



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, July 16, 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

Invocation and Pledge of Allegiance given by John Crosbie, McKinney Commandery No. 34.

INFORMATION SHARING ITEMS

TMP24-0698 [Proclamation for Parks & Recreation Month](#)

Attachments: [Proclamation](#)

TMP24-0862 [Proclamation Recognizing Avery Phillips](#)

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

- 24-1755** [Minutes of the City Council Work Session of April 16, 2024](#)
Attachments: [Minutes](#)
- 24-1756** [Minutes of the City Council Special Meeting of June 25, 2024](#)
Attachments: [Minutes](#)
- 24-1696** [Minutes of the Board of Adjustments Meeting of January 24, 2024](#)
Attachments: [Minutes](#)
- 24-1608** [Minutes of the Community Grants Advisory Commission Meeting of May 9, 2024](#)
Attachments: [Minutes](#)
- 24-1609** [Minutes of the Community Grants Advisory Commission Meeting of May 16, 2024](#)
Attachments: [Minutes](#)
- 24-1559** [Minutes of the Joint Meeting of the McKinney Economic Development Corporation & McKinney Community Development Corporation of April 16, 2024](#)
Attachments: [Minutes](#)
- 24-1564** [Minutes of the McKinney Arts Commission Meeting of April 18, 2024](#)
Attachments: [Minutes](#)
- 24-1700** [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of May 9, 2024](#)

Attachments: [Minutes](#)

24-1701 [Minutes of the McKinney Community Development Corporation Affordable Housing Subcommittee Meeting of May 13, 2024](#)

Attachments: [Minutes](#)

24-1699 [Minutes of the McKinney Community Development Corporation Meeting of May 23, 2024](#)

Attachments: [Minutes](#)

24-1434 [Minutes of the McKinney Economic Development Corporation Special Meeting of March 4, 2024](#)

Attachments: [Minutes](#)

24-1433 [Minutes of the McKinney Economic Development Corporation Meeting of March 19, 2024](#)

Attachments: [Minutes](#)

24-1676 [Minutes of the McKinney Economic Development Corporation Meeting of May 21, 2024](#)

Attachments: [Minutes](#)

24-1645 [Minutes of the McKinney Housing Finance Corporation Meeting of March 8, 2024](#)

Attachments: [Minutes](#)

24-1636 [Minutes of the McKinney Main Street Board Meeting of May 9, 2024](#)

Attachments: [Minutes](#)

24-1719 [Minutes of the Planning and Zoning Commission Regular Meeting of May 28, 2024](#)

Attachments: [Minutes](#)

Consent ORDINANCES

24-1757 [Consider/Discuss/Act on an Ordinance Amending Section 62-107 of the Code of Ordinances to Concur with Texas Department of Transportation Regarding the Speed Limit on Harry McKillop Boulevard \(FM 546\) from Wattley Way to the East City Limit of McKinney](#)

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

24-1758 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2023-2024 Annual Budget and Amending the 2024-2028 Capital Improvement Program, to Provide Funds for the Green Ribbon Project at US75 and Virginia Parkway \(PK2112\)](#)

Attachments: [Ordinance](#)

24-1759 [Consider/Discuss/Act on an Ordinance to Extend the Reduced Speed School Zone and Times for Rockhill High School along Coit Road to include Jones Middle School](#)

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

24-1760 [Consider/Discuss/Act on an Ordinance to Modify the Reduced Speed School Zone and Crosswalk for Webb Elementary School](#)

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

Consent RESOLUTIONS

24-1761 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept, if awarded, to Implement a Wildflower Seed Grant from the Pollinator Partnership Non-Profit organization to allow Park Maintenance and volunteers to sow seeds in parks and medians](#)

Attachments: [Resolution](#)
 [P2 General Seed Grant Application](#)

- 24-1762** [Consider/Discus/Act on a Resolution Authorizing the City Manager to Enter into a Professional Contract for Services Relating to a School Resource Officer Program with the McKinney Independent School District](#)
- Attachments:** [Resolution](#)
 [Contract](#)
- 24-1763** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Western Municipal Construction of Texas, LLC, for the Construction of the Lela, Jones, Foote, and Bradley Street Infrastructure Improvements Project](#)
- Attachments:** [Resolution](#)
 [Project Location Map](#)
- 24-1764** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Raba Kistner, Inc. for Geotechnical and Materials Testing Services for the Construction of the Lela, Jones, Foote, and Bradley Street Infrastructure Improvements Project and Authorizing Any Necessary Supplemental Agreements](#)
- Attachments:** [Resolution](#)
 [Project Location Map](#)
- 24-1765** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Gemini Stage Lighting and Equipment Company, LLC of Dallas, Texas for the McKinney Performing Arts Center Theatrical Lighting System Replacement](#)
- Attachments:** [Resolution](#)
 [Scoring Summary](#)
- 24-1766** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kleinfelder, Inc. for Geotechnical and Materials Testing Services for the Construction of the Stacy Road Elevated Storage Tank](#)

Project and Authorizing Any Necessary Supplemental Agreements

Attachments: Resolution
Location Map

24-1767 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Renewal Lease Agreement with McKinney East Fork, LLC

Attachments: Resolution

24-1768 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for Lots 1 & 2, Block A, Trinity McKinney Addition, Located in the Extraterritorial Jurisdiction (ETJ) of McKinney, Texas, Situated on the East Side of Trinity Falls Parkway Approximately 200 Linear Feet South of Weston Road

Attachments: Resolution
Agreement
Location Map

24-1769 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement number 5 with Johnson, Mirmiran and Thompson, Inc. for Professional Engineering Design Services for the Virginia and Throckmorton Infrastructure Improvements (Municipal Complex) Project

Attachments: Resolution
Location Map

24-1770 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Grantham & Associates, Inc. for Professional Engineering Design Services for the College, Hunt, Davis & Church Street Infrastructure Improvements Project and Any Necessary Supplemental Agreements

Attachments: Resolution
Location Map

24-1771 [Consider/Discuss/Act on a Resolution Awarding Contracts to Jim Bowman Construction Company, L.P. of Plano, Texas and Alderink Enterprises, Inc. dba CI Pavement of Grand Prairie, Texas for Concrete Street and Concrete Sidewalk Repairs--](#)

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

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.

24-0088FP [Consider/Discuss/Act on a Final Plat for Lot 1, Block A, of the Townsend Addition, Located within McKinney's Extraterritorial Jurisdiction \(ETJ\) and Located Approximately 270 Feet East of Breezy Hill Road and on the North Side of North McDonald Street](#)

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

24-0049Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BG" - General Business District to "I1" - Light Industrial District, Located at 1443 North Church Street, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 06.25.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

24-0055Z2 [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 the Southeast Corner of McKinney Ranch Parkway and South Lake Forest Drive, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 07.09.2024](#)
[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. 2000-09-066](#)
[Proposed Ordinance](#)
[Proposed Exhibits A - C](#)
[Presentation](#)

24-0001SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Independent Living \(Elevated Independent Living\), Located on the North Side of Silverado Trail and Approximately 1,300 Feet East of South Custer Road, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 06.25.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

24-1772 [Conduct a Public Hearing and Consider/Discuss/Act on an Ordinance Authorizing the Sale of Approximately 2.815 Acres of Land Owned by the City of McKinney that is Designated as Parkland, Which Parkland is Generally Located on the North Side of CR 164 at Its Intersection with Taylor-Burk Drive, to the State of Texas for the Construction of Its Highway 380 Bypass Project; and Authorizing the City Manager to Execute Deeds and Documents Regarding the Sale of Said City-Owned Parkland Property to the State of Texas \("TxDOT"\)](#)

Attachments: [Ordinance](#)
[Location Map](#)
[Presentation](#)

24-1773 [Conduct a Public Hearing and Consider/Discuss/Act on an Ordinance of the City Council of the City of McKinney, Texas, Granting to Oncor Electric Delivery Company LLC, Its Successors and Assigns, the Non-Exclusive Right to Use and Occupy Rights-Of-Way Within the City of McKinney for the Construction and Operation of an Electric Transmission and Distribution System Prescribing Conditions Governing the Power Franchise to Use the Present and Future Streets, Alleys, Highways, Public Utility Easements, Public Ways and Public Property of the City of McKinney, Texas, Providing for Compensation Therefor, Providing for an Effective Date and a Term of Said Franchise, Providing for Written Acceptance of This Franchise, Providing for the Repeal of All Existing Franchise Ordinances to Oncor Electric Delivery Company LLC, Its Predecessors and Assigns, and Finding That the Meeting at Which This Ordinance Is Passed Is Open to the Public](#)

Attachments: [Ordinance](#)

24-1774 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Garver, LLC for McKinney National Airport Project AI2250, East Side Development & Infrastructure](#)

Attachments: [Resolution](#)

24-1775 [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 Independence Parkway 24 Inch Water Line Project \(WA0210\) which Property is Located on US 380/W. University Drive, West of Custer Road 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](#)

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.

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)

- Block A, Lot CA-1, PROVENCE TOWNHOME ADDITION PHASE 1 / UDC Article 802E.1.

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- Honey Creek Development Agreement

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- CR JW Hotel, LLC

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with Texas Government Code, Chapter 551, on July 12, 2024.

*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>.