



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, January 3, 2023

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 Marlon Wallace, Seventh Day Adventist Church of McKinney

Pledge of Allegiance led by Adventures Club, Seventh Day Adventist Church of McKinney

INFORMATION SHARING ITEMS

22-1186 [Proclamation for Dr. Martin Luther King, Jr. Day](#)

Attachments: [Proclamation](#)

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

22-1187 [Minutes of the City Council Work Session of December 20, 2022](#)

Attachments: [Minutes](#)

22-1188 [Minutes of the City Council Regular Meeting of December 20, 2022](#)

Attachments: [Minutes](#)

22-1146 [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of November 16, 2022](#)

Attachments: [Minutes](#)

22-1145 [Minutes of the McKinney Community Development Corporation Meeting of November 17, 2022](#)

Attachments: [Minutes](#)

22-1129 [Minutes of the McKinney Main Street Board Meeting of November 10, 2022](#)

Attachments: [Minutes](#)

Consent RESOLUTIONS

22-0011M2 [Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

Attachments: [Resolution](#)
 [DRAFT 121322 CIAC Minutes](#)
 [Exhibit A - Report](#)
 [Report Appendix](#)

Consent MISCELLANEOUS

- 22-1189** [Consider/Discuss/Act on Authorizing the City Manager to Execute a License Agreement with Cellco Partnership d/b/a Verizon Wireless \("Verizon"\), a Delaware General Partnership, that will Allow Verizon to Place Certain Specified Antenna Facilities and Equipment on the City's Elevated Water Storage Tank Located at 1800 W. University Drive, McKinney, Texas 75069, \(the "EST"\) and within the EST Compound in Accordance with the License Agreement](#)
- Attachments:** [Agreement](#)

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.

- 22-0244CVP** [Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A of the ROW Addition, Located on the Northwest Corner of McKinney Ranch Parkway and Silverado Trail](#)
- Attachments:** [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Conveyance Plat](#)
 [Conditions of Approval Summary](#)
- 22-0245PP** [Consider/Discuss/Act on a Preliminary Plat for the ROW Addition, Located on the Northwest Corner of McKinney Ranch Parkway and Silverado Trail](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary Plat](#)
[Explanation for Disapproval Summary](#)

22-0249FP [Consider/Discuss/Act on a Final Plat for Honey Creek Phase 1, Located on the Southeast Corner of Olympic Crossing and North Hardin Blvd.](#)

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

22-0180CVP [Consider/Discuss/Act on a Conveyance Plat for Hidden](#)
2 [Lakes Addition, Located on the South Side of US Highway 380 and approximately 1,000 Feet West of Custer Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Conveyance 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.

22-0117Z2 [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, Located on the Southwest Corner of Bloomdale Road and U.S. Highway 75](#)

(Central Expressway), and Accompanying Ordinance

Attachments: [PZ Minutes 12.13.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin Crossing District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2013-10-099](#)
[Proposed Ordinance](#)
[Exhibits A-D](#)
[Presentation](#)

22-0135Z2

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, Located at 1570 Heritage Drive, and Accompanying Ordinance

Attachments: [PZ Minutes 12.13.2022](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 2021-04-031](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

22-1190

Consider/Discuss/Act on Appointing a Member to the McKinney Housing Authority

Attachments: [LGC, Ch. 392](#)
[About MHA](#)

END OF REGULAR AGENDA AND PUBLIC HEARING ITEMS

CITIZEN COMMENTS on Matters not on the Agenda

If you wish to address the City Council, 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

- City Manager Consultation under Section 34 of McKinney Home Rule Charter

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, at or before December 31, 2022, 6:00 p.m.

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>.