CITY OF McKINNEY, TEXAS

Agenda

City Council Regular Meeting

Monday, October 3, 2022 | **6:00 PM** | **Council Chambers, 222 N. Tennessee Street, McKinney, TX 75069**

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 Rosnet, Northwest Christian Church

INFORMATION SHARING

22-0909 Proclamation for Fire Prevention Month

Attachments: Proclamation
Program

22-0910 Proclamation for 19th Annual Arbor Day

Attachments: Proclamation
Program

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

22-0911 Minutes of the City Council Work Session of September 20, 2022

Attachments: Minutes

22-0912 Minutes of the City Council Regular Meeting of September 20, 2022

Attachments: Minutes

22-0913 Minutes of the City Council Special Meeting of September 27, 2022

Attachments: Minutes

22-0849 Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of August 24, 2022

Attachments: Minutes

22-0848 Minutes of the McKinney Community Development Corporation Meeting of August 25, 2022

Attachments: Minutes

22-0850 Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 13, 2022

Attachments: Minutes

22-0855 Minutes of the McKinney Economic Development Corporation Meeting of July 26, 2022

Attachments: Minutes

22-0856 Minutes of the McKinney Economic Development

Corporation Meeting of August 16, 2022

Attachments: Minutes

22-0894 Minutes of the Planning and Zoning Commission Regular Meeting of September 13, 2022

Attachments: Minutes

ORDINANCES

22-0914 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2022-2023 Annual Budget and Amending the 2023-2027 Capital Improvements Program, to Provide Funds for the Robinson Ridge Neighborhood Park Project (PK1830)

Attachments: Ordinance

22-0915 Consider/Discuss/Act on an Amendment to Ordinance Number 2022-03-033 Ordering a Local Option Election for November 8, 2022, for the Purpose of Submitting to the Qualified Voters of the City of McKinney, Texas, One Local Option Election Proposition to Consider Legalizing the Sale of All Alcoholic Beverages for Off-Premise Consumption Only; Designating Polling Places; Appointing the Early Voting Polling Place; Designating the Early Voting Clerk; and Providing for Notice and Publication of the Election

Attachments: Election Ordinance
Ordenza de Elecciones
Petition Certification

22-0916 Consider/Discuss/Act on an Ordinance Amending the City Code of Ordinances, Chapter 14 “Alcoholic Beverages,” Article III, “Lawful Sale of Alcoholic Beverages,” Section 14-52, “Permit; permit fee,” to Allow for the Collection of Permit Fees Every other Year; and Providing for an Effective Date

Attachments: Ordinance
Ordinance - Redline

RESOLUTIONS

22-0917 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with DFW International Airport - Department of Public Safety for Aircraft Rescue Fire Fighter Training

Attachments: Resolution
Agreement

22-0918 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Hellas Construction, Inc of Austin, Texas, for the Construction of the Craig Ranch Soccer Complex (PK1906)

Attachments: Resolution
Award Letter

22-0919 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Gilbert May, Inc. dba Phillips/May Corporation of Dallas, Texas, for the Construction of a 15-Acre Neighborhood Park Located within the Robinson Ridge Subdivision (PK1830)

Attachments: Resolution
Award Letter

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

22-0007M Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Prescribing the Type of Notice to be Given of the Time and Place of a Public Hearing to be Held Jointly by the City Council and the Planning and Zoning Commission to Consider, Discuss, and Act on Amending and Relocating Chapter 146 (Zoning Ordinance), Chapter 142 (Subdivision

Ordinance), Chapter 58 (Lighting Ordinance), Chapter 122, Article IV (Fence Ordinance), Chapter 134 (Sign Ordinance), and Chapter 130, Article IV (Stormwater Management Ordinance) into a Unified Development Code, and Accompanying Ordinance

Attachments: Ordinance
Public Outreach Poster
Presentation

22-0009SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Pump Station (North Texas Municipal Water District), Located at 3701 Redbud Boulevard, and Accompanying Ordinance

Attachments: PZ Minutes 9.13.2022
Location Map and Aerial Exhibit
Letter of Intent
Proposed Ordinance
Proposed Exhibits A-C
Presentation

22-0016SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Personal Service (Carrie Radish Wax Company), Located at 8751 Collin McKinney Parkway, Suite 1803, and Accompanying Ordinance

Attachments: PZ Minutes 9.13.2022
Location Map and Aerial Exhibit
Letter of Intent
Proposed Ordinance
Proposed Exhibits A-C
Presentation

22-0013SUP3 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through (Seven Brew Coffee), Located on the Northwest Corner of U.S. Highway 380 (University Drive) and Sharon Lane, and Accompanying Ordinance

Attachments: Draft PZ Minutes 9.27.2022
Location Map and Aerial Exhibit
Letter of Intent
Citizen Comment
Proposed Ordinance
Proposed Exhibits A-C
Presentation

22-0062Z3 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 (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

22-0079Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RS-60” - Single Family Residence District and “TMN” - Traditional McKinney Neighborhood Overlay District to “DR” - Duplex Residential District and “TMN” - Traditional McKinney Neighborhood Overlay District, Located Approximately 250 Feet North of Jefferson Street and on the East Side of Rockwall Street, and Accompanying Ordinance

Attachments:
PZ Minutes 08.23.2022
Location Map and Aerial Exhibit
Letter of Intent
Citizen Comments
Comprehensive Plan Maps
Mill District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Proposed Ordinance
Exhibits A-C
Written Protest Form
Written Protest Map
Presentation
Applicant Presentation

22-0083Z2 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 Commercial Uses and a Pet Store, Kennel, Animal Boarding (Outdoor Runs) Use, Located at 9446 Virginia Parkway, and Accompanying Ordinance

Attachments: PZ Minutes 9.13.2022
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. 2008-11-106
Concept Plan (Informational Only)
Proposed Ordinance
Proposed Exhibits A-D
Presentation

22-0084Z2 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 Single Family Attached Residential Uses, Located on the North Side of Wilson Creek Parkway and Approximately 150 feet West of Big Bend Drive, and Accompanying Ordinance

Attachments: PZ Minutes 09.13.2022
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Town Center District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Ex. PD Ord. No 96-11-53
Ex. PD Ord. No 1870
Ex. PD Ord. No 1605
Ex. PD Ord. No 1452
Proposed Ordinance
Exhibits A-D
Presentation

22-0089Z2 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 2,950 Feet East of FM 1827 and on the South Side of U.S. Highway 380 (University Drive), and Accompanying Ordinance

Attachments: PZ Minutes 9.13.2022
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
East Fork District
Placetype Definitions
Fiscal Analysis
Land Use Comparison Table
Proposed Ordinance
Exhibits A-C
Presentation

22-0920 Consider/Discuss/Act on Appointing a Member to the Visit McKinney Board

Attachments: City Code, Ch. 106
About Visit McKinney

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

- Project Gemstone

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

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