

## **CITY COUNCIL REGULAR MEETING**

**MARCH 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, March 19 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 6:10 p.m. upon determining a quorum consisting of himself and the following City Council members were present: Mayor Pro Tem Charlie Philips, and Council members Justin Beller, Patrick Cloutier, Geré Feltus, Rick Franklin, Charlie Philips, and Michael Jones.

City Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Steve Tilton, Assistant City Manager Barry Shelton, City Attorney Mark Houser, Deputy City Secretary Tenitrus Bethel, City Secretary Empress Drane, Director of Public Safety Greg Conley, Director of Strategic Services Trevor Minyard, Director of Organizational Development & Performance Management Joe Mazzola, Director of Parks, Recreation & Open Space (PROS) Amy Kinkade, Assistant Director of PROS Ryan Mullins, Apex Centre Manager Erica Lyght, Parks Planning & Development Manager Jenny Baker, Director of Planning Jennifer Arnold, Director of Engineering Gary Graham, Director of McKinney National Airport Ken Carley, Information Technology Service Technician Matt Record, Video Producer Joey Barr, Video Producer Michael Johnson, Executive Director of Visit McKinney Aaron Werner, Police Sergeant Joseph Spano, Police Officer Albert Briseno, and Police Officer Jason Connelly. There were more than one hundred twenty-five (125) members of the public present in the audience including these city boards and commissions members: McKinney Housing Finance Corporation Alternate Mohamed Kacem, McKinney Community Development Corporation (MCDC) Vice Chair David Kelly, MCDC Secretary David Riche, and Capital Improvement Advisory Committee member Steve Wilson.

Mayor Fuller called for the Invocation and Pledge of Allegiance.

The invocation was given by Minister Abdulmalik Mohammad of the Women of Impact - Global Peace Initiative.

Mayor Fuller called for the Information Sharing items:

- 24-1348** Proclamation for the Month of Ramadan
- 24-1349** Proclamation for Developmental Disabilities Awareness Month
- 24-1350** Proclamation for Red Cross Month
- 24-1351** Proclamation for Surveyors Week

Mayor Fuller called for Public Comments.

Mohammed Billah, 3313 Taunton Way, McKinney TX 75069, spoke regarding agenda item #24-1348 (Ramadan Proclamation) and called for a ceasefire of the conflict in Gaza.

The following individuals called for a ceasefire of the conflict in Gaza:

Mousa Abudaabes, 2221 Fleming Dr, McKinney TX 75072

Sehar Ezez, 1222 Westmoreland Dr, McKinney TX 75406

Paul Ballesteros, 6508 Marvin Gardens, McKinney TX 75070, spoke regarding the condition of homelessness in the city.

Bryan Wellington, 5936 Weston Dr, McKinney TX 75070 spoke regarding commercial development of the city airport.

Mayor Fuller called for the Consent agenda. Council member Feltus requested item #24-1357 (Airport Taxilane A4 Project) to be pulled from the Consent agenda for individual consideration.

Council unanimously approved the motion by Council member Michael Jones, seconded by Council member Patrick Cloutier, to the Consent agenda as follows:

- 24-1352** Minutes of the City Council Work Session of February 20, 2024
- 24-1353** Minutes of the City Council Work Session of February 27, 2024
- 24-1354** Minutes of the City Council Work Session of March 5, 2024
- 24-1355** Minutes of the City Council Regular Meeting of March 5, 2024
- 24-1222** Minutes of the Library Advisory Board meeting of January 18, 2024
- 24-1306** Minutes of the McKinney Housing Finance Corporation Meeting of October 13, 2023

- 24-1282** Minutes of the McKinney Urban Transit District (MUTD) Board Meeting of September 19, 2023
- 24-1225** Minutes of the Planning and Zoning Commission Regular Meeting of January 23, 2024
- 24-1319** Minutes of the Planning and Zoning Commission Regular Meeting of February 27, 2024
- 24-1356** Consider/Discuss/Act on a Resolution Adopting Revised Membership Rates for the Apex Centre Pursuant to Sec. 74-101 of the Code of Ordinances of the City of McKinney, Texas; and Providing for an Effective Date

Resolution caption reads as follows:

**RESOLUTION NO. 2024-03-049 R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ADOPTING REVISED MEMBERSHIP FEES FOR THE APEX CENTRE PURSUANT TO SEC. 74-101 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE**

- 24-1358** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with BGE, Inc. for Professional Engineering Design Services for the East Louisiana Street Infrastructure Improvements Project

Resolution caption reads as follows:

**RESOLUTION NO. 2024-03-051 R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH BGE, INC. FOR ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE EAST LOUISIANA STREET INFRASTRUCTURE IMPROVEMENTS FROM SH 5 TO EAST OF MURRAY STREET FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$820,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$840,000**

- 24-1359** Consider/Discuss/Act on a Resolution Naming a Park within Craig Ranch, McKinney Corporate Center Park, Located South of Van Tuyl Parkway between Meyer Way and Weiskopf Avenue

Resolution caption reads as follows:

**RESOLUTION NO. 2024-03-052 R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,  
NAMING A PARK LOCATED WITHIN CRAIG RANCH, LOCATED SOUTH OF VAN  
TUYL PARKWAY BETWEEN MEYER WAY AND WEISKOPF AVENUE, MCKINNEY  
CORPORATE CENTER PARK  
END OF CONSENT AGENDA**

Mayor Fuller called for agenda item #24-1357:

**24-1357** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Nu-Way Construction LLC for the Construction of Taxilane A4 Project, (AI2455)

Council unanimously approved the motion by Council member Geré Feltus, seconded by Council member Rick Franklin, to approve a resolution, caption reading as follows:

**RESOLUTION NO. 2024-03-050 R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$2,288,150 WITH NU-WAY CONSTRUCTION, LLC FOR THE CONSTRUCTION OF THE TAXILANE A4 PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$2,493,500**

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

**23-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0010SUP2** Permit Request to Allow a Restaurant with Drive-Through (McDonalds), Located at 9010 Virginia Parkway, and Accompanying Ordinance

Leslie Fordm 3224 Collinsworth, Fort Worth TX 76107, (on behalf of the applicant) spoke in support of the Specific Use Permit.

Anissa Chilmeran, 4925 Razor Blvd, Plano TX 75072 spoke in opposition to the Specific Use Permit.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Rick Franklin, to close the public hearing and approve the request, ordinance caption reading as follows:

**ORDINANCE NO. 2024-03-014**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH (MCDONALDS), LOCATED 9010 VIRGINIA PARKWAY; PROVIDING REGULATIONS; 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**

**23-0105Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS60" - Single Family Residence District to "C1" - Neighborhood Commercial District, Located at 121 Dorsey Avenue, and Accompanying Ordinance

The applicant was not present, and no members of the public spoke regarding the request.

Council unanimously approved the motion by Council member Geré Feltus, seconded by Council member Rick Franklin, to close the public hearing and approve the request, ordinance caption reading as follows:

**ORDINANCE NO. 2024-03-015**

**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 0.37 ACRE PROPERTY, LOCATED AT 121 DORSEY AVENUE, IS REZONED FROM "RS60" – SINGLE FAMILY RESIDENCE DISTRICT TO "C1" – NEIGHBORHOOD COMMERCIAL DISTRICT, GENERALLY TO 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**

**24-0009Z2** 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

Kevin Kuntz, 8350 N Central Expressway, Dallas TX, (on behalf of the applicant) spoke in support of the request.

Council approved the motion by Council member Rick Franklin, seconded by Council member Michael Jones, to close the public hearing and approve the request, with a vote of 4 - 3, Patrick Cloutier, Geré Feltus, Charlie Philips voting no.

The ordinance caption reads as follows:

**ORDINANCE NO. 2024-03-016**

**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 18.22 ACRE PROPERTY, LOCATED ON THE SOUTHWEST CORNER OF MCKINNEY RANCH PARKWAY AND COLLIN MCKINNEY PARKWAY, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT, GENERALLY 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**

**24-1360** Consider/Discuss/Act on Appointing an Alternate Member to the Visit McKinney Board

Council approved the motion by Council member Patrick Cloutier, seconded by Council member Geré Feltus, to appoint Brian Medina as an Alternate Member to the Visit McKinney Board with a vote of 5 - 1 - 0, Charlie Philips voting no.

Brian Medina will serve as an Alternate member, for a partial term effective this date until September 30, 2025.

The Council did not meet in Executive Session.

Mayor Fuller called for Council and Manager Comments.

Council member Franklin thanked members of the Muslim community who have attended Council meetings to address the conflict in Gaza, extending thoughts and prayers to those impacted by the war.

Council member Cloutier attended a tour of the City of Frisco Recycling Center and commended the Styrofoam recycling work being done in Frisco; recognized the community group C.O.R.E. (Coalition on Racial Equity) for the engagement event held on Monday, March 18; recognized and thanked the McKinney Dawoodi organization for inclusion at its Iftar dinner held on Monday, March 18.

Council member Jones recognized and thanked the McKinney Dawoodi organization for inclusion at its Iftar dinner held on Monday, March 18; announced that he and other volunteers will attend an Easter Egg Hunt event at Woodside Village Apartments on Saturday, March 23 and encouraged the City Council to attend.

Council member Feltus attended the Texas Muslim Womens Foundation event on International Womens Day, thanked the organization, and recognized MCDC Vice

Chair David Kelly who also served on the Foundation board; recognized the C.O.R.E. engagement event held on Monday, March 23; and recognized and thanked the Dawoodi group for the Iftar dinner.

Mayor Pro Tem Philips recently attended the Collin County Meals on Wheels gala where former City Council member Ray Ricchi was recognized for his longtime service to the organization; thanked MCDC Secretary David Riche for his service to the city; expressed condolences to city staff Mike Smith who recently lost mother to illness; congratulated McKinney High School Boys Track 4 x 200 meter relay team of Ashton McShane, Raymond White, Gavin Menefee, and Khristian Mackintrush, for their first place finish with a time of 1:28.31 at the Plano Invitational Meet on March 2; and announced the McKinney Special Olympics event at Ron Poe Stadium (April 4) will host one thousand (1,000) area athletes and encouraged the public to support the event.

City Manager Paul Grimes announced the May 4, 2024 local election will contain five (5) McKinney bond propositions and encouraged those eligible to register to vote before the registration deadline of April 4. Information about the election is available on the city web page [mckinneytexas.org/vote](http://mckinneytexas.org/vote).

Mayor Fuller recognized and thanked the McKinney Dawoodi organization for inclusion at its Iftar dinner held on Monday, March 18 and their service work throughout the community, and praised their slogan "Texas Strong, McKinney Proud." Mayor Fuller extended well wishes to Frederick Frazier (former Council member and current State Representative), whose father is currently recovering from a massive heart attack.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Geré Feltus, to adjourn the meeting at 7:28 p.m.

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

These minutes were approved by the City Council on April 2, 2024.

SIGNED:

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GEORGE C. FULLER, Mayor  
CHARLIE PHILIPS, Mayor Pro Tem

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas