



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, August 2, 2022

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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### WATCH THE BROADCAST LIVE

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. Bill Rosnett, Northwest Christian Church*

### INFORMATION SHARING

**22-0696**      [Recognition of Marching Music Made in McKinney and Drum Corps International](#)

### PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing 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

**22-0697**      [Minutes of the City Council Work Session of July 19, 2022](#)

**Attachments:** [Minutes](#)

**22-0698** [Minutes of the City Council Regular Meeting of July 19, 2022](#)

**Attachments:** [Minutes](#)

**22-0407** [Minutes of the Board of Adjustment Regular Meeting of February 9, 2022](#)

**Attachments:** [Minutes](#)

**22-0658** [Minutes of the McKinney Economic Development Corporation Meeting of June 21, 2022](#)

**Attachments:** [Minutes](#)

**22-0666** [Minutes of the Planning and Zoning Commission Regular Meeting of July 12, 2022](#)

**Attachments:** [Minutes](#)

**22-0652** [Minutes of the Visit McKinney Board Meeting of June 28, 2022](#)

**Attachments:** [Minutes](#)

## ORDINANCES

**22-0699** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget to Provide Funds for the Community Land Trust](#)

**Attachments:** [Ordinance](#)  
[Application \(DRAFT\)](#)

**22-0700** [Consider/Discuss/Act on an Ordinance to Remove the Reduced Speed School Zone and Designated Crosswalk Location at the Intersection of Alma Road and Silverado Trail for Comstock Elementary School and Modify Ordinance Section 62-294 \(3\) of Woodson Drive School Zone for Rueben Johnson Elementary School to Match Actual Location in Field.](#)

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

## RESOLUTIONS

**22-0701** [Consider/Discuss/Act on a Resolution Approving a Contract Revision Number Two to Move Funding from Program Delivery to Direct Services for Catholic Charities of Dallas, Inc., as the City of McKinney's Subrecipient under Round Two of COVID-19 Funding from the Department of Treasury Emergency Rental Assistance Program \(ERAP\) Through Collin County](#)

**Attachments:** [Resolution](#)  
[Agreement](#)

**22-0702** [Consider/Discuss/Act on a Resolution Approving the Eighth Amended Bylaws of McKinney Economic Development Corporation](#)

**Attachments:** [Resolution](#)  
[MEDC Bylaws, 8th Amended](#)

**22-0703** [Consider/Discuss/Act on a Resolution Approving the Ninth Amended Bylaws of McKinney Community Development Corporation](#)

**Attachments:** [Resolution](#)  
[MCDC Bylaws, 9th Amended](#)

**22-0704** [Consider/Discuss/Act on a Resolution Approving the Solid Waste Management Strategy](#)

**Attachments:** [Resolution](#)  
[Strategy Report](#)

**22-0705** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept a Renewal Grant in the Amount of \\$327,762 from the Department of Housing and Urban Development \(HUD\), through the Metro Dallas Homeless Alliance \(MDHA\), for Continuum of Care Rapid Rehousing](#)

[Funding and Authorize the City Manager to Execute a Memorandum of Understanding with the Samaritan Inn for Related Grant Funded Positions](#)

**Attachments:** [Resolution](#)  
[Memorandum of Understanding](#)

**22-0706** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Locality Media LLC dba First Due to Provide an Integrated FRMS/EMS System for the McKinney Fire Department](#)

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

**22-0707** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for Calvin Boles Estates, Lots 1-3, Block A, Located in the ETJ of McKinney on the West Side of CR 318 and Approximately 3,500 Feet South of Farm-To-Market Road 546.](#)

**Attachments:** [Resolution](#)  
[Facilities Agreement](#)  
[Location Map and Aerial Exhibit](#)

**22-0708** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Negotiate a Memorandum of Understanding with JPI Hardin Development, LLC for a Potential Public Facilities Corporation Partnership](#)

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

**22-0709** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Burns McDonnell to Develop a Solid Waste Services RFP](#)

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

**22-0710** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Contract with Quorum Architects, Inc. of Fort Worth, Texas for Additional Architectural and Engineering Services](#)

Related to the Design and Construction of the McKinney  
Municipal Services Center - North Campus (Project FC2058)  
Located at 3501 North Central Expressway, McKinney

**Attachments:** Resolution

**22-0711**

Consider/Discuss/Act on a Resolution Authorizing the City  
Manager to Execute an Interlocal Agreement with Frisco  
Independent School District for Crossing Guards

**Attachments:** Resolution  
Interlocal Agreement

## **END OF CONSENT**

## **REGULAR AGENDA AND PUBLIC HEARINGS**

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

**22-0712**

Consider/Discuss/Act on Fiscal Year 2022-23 Proposed Tax  
Rate, Take Record Vote and Set Public Hearing and  
Adoption Date

**Attachments:** Presentation

**22-0713**

Conduct a Public Hearing to Consider/Discuss/Act on a  
Resolution Approving the 2022-2023 CDBG Annual Action  
Plan

**Attachments:** Resolution  
Action Plan

**22-0006SUP2**

Conduct a Public Hearing to Consider/Discuss/Act on a  
Specific Use Permit Request for a Convenience Store with  
Fuel Sales (7-Eleven), Located on the Southwest Corner of  
Wilmet Road and Hardin Boulevard, and Accompanying  
Ordinance

**Attachments:** [Draft PZ Minutes 7.12.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Citizen Comments](#)  
[Ex. PD Ord. No. 2021-01-006](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**22-0054Z4** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District to “LI” - Light Industrial District, Located Approximately 700 Feet South of Harry McKillop Boulevard and on the West Side of Airport Drive, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 7.12.2022](#)  
[PZ Minutes 6.28.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Business and Aviation District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[Presentation](#)

**22-0063Z2** [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 Single Family Residential Uses, Located Approximately 1,430 Feet South of Future Wilmeth Road and on the West Side of Future Taylor Burke Drive, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 07.12.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Medical District](#)  
[Placetype Definitions](#)  
[Ex. PD Ord. No. 2021-01-006](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**22-0064Z2** [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 Single Family Residential Uses, Located Approximately 480 Feet North of Future Wilmeth Road and Approximately 650 Feet West of County Road 943, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 07.12.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Medical District](#)  
[Placetype Definitions](#)  
[Ex. PD Ord. No. 2021-07-067](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**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)

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

- Director of Public Safety / Chief of Police

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Purple

- H-E-B, LP

- Project 20-09 TUPPS Brewery & Entertainment Destination

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., July 30th, 2022*

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*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](mailto: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>.*