



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, August 6, 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 Bill Miller, Christ Fellowship

INFORMATION SHARING ITEMS

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

- 24-1826 [Minutes of the City Council Work Session of July 16, 2024](#)
Attachments: [Minutes](#)
- 24-1827 [Minutes of the City Council Regular Meeting of July 16, 2024](#)
Attachments: [Minutes](#)
- 24-1682 [Minutes of the Library Advisory Board Meeting of May 16, 2024](#)
Attachments: [Minutes](#)
- 24-1741 [Minutes of the McKinney Armed Services Memorial Board Meeting of June 12, 2024](#)
Attachments: [Minutes](#)
- 24-1641 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of May 9, 2024](#)
Attachments: [Minutes](#)
- 24-1746 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of June 13, 2024](#)
Attachments: [Minutes](#)
- 24-1811 [Minutes of the Planning and Zoning Commission Work Session of July 9, 2024](#)
Attachments: [Minutes](#)
- 24-1812 [Minutes of the Planning and Zoning Commission Regular Meeting of July 9, 2024](#)
Attachments: [Minutes](#)
- 24-1686 [Minutes of the Visit McKinney Meeting of May 28, 2024](#)
Attachments: [Minutes](#)

Consent RESOLUTIONS

- 24-1828** [Consider/Discuss/Act on a Resolution Appointing Steve Autry as Associate Municipal Court Judge for a Two-Year Term](#)
Attachments: [Resolution](#)
- 24-1829** [Consider/Discuss/Act on a Resolution Approving Assignment of Private Activity Bond Authority to the Texas Department of Housing and Community Affairs; and Containing Other Provisions Relating to the Subject](#)
Attachments: [Resolution](#)
 [Exhibit A](#)
- 24-1830** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Adopt a 457\(b\) Oversight Committee Charter and Investment Policy Statement that Will Govern the 457\(b\) Deferred Compensation Plans Under the Comprehensive Benefits Offered to City of McKinney Employees](#)
Attachments: [Resolution](#)
 [Committee Charter](#)
 [Investment Policy Statement](#)
- 24-1831** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kleinfelder, Inc. for Professional Engineering Design Services for the Wattlely Park Project \(DR2118\) and Authorizing Any Necessary Supplemental Agreements](#)
Attachments: [Resolution](#)
 [Memo](#)
 [Location Map](#)
- 24-1832** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Cooperation Agreement between the City of McKinney and the North Texas Municipal Water District \(NTMWD\), for Wilson Creek Sewer System, Wilson Creek Relief Interceptor, and Rowlett Creek Trunk Sewer Extension](#)
Attachments: [Resolution](#)
 [Agreement](#)

24-1833 [Consider/Discuss/Act on a Resolution Awarding a Contract to Coyote Motorsports-Allen, LTD. dba Black Gold Harley-Davidson of Allen, Texas for Harley-Davidson Parts and Service](#)

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

24-1834 [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Supporting the Efforts of the McKinney Housing Authority to Acquire the Magnolia Ranch Apartments](#)

Attachments: [Resolution](#)
 [Support Request](#)
 [Presentation](#)

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.

24-1835 [Consider/Discuss/Act on Fiscal Year 2024-25 Proposed Tax Rate, Take Record Vote and Set Public Hearing and Adoption Date](#)

24-1836 [Consider/Discuss/Act on an Ordinance Calling a November 5, 2024 Charter Amendment Election](#)

24-1837 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the 2024-2025 Annual Action Plan and the Substantial Amendment to the 2020-2024 Consolidated Plan](#)

Attachments: [Resolution](#)
[Participation Plan](#)
[Annual Action Plan](#)
[Language Access Plan](#)

24-0043Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 07.09.2024](#)
[PZ Minutes 06.25.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Written Protest Form](#)
[Written Protest Exhibit](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

24-0013SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Minor Vehicle Repair \(Service Street Auto\), Located at 4051 South Lake Forest Drive, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 07.23.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2024-07-054](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

24-0048Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at 5353 Virginia Parkway \(REQUEST TO BE WITHDRAWN\)](#)

Attachments: [PZ Minutes 07.09.2024](#)
[Location Map and Aerial Exhibit](#)
[Citizen Comments](#)
[Letters of Opposition](#)
[Withdrawal Request](#)

24-1838 [Consider/Discuss/Act on an Appeal of a City Staff Decision Not to Use City Resources to Address Erosion Occurring on Common Area Property at the Provence Townhomes](#)

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

- Honey Creek Development Agreement
- Downtown City-Owned Redevelopment Update

C. Section 551.087. Deliberation Regarding Economic Development Matters

- CR JW Hotel, LLC
- Project Mirage
- Project Terrigan
- Project Hemisphere

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

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

Posted in accordance with Texas Government Code, Chapter 551, on August 2, 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>.