



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, April 2, 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 given by Rev. Bruce Miller, of Christ Fellowship

INFORMATION SHARING ITEMS

24-1393 [Proclamation for National Community Development Week,
Featuring the Community Development Block Grant \(CDBG\)
50th Anniversary Kick-Off](#)

Attachments: [Proclamation](#)

24-1394 [Proclamation for Autism Acceptance Month](#)

Attachments: [Proclamation](#)

24-1395 [Proclamation for Child Abuse Prevention Month](#)

Attachments: [Proclamation](#)

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

24-1396 [Minutes of the City Council Work Session of March 19, 2024](#)

Attachments: [Minutes](#)

24-1397 [Minutes of the City Council Regular Meeting of March 19, 2024](#)

Attachments: [Minutes](#)

24-1287 [Minutes of the Historic Preservation and Advisory Board Regular Meeting of February 1, 2024](#)

Attachments: [Minutes](#)

24-1320 [Minutes of the McKinney Armed Services Memorial Board Meeting of February 14, 2024](#)

Attachments: [Minutes](#)

24-1220 [Minutes of the McKinney Arts Commission Meeting of January 18, 2024](#)

Attachments: [Minutes.pdf](#)

24-1384 [Minutes of the Planning and Zoning Commission Regular Meeting of March 12, 2024](#)

Attachments: [Minutes](#)

24-1275 [Minutes of the Visit McKinney Board Meeting of December 6, 2023](#)

Attachments: [Minutes](#)

24-1276 [Minutes of the Visit McKinney Board Meeting of January 30, 2024](#)

Attachments: [Minutes](#)

Consent ORDINANCES

24-1398 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2023-2024 Annual Budget and Amending the 2024-2028 Capital Improvements Program to Provide Funds for the Police Department Command Post Vehicle.](#)

Attachments: [Ordinance](#)

Consent RESOLUTIONS

24-1399 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Binkley & Barfield Inc. for the FY23 Combined Infrastructure Reconstruction Project and Authorizing Any Necessary Supplemental Agreements](#)

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

24-1400 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Gresham Smith for the Gerrish Pump Station Sewer Improvements Project and Authorizing Any Necessary Supplemental Agreements](#)

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

24-1401 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a First Amendment to Facilities Agreement for Lot 1, Block A, George Addition, Located in the ETJ of McKinney on the South Side of CR 341 and 2,500](#)

[Feet West of CR 409](#)

Attachments: [Resolution](#)
[First Amendment to Agreement](#)
[Location Map](#)

24-1402 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with CBRE, Inc. for Appraisal Services for the SH 5 Utility Relocations Project \(WA1633/WW1633\)](#)

Attachments: [Resolution](#)

Consent MISCELLANEOUS

22-0020SP3 [Consider/Discuss/Act on a Site Plan for Indoor Commercial Amusement \(Tivona Event Center\), Located at the Southwest Corner of South Lake Forest Drive and Virginia Parkway](#)

Attachments: [Draft PZ Minutes 03.26.2024](#)
[PZ Minutes 03.12.2024](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Citizen Comments](#)
[Ex. PD Ord. No. 1997-05-34](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

END OF CONSENT AGENDA**REGULAR AGENDA AND PUBLIC HEARING ITEMS**

This portion of the agenda consists of items requiring individual consideration by the Council.

Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as Public Hearings will be recognized when the Public Hearing is opened.

24-0001A3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Enlarge and Extend the Boundary Limits of the City and to Annex \(Case No. 24-0001A\) the Subject Property, Located from the Road Centerline of Farm to Market Road 2478 \(Custer Road\) Right-of-Way to the Eastern Right-of-Way Boundary, from the North Side of State Highway 121 to the South Side of Westridge Boulevard into the City of McKinney's Corporate Limits, and Accompanying Ordinance](#)

Attachments: [CC Minutes 03.05.2024](#)
[Location Map and Aerial Exhibit](#)
[Proposed Annexation Ordinance](#)
[Proposed Annexation Exhibits A-B](#)
[Presentation](#)

24-0011Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District and "HC" - Highway Commercial Overlay District to "C3" - Regional Commercial District, "MF30" - Multi-Family Residential District, and "HC" - Highway Commercial Overlay District, Located Approximately 450 Feet East of Terry Lane and on the South Side of West University Drive, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 03.12.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table - Commercial](#)
[Land Use Comparison Table - Multi-Family](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

22-0004A/22-0119Z [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 22-0004A\) and a Request to Zone \(Case No. 22-0119Z\) the Subject Property to "PD" - Planned Development District, Generally to Allow for Multi-Family Residential and Single Family Attached Residential Uses, and to Modify the Development Standards, Located on the North Side of FM 1461 and Approximately 3,700 Feet East of FM 2478, and Accompanying Ordinances](#)

Attachments: [Draft PZ Minutes 03.12.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Annexation Ordinance](#)
[Proposed Annexation Exhibits A-D](#)
[22-0119Z - Zoning Request Information](#)
[Proposed Zoning Ordinance](#)
[Proposed Zoning Exhibits A-E](#)
[Presentation](#)

24-1403 [Consider/Discuss/Act on a Resolution Appointing a Member to the 9-1-1 Emergency Communications District Board of Managers within the North Central Texas Council of Governments \(NCTCOG\)](#)

Attachments: [Resolution](#)
[About NCT9-1-1](#)
[Current Members](#)

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)

B. Section 551.072. Deliberations about Real Property

- Abstract A0085, Tract 18 of the Ed Bradley Survey, an addition to the City of McKinney, Texas, totaling approximately 14.810 acres, and Abstract A0085, Tract 26 of the Ed Bradley Survey, an addition to the City of McKinney, Texas, totaling approximately 5.000 acres

C. Section 551.087. Deliberation Regarding Economic Development Matters

- Chapter 380 Development Program and Agreement with Raytheon Company

- Development Agreement and Chapter 380 Grant by and between with Raytheon Company and McKinney SH II, Ltd.

- Project Vibes

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with Texas Government Code, Chapter 551, at or before March 29, 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>.