

25-2398



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Modify Two of the Operational Standards Contained in Sections 205.I.3.g.I.b and 205.I.3.g.I.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

COUNCIL GOAL: 6E: Safe and Secure Community - Engage in proactive and formal community outreach programs and open dialogue with the citizens of McKinney

MEETING DATE: January 21, 2025

DEPARTMENT: Development Services / Building Inspections

CONTACT: Suzanne Arnold, Chief Building Official

RECOMMENDED CITY COUNCIL ACTION: Approve modifications to the Temporary Use Permit for the Warming Station at the First Baptist Church located at 1615 W. Louisiana Street, McKinney, Texas 75069

ITEM SUMMARY:

- First Baptist Church is seeking to modify the operating temperature and occupant load of their Warming Station, for which they have a Temporary Use Permit.
- The Unified Development Code, Section 205.I.3.g, states that a Warming Station in which temporary shelter for the homeless may be provided during periods of inclement or freezing weather may only operate when temperatures are forecasted to drop below 32 degrees Fahrenheit and shall be limited to no more than 40 guests at one time.
- The applicant is seeking to amend the parameters of their Temporary Use Permit to change the temperature threshold for operation from “when temperatures are forecast to drop below 32 degrees Fahrenheit” to “when wind

chill temperatures are forecast to drop below 39 degrees Fahrenheit,” and increase the allowed maximum allowed occupant load from 40 individuals to 75 individuals.

- The applicant cites anticipated demand this winter as the reason for the requested occupancy increase.
- Requesting that shelter activation be based on a wind chill of 39 degrees better aligns with National Weather Service data on the risks of hypothermia. Hypothermia can lead to death if an opportunity for warming cannot be achieved.
- McKinney’s permitted Warming Stations only have the capacity to house a fraction of the city’s estimated homeless population. Every increase in capacity makes a positive impact on the health and safety of our unhoused residents.

BACKGROUND INFORMATION:

- The applicant has a current Temporary Use Permit to operate a Warming Station in accordance with City Ordinance (COM2024-11-01689).
- First Baptist Church is one of only two permitted Warming Stations in McKinney, the other being First United Methodist Church (TUP issued January 8, 2025). By ordinance, the combined capacity would be 80 individuals. The homeless population in McKinney is estimated at over 200.
- City staff have reviewed their building plan for the areas designated for this use and determined that the facility can accommodate the increased number of occupants in space, egress capacity, and restroom facilities.
- City staff mailed 49 notification letters to surrounding property owners within 200 feet of the subject property. To date, staff has only received one response, which was positive.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Permit Use Change Letter](#)