



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, December 6, 2022

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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### WATCH THE BROADCAST LIVE

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Spectrum Channel 16; AT&T U-Verse Channel 99;  
online at <https://mckinney.legistar.com>; and  
online at <https://mckinneytx.new.swagit.com/views/130>

### CALL TO ORDER

### INVOCATION AND PLEDGE OF ALLEGIANCE

*Invocation given by Dr. Bill Rosnett, Northwest Christian Church and Dayspring Counseling*

### INFORMATION SHARING

**22-1104**      [Installation of Chief of Police Joe Ellenburg](#)

**Attachments:**    [News Release](#)

**22-1105**      [Recognition of McKinney Public Safety Communications Specialist Mike Smith, for 9-1-1 CPR Life Saving Efforts](#)

**Attachments:**    [Article](#)

### 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.*

*Pursuant to Section 551.007 of the Texas Government Code, 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.*

## **MINUTES**

- 22-1106**      [Minutes of the City Council Work Session of November 15, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-1107**      [Minutes of the City Council Regular Meeting of November 15, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-1108**      [Minutes of the City Council Special Meeting of November 17, 2022 Canvassing the Results of the November 8, 2022 Special Local Option Alcohol Election](#)  
**Attachments:**    [Minutes](#)
- 22-0741**      [Minutes of the Animal Services Facility Advisory Committee Meeting of May 11, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0795**      [Minutes of the Board of Adjustment Regular Meeting of July 13, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0988**      [Minutes of the Library Advisory Board Meeting of September 15, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-1077**      [Minutes of the Library Advisory Board Meeting of October 20, 2022](#)

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

**22-0449** [Minutes of the McKinney Arts Commission Meeting of March 17, 2022](#)

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

**22-1058** [Minutes of the McKinney Community Development Corporation Meeting of October 27, 2022](#)

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

**22-0470** [Minutes of the McKinney Economic Development Corporation Meeting of March 15, 2022](#)

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

**22-1053** [Minutes of the McKinney Economic Development Corporation Meeting of October 18, 2022](#)

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

**22-0832** [Minutes of the McKinney Housing Finance Corporation Meeting of May 13, 2022](#)

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

**21-1103** [Minutes of the McKinney Main Street Board Meeting of November 11, 2021](#)

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

**22-0006** [Minutes of the McKinney Main Street Board Meeting of December 9, 2021](#)

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

**22-0422** [Minutes of the McKinney Main Street Board Meeting of April 14, 2022](#)

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

**22-0723** [Minutes of the McKinney Main Street Board Meeting of July](#)

[14, 2022](#)

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

**22-0943** [Minutes of the McKinney Main Street Board Meeting of September 8, 2022](#)

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

**22-1030** [Minutes of the McKinney Main Street Board Meeting of October 13, 2022](#)

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

**22-1049** [Minutes of the McKinney Public Facility Corporation Meeting of September 27, 2022](#)

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

**22-0796** [Minutes of the McKinney Urban Transit District Board Meeting of June 28, 2022](#)

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

**22-0122** [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of January 13, 2022](#)

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

**22-1086** [Minutes of the Historic Preservation Advisory Board Regular Meeting of November 3, 2022](#)

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

**22-1005** [Minutes of the Visit McKinney Board Meeting of September 27, 2022](#)

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

**22-1088** [Minutes of the Visit McKinney Board Meeting of October 25, 2022](#)

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

## ORDINANCES

**22-1113**      [Consider/Discuss/Act on an Ordinance Amending Chapter 14, Article III, "Lawful Sale of Alcoholic Beverages," of the City of McKinney, Texas, Code of Ordinances Establishing Regulations for the Lawful Sale of All Alcoholic Beverages for Off-Premise Consumption](#)

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

**22-1114**      [Consider/Discuss/Act on an Ordinance Amending Chapter 42 of the McKinney Code of Ordinances to Adopt the 2021 Editions of the International Fire Code as Recommended by the North Central Texas Council of Governments with Local Amendments](#)

**Attachments:**   [Ordinance](#)

## **RESOLUTIONS**

**22-1115**      [Consider/Discuss/Act on a Resolution Adopting the Citywide Wayfinding Master Plan](#)

**Attachments:**   [Resolution](#)  
                         [Citywide Wayfinding Master Plan](#)  
                         [Quick Reference](#)

**22-1116**      [Consider/Discuss/Act on a Resolution Approving the Revised Low-Income Housing Tax Credit Policies and Procedures](#)

**Attachments:**   [Resolution](#)  
                         [Policy \(Redline\)](#)  
                         [Policy \(Clean\)](#)

**22-1117**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with JQ Infrastructure, LLC for Professional Engineering Design Services for the Industrial Boulevard Utility Improvements \(SH 5 to Millwood Road\) Project, and Authorizing Any Necessary Supplemental Agreements](#)

**Attachments:** [Resolution](#)  
[Location Map](#)

- 22-1118** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Extend the Negotiation Period for the Negotiation of an Agreement with SiFi Networks McKinney, LLC for the Development of an Open Access FTTP Broadband Network in McKinney, With Connection to Current and Future Public Facilities, the Development of a Connected Economic Development Corridor Along Collin McKinney Parkway, and an Increased Adoption Strategy for McKinney Residents](#)

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

- 22-1119** [Consider/Discuss/Act on a Resolution Designating and Approving Certain Capital Improvement Program Projects Eligible for Funding under the Transportation Infrastructure Initiative and Economic Development Program by McKinney Economic Development Corporation and McKinney Community Development Corporation Sales Tax Revenues for FY 2022-2023](#)

**Attachments:** [Resolution](#)  
[Exhibit A](#)  
[Res. No. 2022-06-088 R](#)

- 22-1120** [Consider/Discuss/Act on a Resolution Supporting the Selection of the Orange Alternative East of McKinney National Airport as the Preferred Alternative for the Extension of Spur 399 from US 75 to US 380 as Determined by the Texas Department of Transportation in the Draft Environmental Impact Statement](#)

**Attachments:** [Resolution](#)  
[Exhibit A](#)

**END OF CONSENT**

**PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212**

*The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describes 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.*

- 22-0218CVP**     [Consider/Discuss/Act on a Conveyance Plat for Hardin Crossing Addition, Located on the West Side of Hardin Boulevard and approximately 300 Feet South of Virginia Parkway](#)
- Attachments:**     [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Proposed Conveyance Plat](#)  
                              [Conditions of Approval Summary](#)
- 22-0225CVP**     [Consider/Discuss/Act on a Conveyance Plat for Lake Forest Crossing Addition, Lots 9 and 10, Block A, Located to the East of Lake Forest Drive and Approximately 693 Feet North of McKinney Ranch Parkway](#)
- Attachments:**     [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Proposed Conveyance Plat](#)  
                              [Conditions of Approval Summary](#)
- 22-0228PF**        [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the Mansions of McKinney Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), East of County Road 166 and Approximately 2,644 Feet South of County Road 168](#)
- Attachments:**     [Standard Conditions Checklist](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Letter of Intent](#)  
                              [Preliminary-Final-Plat](#)  
                              [Explanation of Disapproval Summary](#)
- 22-0147PF2**       [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1 and 2, Block A of the McKinney Bluff Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), On the East Side](#)

of FM 1827 and Approximately 550 Feet North of Surrey Estates Road

**Attachments:** Standard Conditions Checklist  
Location Map and Aerial Exhibit  
Letter of Intent  
Proposed Preliminary-Final Plat  
Conditions of Approval Summary

## END OF LGC CHAPTER 212 PLATS

## 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.*

**22-1121** Conduct a Public Hearing to Consider/Discuss on an Update of the Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER), Program Year 2021-2022

**Attachments:** Report

**22-0002RW** Conduct a Public Hearing to Consider/Discuss/Act on a Right-of-Way Abandonment of a Portion of an Unnamed Alley Located South of Louisiana Street and North of Cloyd Street, Approximately 100 Feet East of Chestnut Street, being Part of the Wilcox Subdivision, and Accompanying Ordinance (22-0002RW)

**Attachments:** Location Map  
MTC Regulating Plan (Annotated)  
Ordinance

**22-0044SP2** Conduct a Public Hearing to Consider/Discuss/Act on an Appeal of the Planning and Zoning Commission's Action on a Site Plan (Louisiana Retail), Located at 1719 West Louisiana Street



**Attachments:** [Site Plan Appeal Letter](#)  
[Location Map and Aerial Exhibit](#)  
[PZ Staff Report](#)  
[Draft 10.25.2022 PZ Minutes](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Standard Conditions Checklist](#)  
[Presentation](#)

**21-0009A/21-0107Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 21-0009A\) and a Request to Rezone \(Case No. 21-0107Z\) a Portion of the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District and Zone a Portion of the Subject Property to "C2" - Local Commercial District, Located on the Southeast Corner of Ridge Road and Wilmeth Road, and Related Ordinance\(s\) and Agreements](#)

**Attachments:** [Location Map and Aerial Exhibit - Annex](#)  
[Location Map and Aerial Exhibit - Annex and Zoning](#)  
[1295 Form](#)  
[Letter of Intent](#)  
[Petition Requesting Annexation](#)  
[Proposed Development and Annexation Agreement](#)  
[Proposed Annexation Ordinance](#)  
[Proposed Annexation Exhibits A-D](#)  
[Draft PZ Minutes 11.08.2022](#)  
[21-0107Z - Zoning Request Information](#)  
[Proposed Zoning Ordinance](#)  
[Proposed Zoning Exhibits A-C](#)  
[Presentation](#)

**22-0112Z4** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" -](#)

Agricultural District to "PD" - Planned Development District, to Allow for Age Restricted Residential Uses and to Modify the Development Standards, Located Approximately 510 Feet North of Virginia Parkway and Approximately 260 Feet West of Joplin Drive, and Accompanying Ordinance

**Attachments:** Draft CC Minutes 11.15.2022  
Draft PZ Minutes 11.08.2022  
Draft PZ Minutes 10.25.2022  
Location Map and Aerial Exhibit  
Letter of Intent  
Letters of Opposition  
Citizen Comments  
Written Protest Signatures  
Written Protest Map  
Comprehensive Plan Maps  
Established Community District  
Placetype Definitions  
Fiscal Analysis  
Land Use Comparison Table  
Proposed Ordinance  
Proposed Exhibits A-D  
Informational Only - Concept Plan  
Presentation

**22-0118Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located at 7150 Craig Ranch Parkway, and Accompanying Ordinance

**Attachments:** [Draft PZ Minutes 11.08.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Citizen Comments](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2001-02-017](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**22-0018SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Self-Storage Facility \(Craig Ranch Storage\), Located at 7150 Craig Ranch Parkway, and Accompanying Ordinance](#)

**Attachments:** [12.06.22 Draft PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Citizen Comments](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)  
[Applicant Presentation](#)

**22-0008M2** [Conduct a Public Hearing to Consider/Discuss/Act on Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Minor Updates to the Master Thoroughfare Plan and Corresponding Updates to the Future Land Use Plan and Land Use Diagrams; and Accompanying Ordinance](#)

**Attachments:** [11.08.22 Draft PZ Minutes](#)  
[Master Thoroughfare Plan - Existing](#)  
[Master Thoroughfare Plan - Redline](#)  
[Preferred Scenario Diagram - Existing](#)  
[Preferred Scenario Diagram - Redline](#)  
[Land Use Diagram - Existing](#)  
[Land Use Diagram - Redline](#)  
[Proposed Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)  
[Exhibit D](#)  
[Exhibit E](#)  
[Presentation](#)

**22-1122**      [Consider/Discuss/Act on Designating a Board Chair of the Tax Increment Reinvestment Zone Board Number One \(TIRZ1\) Board](#)

**22-1123**      [Consider/Discuss/Act on Designating a Board Chair of the Tax Increment Reinvestment Zone Board Number Two \(TIRZ2\) Board](#)

## **END OF REGULAR AGENDA and PUBLIC HEARINGS**

## **CITIZEN COMMENTS on Matters not on the Agenda**

## **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
- D. Section 551.074. Personnel Matters
  - Presiding Judge Employment Agreement
- E. Section 551.087. Deliberation Regarding Economic Development Matters
  - Project 20-09 TUPPS Brewery & Entertainment Destination
  - Project Blue Sky
  - Project Terrigen

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

*Posted on December 3, 2022 in accordance with the Texas Government Code, Chapter 551.*

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*Empress Drane, 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](mailto: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>.*