



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

---

Tuesday, September 6, 2022

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

---

### CALL TO ORDER

### 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>

### INVOCATION AND PLEDGE OF ALLEGIANCE

*Invocation given by Reverend Andrew Van Kirk, St. Andrew's Episcopal Church*

### 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

**22-0813**      [Minutes of the City Council Budget Work Session of August 12, 2022](#)

**Attachments:**    [Minutes](#)

**22-0814**      [Minutes of the City Council Work Session of August 16, 2022](#)

**Attachments:**    [Minutes](#)

**22-0815**      [Minutes of the City Council Regular Meeting of August 16, 2022](#)

**Attachments:**    [Minutes](#)

**22-0816**      [Minutes of the City Council Special Meeting of August 23, 2023 for Boards & Commissions Appointments](#)

**Attachments:**    [Minutes](#)

**22-0615**      [Minutes of the Library Advisory Board Meeting of June 16, 2022](#)

**Attachments:**    [Minutes](#)

**22-0780**      [Minutes of the McKinney Community Development Corporation Meeting of July 28, 2022](#)

**Attachments:**    [Minutes](#)

**22-0584**      [Minutes of the McKinney Urban Transit District Board Meeting of April 19, 2022](#)

**Attachments:**    [Minutes](#)

**22-0772**      [Minutes of the Visit McKinney Board Meeting of July 26, 2022](#)

**Attachments:**    [Minutes](#)

## **RESOLUTIONS**

**22-0817**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager or Designee, to Apply For, Accept and Implement a Public Safety Office Criminal Justice Division Grant Award Through the Office of the Governor \(OOG\) to Purchase Bullet-Resistant Shields for the McKinney Police Department School Resource Officers](#)

**Attachments:**    [Resolution](#)

**22-0818**      [Consider/Discuss/Act on a Resolution Authorizing a Contract with the Collin County Elections Administration to Conduct](#)

[the City of McKinney, Local Option Election of November 8, 2022, and Authorizing a Joint Election Agreement with the Various Election Participants](#)

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

**22-0819**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter Into an Interlocal Agreement with the City of Frisco, Texas, for Funding the Construction of the Intersection Improvements at Eldorado Parkway and Custer Road](#)

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

**22-0820**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for Lots 1-5, Block A, in the Samuel Burton Survey, Abstract No. 123, Located in the ETJ of McKinney, on the northeast corner of County Road 340 and Farm-to-Market Road 2933](#)

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

**22-0821**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Phase 1 GMP Amendment to the Existing Pre-Construction Contract with Pogue Construction for Soil Remediation Services Related to the Design and Construction of the McKinney Municipal Complex Project \(FC1707\)](#)

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

#### MISCELLANEOUS

**22-0822**

[Consider/Discuss/Act on a 2022 Amended and Restated Development Agreement and a 2022 Amended and Restated Park Development and Disbursement Agreement with Trinity](#)

Falls Holdings, LP

**Attachments:** [2022 Trinity Falls Development Agreement](#)  
[Trinity Falls - BB Owen Amended and Restated](#)  
[Park Dev and Disbursement Agreement](#)

**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.*

**22-0160PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for the Jefferson McKinney Stacy Addition, Located on the South Side of Stacy Road and Approximately 1,550 Feet East of Custer Road](#)

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

**END OF LGC CHAPTER 212 PLATS****REGULAR AGENDA AND PUBLIC HEARINGS**

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

**22-0823**      [Conduct Public Hearing to Consider/Discuss/Act on the Adoption of the Budget Appropriation Ordinance for FY 2022-23](#)

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

**22-0824**      [Consider/Discuss/Act on an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2022-23 Budget as](#)

a Result of the City Receiving More Revenues from Property Taxes than the Previous Fiscal Year

**Attachments:** Ordinance

**22-0825**

Conduct Public Hearing to Consider/Discuss/Act on an Ordinance Adopting a Tax Rate for Fiscal Year 2022-23 (Tax Year 2022)

**Attachments:** Ordinance  
Presentation

**22-0826**

Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services

**Attachments:** Ordinance  
Ordinance (Redline)  
Fee Change Schedule

**21-0072Z3**

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, Generally to Modify the Development Standards and to Allow for Single Family Residential and Commercial Uses, Located on the Northwest Corner of McKinney Ranch Parkway and Silverado Trail, and Accompanying Ordinance

**Attachments:** [Draft CC Minutes 08.16.2022](#)  
[PZ Minutes 07.26.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Concern](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2007-08-072](#)  
[Ex. PD Ord. No. 2002-03-019](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Informational Only - Concept Plan](#)  
[Presentation](#)

**22-0827** [Consider/Discuss/Act on Appointing a Member to the McKinney Arts Commission \(MAC\)](#)

**Attachments:** [City Code, Ch. 2 Art. VI Div. 2](#)  
[About MAC](#)

## **END OF REGULAR AGENDA AND PUBLIC HEARINGS**

## **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

- TXI Operations, LP, Plaintiff vs. City of McKinney, Texas, Defendant, Civil Action No. 4:20-CV-00353, United States District Court for the Eastern District of Texas

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

- H-E-B, LP

- Project Blue Sky

- 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., September 3rd, 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](mailto: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>.*