



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, January 21, 2025

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

Led by Deputy Chief of Police Jimmy Thomas

INFORMATION SHARING ITEMS

25-2388 [Recognition of Greg Conley, Service in Public Safety](#)

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

25-2389 [Minutes of the City Council Work Session of January 7, 2025](#)

Attachments: [Minutes](#)

25-2390 [Minutes of the City Council Regular Meeting of January 7, 2025](#)

Attachments: [Minutes](#)

24-2245 [Minutes of the McKinney Main Street Board Meeting of November 14, 2024](#)

Attachments: [Minutes](#)

Consent RESOLUTIONS

25-2391 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Multiple Use Agreement with the Texas Department of Transportation Authorizing Flock Safety to Install and Operate Automated License Plate Recognition Cameras in Texas Department of Transportation Right-Of-Way within the Corporate Limits of the City of McKinney](#)

Attachments: [Resolution](#)
 [Multi-Use Agreement](#)

25-2392 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order with FNH Construction, LLC, for the Construction of the Accessibility Improvements \(Eastside Phase 2\) Project](#)

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

25-2393 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement with JEN Texas](#)

22 LLC in conjunction with GRBK Edgewood LLC, Drees Custom Homes, L.P., Bloomfield Homes, L.P., Cyrene at Painted Tree LLC, TSHH, LLC, and Cyrene at Painted Tree One LLC, for 24 Lots within the Painted Tree Subdivision, Located in the City of McKinney, Texas, Situated Approximately 950 Linear Feet North of US 380, between Lake Forest Drive and Hardin Boulevard, and south of Wilmeth Road

Attachments: [Resolution](#)
[Facilities Agreement](#)
[1295 Cert. Forms](#)

25-2394 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Kleinfelder, Inc. for Materials Testing Services for the Wilmeth Road \(Lake Forest Drive to Hardin Boulevard\) Project](#)

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

25-2395 [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 25-08RFP Proposal for Aircraft Towing Vehicle](#)

Attachments: [Resolution](#)

25-2396 [Consider/Discuss/Act on a Resolution Awarding a Contract to Holcim-SOR, Inc. of Addison, Texas for Concrete Ready Mix-](#)

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

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.

- 25-2397** [Consider/Discuss/Act on a Resolution Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation](#)
Attachments: [Resolution](#)
- 25-2398** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Modify Two of the Operational Standards Contained in Sections 205.1.3.g.1.b and 205.1.3.g.1.e of the Unified Development Code Applicable to a Warming Station for Which a Permit has Been Issued at First McKinney Baptist Church, 1615 W. Louisiana Street, McKinney, Texas 75069, Regarding the Temperature at Which the Warming Station May Begin Operating and the Maximum Occupancy Limit for Said Warming Station](#)
Attachments: [Permit Use Change Letter](#)
- 24-0128Z2** [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, Located at 6952 Mediterranean Drive, and Accompanying Ordinance](#)

Attachments: [PZ Draft Minutes 01.14.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2010-11-052](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

25-2399 [Consider/Discuss/Act on the Appeal of a Denial of an Exception Application for New Water or Wastewater Utilities by Luxelocker for the Property located at 4097 FM 1461 pursuant to Ordinance No. 2024-12-107 for Properties Located Outside the City's Incorporated Limits but Within the City of McKinney's Extraterritorial Jurisdiction and/or Certificates of Convenience and Necessity Areas](#)

Attachments: [Presentation](#)

25-2400 [Consider/Discuss/Act on Appointing a Member to the Planning & Zoning Commission](#)

Attachments: [City Charter, Ch. XIX](#)
[City Planning Resources](#)

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

- City of McKinney, Texas v. Hui Li, Zhe Sun, Hisun Motors Corp., U.S.A., and 310 E. University Drive, McKinney, Texas 75069, In Rem, Cause No. 471-06812-2024, 471st District Court of Collin County, Texas

C. Section 551.072. Deliberations about Real Property

- Downtown City-Owned Property Redevelopment

D. Section 551.087. Deliberation Regarding Economic Development Matters

- Craig Ranch Hotel, LLC

- Project Hemispheres

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 January 17, 2025.

EMPRESS DRANE

City Secretary

TENITRUS BETHEL PARCHMAN

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>.