



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, April 16, 2024

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### **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 Executive Pastor Chris Havard, First McKinney Church*

#### **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**

- 24-1439      [Minutes of the City Council Work Session of April 2, 2024](#)  
**Attachments:**   [Minutes](#)
- 24-1440      [Minutes of the City Council Regular Meeting of April 2, 2024](#)  
**Attachments:**   [Minutes](#)
- 24-1386      [Minutes of the Animal Services Facility Advisory Committee Meeting of January 24, 2024](#)  
**Attachments:**   [Minutes](#)
- 24-1342      [Minutes of the Joint Meeting of the McKinney Economic Development Corporation & McKinney Community Development Corporation of February 20, 2024](#)  
**Attachments:**   [Minutes](#)
- 24-1332      [Minutes of the Library Advisory Board Meeting of February 15, 2024](#)  
**Attachments:**   [Minutes](#)
- 24-1313      [Minutes of the McKinney Main Street Board Meeting of February 8, 2023](#)  
**Attachments:**   [Minutes](#)
- 24-1369      [Minutes of the McKinney Community Development Corporation Meeting of February 22, 2024](#)  
**Attachments:**   [Minutes](#)
- 24-1371      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of February 22, 2024](#)  
**Attachments:**   [Minutes](#)
- 24-1370      [Minutes of the McKinney Community Development Corporation Affordable Housing Subcommittee Meeting of February 26, 2024](#)

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

**24-1372** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of March 4, 2024](#)

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

**24-1327** [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of January 11, 2024](#)

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

**24-1407** [Minutes of the Planning and Zoning Commission Regular Meeting of March 26, 2024](#)

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

**24-1361** [Minutes of the Visit McKinney Meeting of February 27, 2024](#)

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

### Consent ORDINANCES

**24-1441** [Consider/Discuss/Act on an Ordinance Amending Chapter 38, "Elections," by Deleting Article IV, "Electioneering," Together with Current Sections 38-70 Through 38-74 in their Entirety and Replacing Said Article IV with a New Article IV, Also Entitled "Electioneering," Amending Article 5, "Signs," of Chapter 150 of the Code of Ordinances, "Unified Development Code," by Deleting Section 501.D.4, "Recovery of Temporary Election of Campaign Signs," and Replacing Said Section with a New Section 501.D.4 Entitled "Removal of Temporary Signage," Deleting Section 507.M, "Temporary Election or Campaign Signage In, On, or Over Public Right-of-Way," and Replacing Said Section with a New Section 507.M Entitled "Wind-Driven Signs," and by Deleting Section 507.N, "Wind-Driven Signs"](#)

**Attachments:** [Ordinance](#)  
[Proposed Redlines](#)

**24-1442**      [Consider/Discuss/Act on an Ordinance Amending Chapter 110, Article VI of the Code of Ordinances Relating to the Modified North Texas Municipal Water District's Model Water Resource and Emergency Management Plan](#)

**Attachments:**    [Ordinance](#)

**24-1443**      [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 Alma Road / DD Ballfields Signal Installation Project \(TR2268\)](#)

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

**24-1444**      [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 Pavement Marking Maintenance Project \(TR2468\)](#)

**Attachments:**    [Ordinance](#)

**24-1445**      [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 Raytheon Pond Rehabilitation Project \(DR2469\)](#)

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

## Consent RESOLUTIONS

**24-1446**      [Consider/Discuss/Act on a Resolution Adopting the 2024 City of McKinney Water Resource and Emergency Management Plan and the 2024 Water Conservation Plan](#)

**Attachments:**    [Resolution](#)  
                          [Exhibit A - WREMP](#)  
                          [Exhibit B - WCP](#)

**24-1447**      [Consider/Discuss/Act on a Resolution Authorizing the City](#)

Manager to Enter into a Facilities Agreement with DD Ballfields, LLC for the Developer to Contribute the Funds for the Installation of Traffic Signal at Alma Road / Cendana Craig Ranch Apartment Driveway.

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

**24-1448** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order with Dallas Garland & Northeastern Railroad Inc. (DGNO), for the Railroad Crossing Improvements at East Louisiana Street Required for the East Louisiana Street Improvements Project

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

**24-1449** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order with Dallas Garland & Northeastern Railroad Inc. (DGNO), for the Railroad Crossing Improvements at East Virginia Street Required for the Virginia Street and Throckmorton Street Infrastructure Improvements (Municipal Complex) Project

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

**24-1450** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with ANA Site Construction, LLC, for the Construction of the State Highway 5 (SH 5) Utility Relocations Project

**Attachments:** [Resolution](#)  
[Location Map](#)  
[Recommendation Letter](#)  
[Presentation](#)

**24-1451** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Lockwood, Andrews & Newnam, Inc. for the FY23 Citywide Street Rehabilitation Project and Authorizing Any Necessary Supplemental

Agreements

**Attachments:** Resolution  
Location Map

**24-1452** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Terracon Consultants, Inc. for Geotechnical and Materials Testing Services for the Construction of the State Highway 5 (SH 5) Utility Relocations Project and Authorizing Any Necessary Supplemental Agreements

**Attachments:** Resolution  
Location Map

**24-1453** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with LJA Engineering, Inc. of McKinney, Texas, for Landscape Architectural and Engineering Services Related to the Design of Improvements to Grady Littlejohn Softball & Baseball Complex at Towne Lake

**Attachments:** Resolution  
Limits of work

**24-1454** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Advance Funding Agreement (AFA) for the Surface Transportation Block Grant (STBG) Program and Any Necessary Supplemental Agreements with the Texas Department of Transportation (TxDOT) for the design and construction of the Lower 5 Plaza Infrastructure Improvements Project

**Attachments:** Resolution  
Project Map

**24-1455** Consider/Discuss/Act on a Resolution Awarding a Contract to Centerline Supply Inc. of Grand Prairie, TX, Newman Signs Inc. of Jamestown, ND, and Vulcan Inc. dba Vulcan Aluminum, of Birmingham, AL, for Street Signs and Materials

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

**24-1456** [Consider/Discuss/Act on a Resolution Awarding Contracts to Ferguson Enterprises, LLC dba Ferguson Waterworks of Eules, Texas and Dallas Winwater Co. dba DFW Winwater Co. of Royse City, Texas for Water and Wastewater Parts and Supplies](#)

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

**24-1457** [Consider/Discuss/Act on a Resolution in Support of Habitat for Humanity of Collin County's Affordable Housing Program Grant Application through the Federal Home Loan Bank for Homebuyer Down Payment Assistance for the Cotton Groves Development](#)

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

## 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.*

**24-1458** [Citizen Input on the Fiscal Year 2024-25 Budget](#)

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

**24-1459** [Consider/Discuss/Act on a Chapter 380, Grant, and Development Agreement by and among City of McKinney, Texas, McKinney Economic Development Corporation, McKinney Community Development Corporation, and Notes Live, Inc.](#)

**24-0011Z3** [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](#)  
[040224 CC Reg Mtg Draft Minutes](#)

**24-0012Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “C2” - Local Commercial District to “PD” - Planned Development District, Generally to Modify the Development Standards and Allow for Commercial and Auto Garage Uses \(Luxury Elite Garages\), Located Approximately 330 feet South of the Intersection of Virginia Parkway and Hardin Boulevard and 220 feet West of Hardin Boulevard, and Accompanying Ordinance](#)



**Attachments:** [PZ Minutes 03.26.24](#)  
[PZ Minutes 04.09.24](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Layout - Information Only](#)  
[Presentation](#)

**24-0002SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Vehicle Repair, Minor \(Take 5 Oil\), Located at 8301 Eldorado Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 03.26.24](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Minor Vehicle Repair within 1/2 Mile Radius - Informational Only](#)  
[Presentation](#)

**24-1460** [Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District \(NTMWD\) Board of Directors](#)

**Attachments:** [Appointment Notice](#)  
[Infographic](#)  
[About NTMWD](#)

**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 551.071 (A) Pending or contemplated litigation
  - SLC McKinney Partners, LP vs. City of McKinney, Texas, Defendant, Civil Citation No. 493-01986-2024, in the 43rd District Court of Collin County, Texas
- C. Section 551.074. Personnel Matters
  - City Manager Annual Performance Review
  - Fire Department (AwardCo)
- D. Section 551.087. Deliberation Regarding Economic Development Matters
  - Project Vibes

### ACTION ON EXECUTIVE SESSION ITEMS

**ADJOURN**

*PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF VARIOUS CITY BOARDS ANDS COMMISSIONS MAY BE PRESENT. NO BOARD OR COMMISSION ACTION WILL BE TAKEN.*

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

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*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](mailto: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>.*