



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, February 7, 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; and online at
<https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Senior Pastor Bruce Miller, Christ Fellowship

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.

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.

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.

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

- 23-0040** [Minutes of the City Council Work Session of January 17, 2023](#)
- 23-0041** [Minutes of the City Council Regular Meeting of January 17, 2023](#)
Attachments: [Minutes](#)
- 23-0042** [Minutes of the City Council Work Session of January 24, 2023](#)
Attachments: [Minutes](#)
- 22-1206** [Minutes of the Library Advisory Board Meeting of December 15, 2022](#)
Attachments: [Minutes](#)
- 22-1226** [Minutes of the McKinney Economic Development Corporation Meeting of November 15, 2022](#)
Attachments: [Minutes](#)
- 23-0001** [Minutes of the McKinney Community Development Corporation Meeting of December 15, 2022](#)
Attachments: [Minutes](#)
- 23-0002** [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of December 19, 2022](#)
Attachments: [Minutes](#)
- 23-0003** [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of December 21, 2022](#)
Attachments: [Minutes](#)

22-1184 [Minutes of the McKinney Housing Finance Corporation Meeting of November 11, 2022](#)

Attachments: [Minutes](#)

Consent RESOLUTIONS

23-0043 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept an Assistance to Firefighter Grant \(AFG\) from the Department of Homeland Security, Federal Emergency Management Agency \(FEMA\), to Provide Self-contained Breathing Apparatus \(SCBA\) for Firefighters](#)

Attachments: [Resolution](#)

23-0044 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Nonexclusive License Agreement with SiFi Networks McKinney, LLC of Wilmington, Delaware for the Development of an Open Access Broadband Network in McKinney That May, Provide Connections to Current and Future Public Facilities, Encourage Development of a Connected "Smart Cities" Economic Development Corridor Along Collin McKinney Parkway, and Increased Internet Access in Underserved Areas](#)

Attachments: [Resolution](#)

23-0045 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Design/Build Services Agreement with PassBuilt Construction, LLC for Services Related to the Pre-construction Phase of the Recreation Center at Towne Lake Renovation \(RCTL\) Project \(PK4397\) located at 2001 S. Central Expwy, McKinney, Texas 75070](#)

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

23-0046 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Terracon Consultants, Inc., a Delaware Corporation, for Facility Condition Assessment Services](#)

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

23-0047 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with BGE, Inc. for Professional Engineering Design Services for the East Louisiana Street Infrastructure Improvements Project](#)

Attachments: [Resolution](#)

23-0048 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with the Texas Department of Transportation for the Temporary Closure of the State Right-of-Way for the Purpose of a Special Event](#)

Attachments: [Resolution](#)
[Race Route](#)

23-0049 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Cooperation Agreement with the Town of Fairview, Texas, to Modify the City of McKinney's Boundaries by Releasing Approximately 5.673 acres of Undeveloped Land from McKinney's Extraterritorial Jurisdiction \(ETJ\) and 1.423 acres of Undeveloped Land from McKinney's Corporate Limits to the Town of Fairview's ETJ to allow Fairview to Provide Governmental Functions and Services Including the Provision of Utility Services, Roadways and Related Public Improvements to said Undeveloped Land and also Authorizing the City Manager to Execute a Declaration of Restrictions in Favor of the City of McKinney with the Owners of said Land](#)

Attachments: [Resolution](#)
[Exhibit A - Boundary Agreement](#)
[Exhibit B - Declaration of Restrictions](#)

23-0050 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interrelated Boundary Adjustment Agreement and Interlocal Agreement between the City of McKinney and the Town of Fairview, Texas to Provide for](#)

Governmental Functions and Services Including the
Establishment of Corporate Limit Boundaries, Utility Service
Area Boundaries, Construction of Perimeter Roadways and
Related Public Improvements

Attachments: [Resolution](#)
[Exhibit A - Boundary Adjustment Agreement](#)
[Exhibit B - Interlocal Agreement](#)
[Location & Proposed Adjustment](#)

23-0051 [Consider/Discuss/Act on a Resolution Awarding a Contract to
Ridgewood Solutions LLC of Richardson, Texas for the
Rehabilitation of 905 S Murray Street, McKinney, Texas
75069](#)

Attachments: [Resolution](#)

23-0052 [Consider/Discuss/Act on a Resolution Awarding a Contract to
TRIARC Systems, LLC of Mansfield, Texas for Rifles for
McKinney Police Department](#)

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

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.

23-0011FP [Consider/Discuss/Act on a Final Plat for the Painted Tree
Village South Phase 2 Addition, Located on the West Side of
North Hardin Road and approximately 1,700 feet South of
County Road 943 \(Wilmeth Road\)](#)

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

23-0008FP [Consider/Discuss/Act on a Final Plat for the Shaded Tree Phase 1 Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), On the South Side of County Road 543 and approximately 3,500 feet East of County Road 201](#)

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

22-0085SP3 [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for McDonald Street Multifamily, Located at 3352 North McDonald Street](#)

Attachments: [PZ Minutes 01.10.2023](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1995-04-21](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

21-0013SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Automotive, Showroom and Service Center Expansion \(Huffines Hyundai\), Located at 1301 North Central Expressway, and Accompanying Ordinance](#)

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

22-0022SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Telecommunications Tower Uses, Located on the South Side of Collin McKinney Parkway and Approximately 1,250 Feet East of Piper Glen Road \(REQUEST TO BE TABLED\)](#)

Attachments: [Location Map and Aerial Exhibit](#)

23-0056 [Consider/Discuss/Act on an Ordinance Calling for the May 6, 2023, General Election of City Council Members for Districts 2 and 4, and At Large #2](#)

Attachments: [Ordinance \(English\)](#)

23-0057 [Consider/Discuss/Act on an Ordinance Calling for the May 6, 2023 Special Bond Election](#)

23-0058 [Consider/Discuss/Act on Appointing a Member to the McKinney Economic Development Corporation \(MEDC\) Board of Directors](#)

Attachments: [Bylaws](#)
[About MEDC](#)

23-0059 [Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District \(NTMWD\) Board of Directors](#)

Attachments: [Director Responsibilities](#)
[About NTMWD](#)

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)

- Annexation Agreement with Sutton Field Investments, LLC for 74 acres of land located north of FM 1461 and within the Coleman Watson and CA Burns surveys

- City of Melissa Interlocal Agreement regarding ETJ Boundaries

B. Section 551.071 (A) Pending or contemplated litigation

- TXI Operations, LP, Plaintiff vs. City of McKinney, Texas, Defendant, Civil Action No. 4:20-CV00353, United States District Court for the Eastern District of Texas

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.076. Deliberation Regarding Security Devices or Security Audits

- Public Safety Security

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 Texas Government Code, Chapter 551, at or before February 4th, 2023, 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>.