



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, November 15, 2022

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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### 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 Reverend Harold Lowe, Holy Family Episcopal Church*

### INFORMATION SHARING

**22-1075**      [Proclamation for National Hunger and Homelessness Awareness Week](#)

**Attachments:**    [Proclamation](#)

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

*If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. 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**

- 22-1065**      [Minutes of the City Council Special Meeting of March 22, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-1066**      [Minutes of the City Council Work Session of November 1, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-1067**      [Minutes of the City Council Regular Meeting of November 1, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0923**      [Minutes of the Building and Standards Commission Meeting of September 26, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-1041**      [Minutes of the Community Grants Advisory Commission Meeting of May 25, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0898**      [Minutes of the Historic Preservation Advisory Board Regular Meeting of August 4, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-1011**      [Minutes of the Historic Preservation Advisory Board Regular Meeting of October 6, 2022](#)  
**Attachments:**    [Minutes](#)
- 22-0768**      [Minutes of the Library Advisory Board Meeting of July 21, 2022](#)  
**Attachments:**    [Minutes](#)

**22-0844**      [Minutes of the Library Advisory Board Meeting of August 18, 2022](#)

**Attachments:**    [Minutes](#)

**22-0995**      [Minutes of the McKinney Community Development Corporation Meeting of September 22, 2022](#)

**Attachments:**    [Minutes](#)

**22-0996**      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of October 19, 2022](#)

**Attachments:**    [Minutes](#)

**22-0949**      [Minutes of the McKinney Housing Finance Corporation Meeting of September 9, 2022](#)

**Attachments:**    [Minutes](#)

**22-1047**      [Minutes of the McKinney Housing Finance Corporation Meeting of October 14, 2022](#)

**Attachments:**    [Minutes](#)

**22-1037**      [Minutes of the Planning and Zoning Commission Regular Meeting of October 25, 2022](#)

**Attachments:**    [Minutes](#)

## **ORDINANCES**

**22-1068**      [Consider/Discuss/Act on an Ordinance to Change the 10-minute Loading Zone on Louisiana Street between Wood Street and Kentucky Street to a 20-minute Loading Zone and to Modify the Loading Zones along Louisiana Street in the Ordinance to Reflect Actual Field Locations](#)

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

## **RESOLUTIONS**

- 22-1069**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order to the Design/Build \(D/B\) Agreement with Western Specialty Contractors for Additional Services Related to the McKinney Silos Restoration Project \(GR2109\)](#)  
**Attachments:**    [Resolution](#)  
                              [Proposal](#)
- 22-1070**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for Lots 1 and 2, Block A, The Pratt Fam Addition, Located on the North Side of County Road 1029 and approximately 940 Feet West of FM-2933](#)  
**Attachments:**    [Resolution](#)  
                              [ETJ Proportionality Agreement](#)  
                              [Location Map & Aerial Exhibit](#)
- 22-1071**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Additional Services Agreement with Spinelli Construction Services, LLC of McKinney, Texas for Continued Owner's Rep Services in Conjunction with the Design and Construction of the McKinney Municipal Complex \(MMC\) Project \(FC1707\)](#)  
**Attachments:**    [Resolution](#)  
                              [Proposal](#)
- 22-1072**      [Consider/Discuss/Act on a Resolution Authorizing the McKinney Public Facility Corporation to Approve a Resolution Authorizing the Jefferson Verdant Apartments Transaction; And Containing Other Provisions Relating Thereto](#)  
**Attachments:**    [Resolution](#)  
                              [Term Sheet](#)

**MISCELLANEOUS**

**22-0001GDP**     [Consider/Discuss/Act on a General Development Plan for McKinney Horizons, Located on the Northeast Corner of Bloomdale Road and Future Hardin Boulevard](#)

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**Attachments:**   [Draft PZ Minutes 10.25.2022](#)  
                         [Ex. PD Ord. No. 1703](#)  
                         [Letter of Intent](#)  
                         [Location Map & Aerial Exhibit](#)  
                         [Plan](#)

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**22-1073**     [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the North Texas Municipal Water District \("NTMWD"\) for a Grant by the City of McKinney of Sanitary Sewer Easements Primarily Under and Across Public Land Owned by the City that is Designated as Parkland, Which Parkland is Generally Located Approximately 2,000 feet east of SH 5 and just south of Harry McKillop Boulevard, for the Construction and Installation of Sanitary Sewer Force Mains for the Mutual Benefit of NTMWD and the Public and Accompanying Ordinance](#)

**Attachments:**   [Ordinance](#)  
                         [Location Map](#)  
                         [Sloan Creek Sewer Presentation 4-1-2022](#)

**22-0112Z3**     [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, to Allow for Age Restricted Residential Uses and to Modify the Development Standards, Located Approximately 510 Feet North of Virginia Parkway and Approximately 260 Feet West of Joplin Drive, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Table Request](#)  
[Draft PZ Minutes 11.08.2022](#)  
[Draft PZ Minutes 10.25.2022](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letters of Opposition](#)  
[Citizen Comments](#)  
[Written Protest Signatures](#)  
[Written Protest Map](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Informational Only - Concept Plan](#)  
[Presentation](#)

**22-0122Z2** [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 on the Southeast Corner of Bloomdale Road and U.S. Highway 75 \(Central Expressway\), and Accompanying Ordinance](#)

**Attachments:** [10.25.2022 PZ Minutes](#)  
[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](#)

**22-1074**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Guaranteed Maximum Price \(GMP\) Amendment to the Contract with Crossland Construction Company, Inc. \(Crossland\) for Construction Services Related to the Design and Construction of the McKinney National Airport Airfield Maintenance and Storage Building - TKI-SRE \(AI4315\)](#)

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

#### **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

- .4613 acres in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas

- Lots 7 and 9, Block A, McKinney Bridge Street Towne Center Addition, City of McKinney, Collin County, Texas

D. Section 551.074. Personnel Matters

- Police Chief Appointment Update

E. Section 551.087. Deliberation Regarding Economic Development Matters

- 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., November 12, 2022*

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*Empress Drane, 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-ada@compliance@mckinneytexas.org](mailto:contact-ada@compliance@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>.*