



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, June 21, 2022

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 <http://mckinney.legistar.com>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Dr. Mark Turman, Crosspoint Church

INFORMATION SHARING

22-0562 [Proclamation for Pride Month](#)

Attachments: [Proclamation](#)

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)

Pursuant to Section 551.007 of the Texas Government Code, 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.

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.

MINUTES

- 22-0563** [Minutes of the City Council Work Session of June 7, 2022](#)
Attachments: [Minutes](#)
- 22-0564** [Minutes of the City Council Regular Meeting of June 7, 2022](#)
Attachments: [Minutes](#)
- 22-0411** [Minutes of the McKinney Armed Services Memorial Board of Meeting of April 13, 2022](#)
Attachments: [Minutes](#)
- 22-0356** [Minutes of the McKinney Economic Development Corporation Meeting of February 15, 2022](#)
Attachments: [Minutes](#)
- 22-0446** [Minutes of the Library Advisory Board Meeting of April 21, 2022](#)
Attachments: [Minutes](#)
- 22-0523** [Minutes of the Planning and Zoning Commission Regular Meeting of May 24, 2022](#)
Attachments: [Minutes](#)

ORDINANCES

- 22-0565** [Consider/Discuss/Act on an Ordinance Amending Sections 122-26\(a\) and 122-26\(b\) of the Code of Ordinances to Amend the 2018 Editions of the International Building Code and International Residential Code to Define the Term, "Premises," including an Exception for Off-Site Mechanical, Electrical, and Plumbing Systems within a Specific Designated Geographic Area](#)
Attachments: [Ordinance](#)
- 22-0566** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget to Provide Funds for the Purpose of Environmental Remediation at 341 E Virginia and](#)

[200 N McDonald Street](#)

Attachments: [Ordinance](#)

RESOLUTIONS

22-0567 [Consider/Discuss/Act on a Resolution Approving the Application Process and Guidelines for a Nonprofit to Create a Community Land Trust in the City of McKinney](#)

Attachments: [Resolution](#)
[CLT Application - DRAFT](#)

22-0568 [Consider/Discuss/Act on a Resolution Authorizing a Contract Award to Ceres Environmental Services, Inc. of Houston, Texas to Provide Disaster Debris Hauling Services for the McKinney Fire Department](#)

Attachments: [Resolution](#)
[22-34RFP Scoring Summary](#)

22-0569 [Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a Collin County Parks and Open Space Project Funding Assistance Program for the Greens of McKinney Trail Connection and Other Improvements](#)

Attachments: [Resolution](#)
[Trail Alignment Map](#)

22-0570 [Consider/Discuss/Act on a Resolution Authorizing the Formation of the McKinney Public Facility Corporation; Approving the Form and Substance of Articles of Incorporation and Bylaws for the Corporation; Authorizing the Execution of Documents and Instruments necessary to Carry out the Purpose of this Resolution; and Containing other Provisions Relating Thereto](#)

Attachments: [Resolution](#)
[Articles of Incorporation](#)
[Bylaws](#)

- 22-0571** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Kimley-Horn and Associates, Inc. for Professional Engineering Design Services for the SH 5 Utility Relocations \(Power House Street to Spur 399\) Project](#)

Attachments: [Resolution](#)

- 22-0572** [Consider/Discuss/Act on a Resolution Awarding a Contract to Coast to Coast Contracting of Bonham, Texas for Mowing and Cleanup Services for Water and Wastewater Locations](#)

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

END OF CONSENT

PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

The 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.

- 22-0083PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Gonzalez-Carreon Addition, Located in the City of McKinney ETJ, at the Northeast Corner of Surrey Estates Road and FM 1827](#)

Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary-Final Plat](#)
 [Conditions of Approval Summary](#)

- 22-0086PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 8 West Addition, Located at the Northeast Corner of North Hardin Boulevard and Olympic Crossing](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Conditions of Approval Summary](#)

REGULAR AGENDA AND PUBLIC HEARINGS

This portion of the agenda consists of items requiring individual consideration by the Council.

22-0573 [Consider/Discuss/Act on a Request by the City of McKinney to Amend the Code of Ordinances Chapter 122, Article IV \(Fences\), Chapter 90, Article 6 \(Parklets\), and Chapter 14 \(Alcoholic Beverages\) Related to Certain Program Requirements for Sidewalk Use and Fence Permits and Parklets](#)

Attachments: [Section 122.181 - Sidewalk Use and Fence Permit \(Redlines\)](#)
[Section 14.20 \(Redlines\)](#)
[Proposed Ch 90, Article 6 - Parklets \(Redlines\)](#)
[Proposed Ordinance](#)
[Proposed Exhibit A](#)
[Presentation](#)

22-0574 [Consider/Discuss/Act on an Ordinance Increasing the Homestead Exemption for Residents Over Age 65 and the Disabled](#)

Attachments: [Ordinance](#)
[Presentation](#)

22-0575 [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Adopting the "Transportation Infrastructure Initiative and Economic Development Program" in Partnership with the McKinney Economic Development Corporation \(MEDC\) and the McKinney Community Development Corporation \(MCDC\) to Further Economic Development in the City](#)

Attachments: [Kimley Horn Memo](#)
[Resolution-Roadway Infrastructure](#)

22-0576 [Consider/Discuss/Act on an Ordinance Approving the Redistricting of the City's Single-Member Council Districts and Establishing New District Boundary Lines for McKinney City Council Elections Based on the 2020 Census Data; and Providing for an Effective Date](#)

Attachments: [Ordinance](#)
[Plan C](#)
[Plan D](#)

22-0056Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District to "LI" - Light Industrial District, Located at 1901 Couch Drive, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business & Aviation District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Exhbits A-C](#)
[Presentation](#)

21-0188Z4 [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 to Allow for a Telecommunications Tower, Located 3109 South Custer Road, and Accompanying Ordinance](#)

Attachments: [CC Minutes 04.05.2022](#)
[PZ Minutes 03.08.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Structural Engineering Letter](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2003-02-015](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-E](#)
[Informational Only - Propagation Maps](#)
[Informational Only - Proposed Lease Area](#)
[Informational Only - Site Candidate Summary](#)
[Informational Only - Simulation Photos](#)
[Presentation](#)

22-0015Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, to Allow Multi-Family Uses and to Modify the Development Standards, Located on the Northeast Corner of Lake Forest Drive and Future Collin McKinney Parkway, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 06.14.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2000-09-066](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)
[Applicant Presentation](#)

22-0516 [Consider/Discuss/Act on Election of Mayor Pro Tem](#)

CITIZEN COMMENTS ON MATTERS NOT ON THE AGENDA

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)

- Facilities Agreement by and between SLC McKinney Partners, Billingsley Parties and the City of McKinney, Texas (Tucker Hill Addition)

- Cowtown Redi Mix, Inc. and Issam Al-Shmaisani, Plaintiffs v. City of McKinney, Texas, and Board of Adjustment for City of McKinney, Cause No. 401-05217-2020

- Town of Fairview, Texas, Ron and Christian Pruitt, Heard Natural Science Museum & Wildlife Sanctuary, Interlocal Agreement regarding City Limits/ETJ Boundaries

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project BlueSky

- Project Hemispheres

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., June 18th, 2022

Empress Drane, City Secretary
Joshua Stevenson, 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>.