



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, February 4, 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

INFORMATION SHARING ITEMS

- 25-2408** [Proclamation for Random Acts of Kindness Day](#)
- 25-2409** [Proclamation for McKinney Repertory Theatre](#)
- 25-2410** [Recognition of Faubion Middle School Mock City Council Program](#)

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

- 25-2411** [Minutes of the City Council Work Session of January 21, 2025](#)
Attachments: [Minutes](#)
- 25-2412** [Minutes of the City Council Regular Meeting of January 21, 2025](#)
Attachments: [Minutes](#)
- 24-2177** [Minutes of the Joint Meeting of the McKinney City Council & McKinney Economic Development Corporation of August 20, 2024](#)
Attachments: [Minutes](#)
- 24-2309** [Minutes of the Joint City Council, McKinney Economic Development Corporation and McKinney Community Development Corporation Meeting of December 3, 2024](#)
Attachments: [Minutes](#)
- 24-2315** [Minutes of the Board of Adjustment Regular Meeting of October 9, 2024](#)
Attachments: [Minutes](#)
- 24-2316** [Minutes of the Board of Adjustment Work Session of October 9, 2024](#)
Attachments: [Minutes](#)
- 24-2204** [Minutes of the Library Advisory Board Meeting of October 17, 2024](#)
Attachments: [Minutes](#)

24-2318 [Minutes of the McKinney Armed Services Memorial Board Meeting of November 13, 2024](#)

Attachments: [Minutes](#)

25-2351 [Minutes of the McKinney Community Development Corporation Meeting of December 19, 2024](#)

Attachments: [Minutes](#)

25-2352 [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 9, 2024](#)

Attachments: [Minutes](#)

25-2353 [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 11, 2024](#)

Attachments: [Minutes](#)

24-2178 [Minutes of the McKinney Economic Development Corporation Meeting of October 15, 2024](#)

Attachments: [Minutes](#)

24-2308 [Minutes of the McKinney Economic Development Corporation Meeting of November 19, 2024](#)

Attachments: [Minutes](#)

Consent ORDINANCES

25-2413 [Consider/Discuss/Act on an Ordinance Amending Chapter 14, Entitled "Alcoholic Beverages," of the Code of Ordinances, City of McKinney, Texas, by Amending Section 14-20 Entitled "Unlawful In City-Owned Buildings, City-Owned Structured Parking Garages, City-Owned Parks, And City-Owned Park Facilities" to Permit Limited Alcohol Consumption upon and within the McKinney Municipal Complex on Lot 1, Block A, McKinney Municipal Addition, an](#)

[Addition to the City of McKinney, Texas at 401 E. Virginia Street; Repealing Conflicting Ordinances; Providing a Penalty; Providing for Publication of the Caption of this Ordinance; and Providing for an Effective Date](#)

Attachments: [Ordinance](#)

- 25-2414** [Consider/Discuss/Act on an Ordinance Amending Section 62-113 of the Code of Ordinances to Concur with Texas Department of Transportation Regarding the Speed Limit on Custer Road \(FM 2478\) from Sam Rayburn Tollway \(SH 121\) to Westridge Boulevard](#)

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

Consent RESOLUTIONS

- 25-2415** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for Funding from the Criminal Justice Grant Program from the State of Texas Office of the Governor to Purchase Bullet-Resistant Shields for McKinney City Marshals and Accept Funding If Awarded](#)

Attachments: [Resolution](#)

- 25-2416** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for Funding from the Rifle-Resistant Body Armor Grant Program from the State of Texas Office of the Governor to Purchase Rifle-Resistant Body Armor Vests for McKinney City Marshals and Accept Funding If Awarded](#)

Attachments: [Resolution](#)

- 25-2417** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for Funding from the State and Local Cybersecurity Grant Program from the U.S. Department of Homeland Security through the State of Texas Office of the Governor to Identify Recommendations for Improving the Security of the City of McKinney's Information Technology Environment and Accept Funding if Awarded](#)

Attachments: [Resolution](#)

25-2418 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment that Extends the Professional Services Contract with Health Texas Provider Network and Increase Not-to-exceed Amount to \\$205,000](#)

Attachments: [Resolution](#)

25-2419 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Collin County Elections Administration to Conduct the May 3, 2025 General Election and Authorizing a Joint Election Agreement with McKinney Independent School District, Collin College, and the Various Other Joint Election Participants](#)

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

25-2420 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Terracon Consultant, Inc. for Professional Construction Materials Observation, Engineering, and Testing Services for Construction of Runway 18 Extension and Authorizing Any Necessary Supplemental Agreements](#)

Attachments: [Resolution](#)

25-2421 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with MARS Company of Ocala, Florida, for Water Meter Test Bench--](#)

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

END OF CONSENT AGENDA

**PLAT CONSIDERATION under Chapter 212
of the Texas Local Government Code**

Items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describe the necessary form of action required on each plat. A "Motion to Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions or disapproval as such are contained in § 212.009 of the Texas Local Government Code.

24-0088FP2 [Consider/Discuss/Act on a Final Plat for Lot 1, Block A, of the Townsend Addition, Located within McKinney's Extraterritorial Jurisdiction \(ETJ\) and Located Approximately 270 Feet East of Breezy Hill Road and on the North Side of North McDonald Street](#)

Attachments: [Explanation for Disapproval Summary](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Final Plat](#)

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.

25-2422 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of Palladium USA International, Inc., to the Texas Department of Housing and Community Affairs, for a 9% Housing Tax Credit to Construct a New Housing Development to be Known as "McKinney Ranch Senior Living"](#)

Attachments: [Resolution of Support](#)
[Resolution of No Objection](#)
[Resolution of Opposition](#)
[Evaluation](#)
[Presentation](#)

24-0129Z2 [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 6633 Virginia Parkway, and Accompanying
Ordinance

Attachments: 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

24-0009SUP3 Conduct a Public Hearing to Consider/Discuss/Act on a
Specific Use Permit Request to Allow for a Self-Storage
Facility (McKillop Self Storage), Located Approximately 850
feet East of State Highway 5 (South McDonald Street) and
on the South Side of Harry McKillop Boulevard, and
Accompanying Ordinance

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Proposed Ordinance
Proposed Exhibits A-C
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

- 25-2423** [Consider/Discuss/Act on Appointing an Alternate Member to the McKinney Housing Authority](#)
Attachments: [LGC, Ch. 392](#)
 [About MHA](#)
- 25-2424** [Consider/Discuss/Act on Appointing an Alternate Member to the Planning & Zoning Commission](#)
Attachments: [City Charter, Ch. XIX](#)
 [City Planning Resources](#)
- 25-2425** [Consider/Discuss/Act on an Ordinance Calling for the May 3, 2025, General Election of Mayor and City Council Members for District 1, District 3, and At Large #1](#)
Attachments: [Ordinance](#)

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 551.087. Deliberation Regarding Economic Development Matters

- Petoskey Plastics, Inc. Chapter 380 Agreement Amendment

C. Section 551.089. Deliberation Regarding Security Devices or Security Audits

- Security assessments and network security information

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 31, 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>.