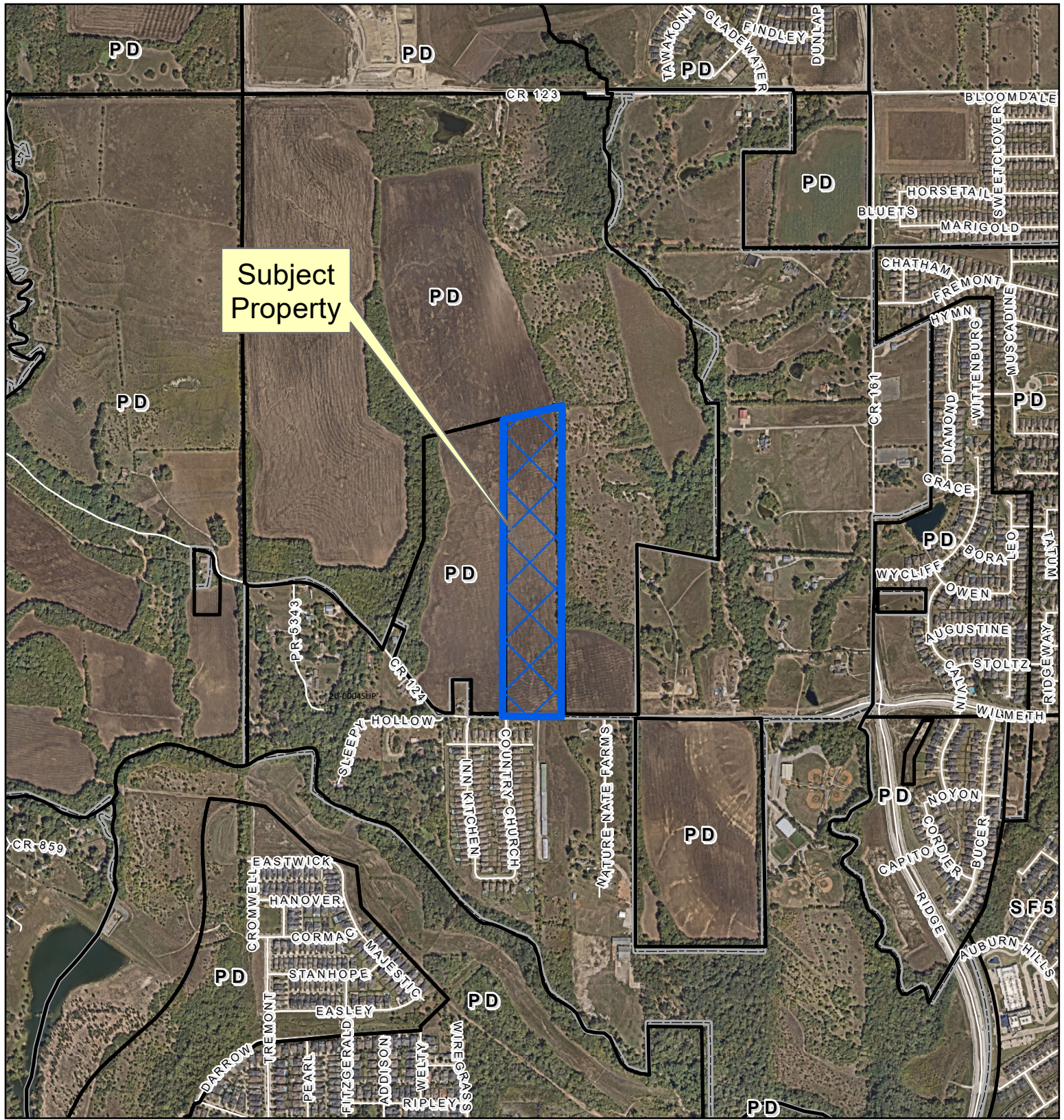
To keep us on track for the upcoming closing, MHA respectfully requests that you furnish us with a letter of support for Kinstead on behalf of the City of McKinney within ten (10) business days of your receipt of this letter.

Please do not hesitate to contact me if you require anything further to consider this request.

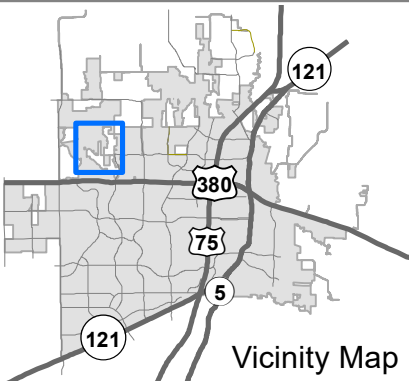
Very truly yours,

A handwritten signature in black ink that reads "Roslyn Miller". The script is cursive and fluid, with the first name "Roslyn" and last name "Miller" clearly distinguishable.

Roslyn Miller
Executive Director

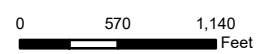


Subject
Property



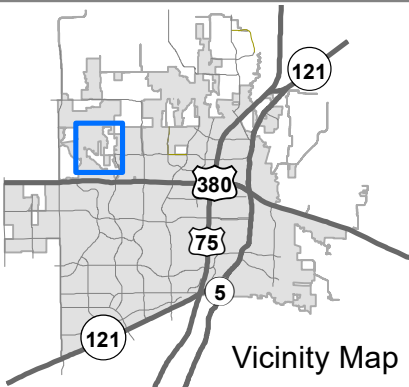
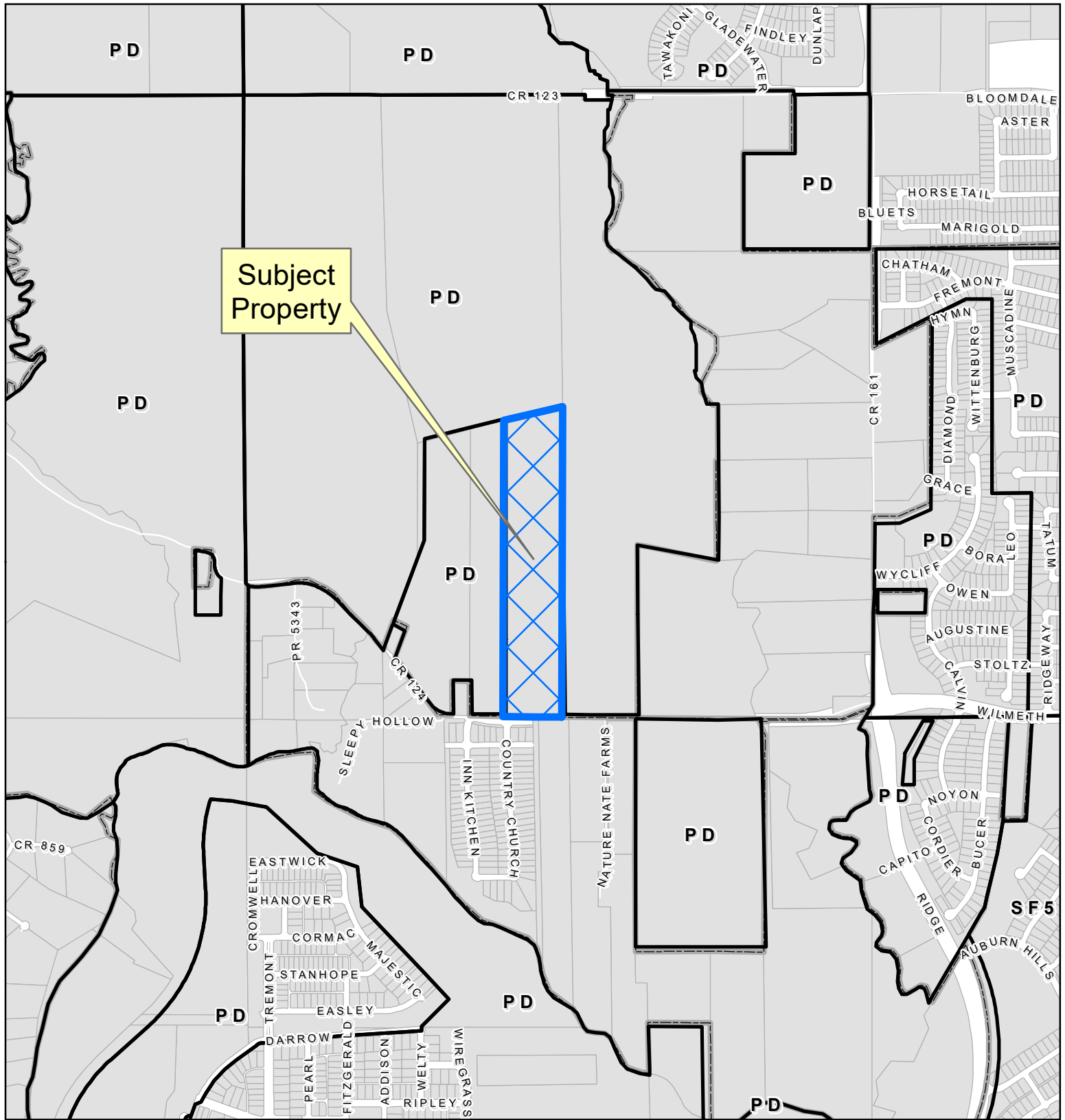
Location Map

973192



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

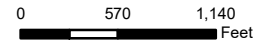




Location Map

973192

Appendix D: 24-2199 Exhibit
Page 2 of 2



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



Consider/Discuss/Act on a Resolution Casting 210 Votes to the Board of Directors for the Collin Central Appraisal District

COUNCIL GOAL: Direction for Strategic and Economic Growth
(**1E:** Increase community involvement and participation within local government / community)
Financially Sound Government
(**4D:** Create financial plans for future growth as well as future maintenance)

MEETING DATE: November 19, 2024

DEPARTMENT: City Secretary

CONTACT: Empress Drane, City Secretary

RECOMMENDED CITY COUNCIL ACTION: Approve a Resolution casting votes for the candidate(s) to the Board of Directors for the Collin Central Appraisal District.

- ITEM SUMMARY:**
- The City of McKinney has two hundred ten (210) of the total five thousand (5,000) of votes to cast in the election of Board of Directors for the Central Appraisal District of Collin County, Texas.
 - The voting resolution must be delivered to the Chief Appraiser no later than December 15, 2024, and the elected Board of Directors will be confirmed before the end of December.
 - The top five candidates receiving the most votes will be appointed to the Board.
 - On September 30, 2024, the City Council approved Resolution #2024-09-175 (R), nominating Brian Mantzey to the list of candidates.

Candidates for the CCAD Board of Directors Election

Nominee	Current Member	Resident of	Nominated by
Alvin Benton		Frisco	Frisco ISD
Lisa Biddle		Anna	City of Anna
Marvin Bobo		Lucas	Lovejoy ISD
Lindsay Buhler		Sachse	City of Sachse
Al Ely		Plano	Plano ISD
Richard Grady	✓	Plano	City of Plano
Robert Hallberg		Anna	City of Anna
Michelle Howarth		Sachse	City of Sachse
Brian Mantzey	✓	McKinney	City of McKinney
Skip Middleton		Frisco	City of Frisco
Lee Miller		Anna	City of Anna
Sheri Sachs		Anna	City of Anna
Jerry Tartaglino		Parker	Plano ISD
Veronica Yost	✓	Allen	City of Allen & Allen ISD

CCAD Taxing Entities – Allocation of Votes

Allen City	111	Frisco ISD	608	Princeton City	22
Allen ISD	300	Garland City	0	Princeton ISD	75
Anna City	24	Josephine City	2	Prosper Town	47
Anna ISD	59	Lavon City	6	Prosper ISD	284
Bland ISD	0	Leonard ISD	1	Richardson City	78
Blue Ridge City	1	Lovejoy ISD	62	Rockwall ISD	0
Blue Ridge ISD	8	Lowry Crossing City	1	Royse City	3
Carrollton City	1	Lucas City	7	Royse City ISD	6
Celina City	52	McKinney City	210	Sachse City	13
Celina ISD	74	McKinney ISD	371	Saint Paul City	1
Collin County	452	Melissa City	23	Trenton ISD	0
Collin County College	225	Melissa ISD	69	Van Alstyne City	0
Community ISD	42	Murphy City	17	Van Alstyne ISD	2
Dallas City	69	Nevada City	1	Weston City	1
Fairview City	13	New Hope City	0	Whitewright ISD	0
Farmersville City	4	Parker City	7	Wylie City	53
Farmersville ISD	20	Plano City	300	Wylie ISD	158
Frisco City	173	Plano ISD	944	TOTAL VOTES	5,000

BACKGROUND INFORMATION:

Board Composition, all voting members:

- Five (5) Members **appointed** by Taxing Entity Election
- Three (3) Members **publicly elected** by voters of Collin County
- One (1) Member being the County Tax Assessor-Collector

Board member staggered terms:

- Recent State legislation established four-year member terms, with initial terms as follows (to establish staggered seats):
- Members appointed through the Governing Body Election:
 - Two members will serve an initial one-year term, expiring December 2025
 - Three members will serve an initial three-year term, expiring December 2027
- The next election for the three (3) Publicly Elected members will be held November 2026
 - One member will serve an initial one-year term, expiring December 2028
 - Two members will serve an initial three-year term, expiring December 3030

City of McKinney Voting History:

- In 2011, the City of McKinney cast 100 votes for Wayne Mayo and 100 votes for Dr. Leo Fitzgerald.
- In 2013, the City of McKinney cast 60 votes for Wayne Mayo, 27 votes for Dr. Leo Fitzgerald, 20 votes for Gary Rodenbaugh, 20 votes for Roy Wilshire, 20 votes for Ronald Carlisle, 20 votes for Tiffany Burleson, and 20 votes for Michael A. Pirek.
- In 2015, the City of McKinney cast its 193 votes for John Politz.
- In 2017, the City of McKinney cast its 187 votes for Ed Standridge.
- In 2019, the City of McKinney cast its 196 votes for Brian Mantzey.
- In 2021, the City of McKinney cast its 199 votes for Brian Mantzey.
- In 2023, the City of McKinney cast its 209 votes for Brian Mantzey.

FINANCIAL SUMMARY: N/A