



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, December 20, 2022

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

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;
online at <https://mckinney.legistar.com> and
online at <https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Deborah Bradford, of New Jerusalem Baptist Church

PUBLIC COMMENTS ON AGENDA ITEMS (for Non-Public Hearing 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, 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.

Consent MINUTES

22-1173 [Minutes of the City Council Work Session of December 6, 2022](#)

Attachments: [Minutes](#)

22-1174 [Minutes of the City Council Regular Meeting of December 6, 2022](#)

Attachments: [Minutes](#)

22-1138 [Minutes of the Capital Improvements Advisory Committee Regular Meeting of May 10, 2022](#)

Attachments: [Minutes](#)

22-0649 [Minutes of the McKinney Arts Commission Meeting of May 19, 2022](#)

Attachments: [Minutes](#)

22-0430 [Minutes of the McKinney Housing Finance Corporation Meeting of April 8, 2022](#)

Attachments: [Minutes](#)

22-1164 [Minutes of the Planning and Zoning Commission Regular Meeting of November 8, 2022](#)

Attachments: [Minutes](#)

Consent ORDINANCES

22-1175 [Consider/Discuss/Act on an Ordinance Amending Appendix A - Schedule of Fees of the Code of Ordinances of the City of McKinney with Amended Fees for Collection and Disposal of Solid Waste and Recyclable Material in the City; Providing for the Repeal of Conflicting Ordinances; Providing for a Severability Clause; and Providing for an Effective Date](#)

Attachments: [Ordinance](#)

22-1176 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2022-2023 Budget for McKinney Economic Development Corporation \(MEDC\) and McKinney Community Development Corporation \(MCDC\) to Re-appropriate Projects/Items Carried from Last Fiscal Year](#)

Attachments: [Ordinance](#)
[Reappropriations List](#)
[Presentation](#)

22-1177 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2022-2023 Budget to Re-appropriate Projects/Items Carried from Last Fiscal Year](#)

Attachments: [Ordinance](#)
[Reappropriations List](#)
[Presentation](#)

Consent RESOLUTIONS

22-1178 [Consider/Discuss/Act on a Resolution Awarding a Contract to Aero Specialties, Inc. of Boise, Idaho for the Purchase of a New Aircraft Tow Tractor](#)

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

22-1179 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with the Texas Department of Transportation \(TxDOT\) to Amend Landscape Maintenance Responsibilities for US 75 and Virginia and US 75 and Hwy 380](#)

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

22-1180 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Contract with Quorum Architects, Inc. of Ft. Worth, Texas for Architectural and Engineering Services Related to the Master Plan of the McKinney Municipal Service Center - South Campus](#)

Attachments: [Resolution](#)

END OF CONSENT AGENDA

**PLAT CONSIDERATION under Chapter 212
of the Texas Local Government Code**

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.

22-0242FP [Consider/Discuss/Act on a Final Plat for McKinney Pitts Addition, located on the Southeast Corner of James Pitts Drive and Community Avenue.](#)

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

22-0243FP [Consider/Discuss/Act on a Final Plat for Jefferson Bois D'Arc Addition, Located Approximately 450 Feet South of West University Drive and on the West Side of State Bois D'Arc Road](#)

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

22-0140PF2 [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-9, Block A, of the 1544 County Road 362 Development, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), on the Southeast Corner of Miller Road \(County Road 339\) and County Road 362](#)

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 HEARING ITEMS**

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

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.

- 22-0012SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Automobile Dealership Sales \(Hendrick's Auto Dealership\), Located at 2601 North Central Expressway, and Accompanying Ordinance](#)
2

Attachments: [Draft PZ Minutes 12.13.2022](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Ordinance](#)
 [Proposed Exhibits A-C](#)
 [Presentation](#)

- 22-1181** [Consider/Discuss/Act on a Resolution Consenting to the Creation of a Municipal Management District for the Honey Creek Development](#)

Attachments: [Resolution](#)
 [Location Map](#)
 [Presentation \(RPG 12/06/2022\)](#)

END OF REGULAR AGENDA AND PUBLIC HEARING ITEMS**CITIZEN COMMENTS on Matters not on the Agenda**

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.

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
 - Municipal Facilities
- D. Section 551.074. Personnel Matters
- E. Section 551.087. Deliberation Regarding Economic Development Matters
 - Project 20-09 TUPPS Brewery & Entertainment Destination
 - Project Terrigen

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with Texas Government Code, Chapter 551, on December 16, 2022.

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-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>.