



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, November 5, 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 Pastor Brian Baker, Life Church

INFORMATION SHARING ITEMS

24-2135 [Proclamation for Arbor Day](#)
Attachments: [Proclamation](#)

PUBLIC COMMENTS ON (Non-Public Hearing) AGENDA 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

- 24-2067** [Minutes of the McKinney Armed Services Memorial Board Meeting of September 11, 2024](#)
Attachments: [Minutes](#)
- 24-1953** [Minutes of the McKinney Arts Commission Meeting of August 15, 2024](#)
Attachments: [Minutes](#)
- 24-2082** [Minutes of the McKinney Economic Development Corporation Meeting of September 17, 2024](#)
Attachments: [Minutes](#)
- 24-1749** [Minutes of the McKinney Arts Commission Meeting of May 23, 2024](#)
Attachments: [Minutes](#)
- 24-2057** [Minutes of the McKinney Housing Finance Corporation Meeting of September 13, 2024](#)
Attachments: [Minutes](#)
- 24-2125** [Minutes of the Visit McKinney Meeting of September 24, 2024](#)
Attachments: [Minutes](#)

Consent ORDINANCES

- 24-2136** [Consider/Discuss/Act on an Ordinance Amending Chapter 70, Section 70-59 of the Health and Safety Code](#)

Attachments: [Ordinance](#)
[Ordinance \(redline\)](#)
[Ord Amend 70-59 Notice for Failure to Abate \(10-2024\)](#)

Consent RESOLUTIONS

- 24-2137** [Consider/Discuss/Act on a Resolution Approving a Settlement Agreement between the City of McKinney and Majgek Partners](#)
Attachments: [Resolution](#)
 [Settlement Agreement and Release](#)
- 24-2138** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement and Memorandum of Understanding Between the City of Plano, the City of McKinney, the City of Frisco, and Collin County for the Application and Administration of the 2024 Edward Byrne Memorial Justice Assistance Grant Award, and Designating the City Manager, or His Designee, as the Official Representative of the City of McKinney in Matters Relating to the Program](#)
Attachments: [Resolution](#)
 [Exhibit A - Interlocal Agreement](#)
 [Exhibit B - MOU](#)
- 24-2139** [Consider/Discuss/Act on a Resolution of Support Authorizing the City Manager, or Designee, to Apply for a Work Zone Data Exchange Grant for the City to Implement and Report the City's Planned Work Zone and Lane Closure Activities that can also be Shared with the Public through the North Central Texas Council of Governments \(NCTCOG\) Work Zone Data Exchange 2024 Call for Projects and Accept Funding, if Awarded](#)
Attachments: [Resolution](#)
- 24-2140** [Consider/Discuss/Act on a Resolution Nominating Globe Life & Accident Insurance Company as a Texas Enterprise Zone](#)

[Project to the Governor's Office](#)

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.

24-0051Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C2" - Local Commercial District, Located on the West Side of Trinity Falls Parkway and Approximately 3,400 feet North of the Intersection of the Trinity Falls Parkway and Laud Howell Parkway, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 09.24.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek Entertainment District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. Ord. No. 2015-07-073](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

24-0057Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Warehouse and Commercial Uses, Located at 100 East Leland Avenue](#)

Attachments: [PZ Minutes - 10/08/2024](#)
[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-D](#)
[Presentation](#)

24-0081Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “PD” - Planned Development District, Generally to modify the Development Standards and Allow for Commercial Uses, Located on the Northeast Corner of Collin McKinney Parkway and Piper Glen Road, and Accompanying Ordinance](#)

Attachments: [102224 Draft PZ Minutes - 24-0081Z CC](#)
[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 2022-01-013](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

24-0086Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from “AG” - Agricultural District and “ML” - Light Manufacturing District to “I1” - Light Industrial District Located on the South side of](#)

[McIntyre Road and Approximately 200 feet East of the Intersection of North McDonald Street and McIntyre Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 10.08.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. Ord. 1471](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

24-0003M2

[Conduct a Public Hearing to Consider/Discuss/Act on Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Updates to the Future Land Use Plan, Land Use Diagrams, Placetype Definitions, Individual District Strategies, and Minor Text Updates; and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

Attachments: [Draft PZ Minutes 10.08.24](#)
[Preferred Scenario and Land Use Diagram - Redlines](#)
[Land Use & Development Strategy Chapter 3 - Redlines](#)
[Mobility Strategy Chapter 4 - Redlines](#)
[Individual District Strategies Chapter 8 - Redlines](#)
[Proposed Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)
[Presentation](#)

24-0005M [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Update, Amend and Adopt a New Version of the Engineering Design Manual that Establishes Standard Engineering Practices and Minimum Engineering Criteria for Projects Within the City of McKinney \(City\), Texas, and its Extraterritorial Jurisdiction \(ETJ\), Including the Adoption of Reasonable Specifications Relating to the Construction of Each Street or Road Based on the Amount and Kind of Travel thereon and Adequate Drainage for Each Street or Road in a Subdivision in Accordance With Standard Engineering Practices, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

Attachments: [Proposed Ordinance](#)
 [Exhibit A - Engineering Design Manual](#)

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

- 310 E. University Dr. and 1020 N. McDonald St., Lot 1R, Block A of the Hisun Motors USA Addition, and being 11.034 acres out of the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas

- 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 551.072. Deliberations about Real Property

- Downtown City-Owned Property Redevelopment

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 November 1, 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 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>.