



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, September 20, 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 Senior Pastor Daniel Messina, Crosspoint 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.*

### **INFORMATION SHARING**

**22-0866**      [Proclamation for 2022 National Night Out](#)

### **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**

**22-0867**      [Minutes of the City Council Work Session of September 6, 2022](#)

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

**22-0868**      [Minutes of the City Council Regular Meeting of September 6, 2022](#)

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

**22-0727**      [Minutes of the McKinney Armed Services Memorial Board Meeting of July 13, 2022](#)

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

**22-0737**      [Minutes of the McKinney Arts Commission Meeting of July 28, 2022](#)

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

**22-0738**      [Minutes of the McKinney Arts Commission Meeting of July 29, 2022](#)

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

**22-0810**      [Minutes of the McKinney Main Street Board Meeting of August 11, 2022](#)

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

**22-0732**      [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of July 14, 2022](#)

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

**22-0794**      [Minutes of the Planning and Zoning Commission Regular Meeting of August 9, 2022](#)

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

**22-0837**      [Minutes of the Planning and Zoning Commission Regular Meeting of August 23, 2022](#)

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

## RESOLUTIONS

- 22-0869**      [Consider/Discuss/Act on a Resolution Adopting the Debt Management Policy for Fiscal Year 2022-2023](#)
- Attachments:**    [Resolution](#)  
                         [Policy](#)  
                         [Policy - Redline](#)
- 22-0870**      [Consider/Discuss/Act on a Resolution Adopting the Fiscal Year 2022-2023 Financial Policies](#)
- Attachments:**    [Resolution](#)  
                         [Policy](#)  
                         [Policy - Redline](#)
- 22-0871**      [Consider/Discuss/Act on a Resolution Adopting the Fiscal Year 2022-2023 Investment Policy](#)
- Attachments:**    [Resolution](#)  
                         [Policy](#)  
                         [Policy - Redline](#)
- 22-0872**      [Consider/Discuss/Act on a Resolution Approving Funding Recommendations under the Fiscal Year 2023 Community Support Grant](#)
- Attachments:**    [Resolution](#)  
                         [Allocation Summary](#)
- 22-0873**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with FirstUp, Inc. of San Francisco, California to Provide Communications Software for the Communications and Marketing Department](#)
- Attachments:**    [Resolution](#)  
                         [Scoring Summary](#)
- 22-0874**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Rich Leidl, P.C. for Federal Legislative Services](#)
- Attachments:**    [Resolution](#)  
                         [Exhibit A - Agreement](#)

**22-0875**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to an Agreement for State Legislative & Regulatory Consulting Services from Focused Advocacy, LLC of Austin, Texas](#)

**Attachments:**    [Resolution](#)  
                          [Exhibit A - Contract](#)  
                          [Exhibit B - Amendment](#)  
                          [Amendment Letter](#)

**22-0876**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Cooperation Agreement with Collin County for Maintenance of Various Mutual Boundary Roads](#)

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

**22-0877**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the Sixth Amended Agreement For State Legislative Consulting Services from Red Media Group of Austin, Texas](#)

**Attachments:**    [Resolution](#)  
                          [Exhibit A - Amended Agreement](#)

#### **MISCELLANEOUS**

**22-0001CP2**    [Consider/Discuss/Act on a Concept Plan for Modera McKinney Ridge, Located on the East Side of Future Hardin Boulevard and Approximately 1,500 Feet North of Bloomdale Road](#)

**Attachments:**    [Draft PZ Minutes 09.13.2022](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Ex. PD Ord. No. 1703](#)  
                          [Proposed Concept Plan](#)

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**22-0878**      [Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for Water Line and Temporary Construction Easements Associated with the FM 546 and Airport Boulevard Water Line Project which Property is Located on the West Side of Highway 5 at its Intersection with Harry McKillop Boulevard and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions](#)

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

**22-0879**      [Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for Water Line and Temporary Construction Easements Associated With the FM 546 and Airport Blvd. Water Line Project Which Property is Located Near the Northwest Corner of FM 546 and Airport Blvd. and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance With all Applicable Laws and Resolutions](#)

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

**22-0880**      [Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for Water Line and Temporary Construction Easements Associated With the FM 546 and Airport Blvd. Water Line Project Which Property is Located Near the Northwest](#)

Corner of FM 546 and Airport Blvd. and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance With all Applicable Laws and Resolutions

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

**22-0062Z2**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located Approximately 370 Feet North of Wilmeth Road and on the East Side of U.S. Highway 75, and Accompanying Ordinance

**Attachments:** [Draft PZ Minutes 8.23.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Oak Hollow District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Exhibits A-C](#)  
[Presentation](#)  
[Applicant Presentation](#)

**22-0074Z2**

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards and to Allow for Commercial and Auto Related Uses, Located Approximately 330 Feet South of North Brook Drive and on the West Side of U.S. Highway 75 (Central Expressway), and

Accompanying Ordinance

**Attachments:** [Draft P&Z Minutes 8.23.2022](#)  
[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. 1996-11-49](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**22-0087Z2**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of Virginia Parkway and South Independence Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 08.23.2022](#)  
[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. 2001-02-024](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**22-0881**

[Consider/Discuss/Act on Appointing a Member to the Capital Improvement Advisory Committee \(CIAC\)](#)

**Attachments:** [Texas LGC, Sec. 395.058](#)

## **END OF REGULAR AGENDA & 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)

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

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- Chestnut Water Tower

- JPI Real Estate Acquisitions, LLC

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m.,  
September 17, 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: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>.*