



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, March 21, 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 Dr. Bill Rosnett, Northwest Christian Church

Pledge of Allegiance led by Girl Scout Troop 8388

INFORMATION SHARING ITEMS

23-0224 [Proclamation for Girl Scout Week](#)

Attachments: [Proclamation](#)

23-0225 [Presentation of the Blue Star Flag](#)

Attachments: [Certificate of Appreciation](#)
 [About the Blue Star Flag](#)

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

- 23-0226** [Minutes of the City Council Work Session of March 7, 2023](#)
Attachments: [Minutes](#)
- 23-0227** [Minutes of the City Council Regular Meeting of March 7, 2023](#)
Attachments: [Minutes](#)
- 23-0076** [Minutes of the Community Grants Advisory Committee Meeting of November 10, 2022](#)
Attachments: [Minutes](#)
- 23-0140** [Minutes of the Historic Preservation Advisory Board Regular Meeting of January 5, 2023](#)
Attachments: [Minutes](#)
- 22-1080** [Minutes of the McKinney Arts Commission Meeting of October 20, 2022](#)
Attachments: [Minutes](#)
- 23-0178** [Minutes of the McKinney Housing Finance Corporation Meeting of January 4, 2023](#)
Attachments: [Minutes](#)
- 22-1101** [Minutes of the McKinney Urban Transit District Board Meeting of August 23, 2022](#)

Attachments: [Minutes](#)

22-0802 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of August 11, 2022](#)

Attachments: [Minutes](#)

22-0926 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of September 8, 2022](#)

Attachments: [Minutes](#)

22-1033 [Minutes of the Parks, Recreation & Open Space Advisory Board Meeting of October 13, 2022](#)

Attachments: [Minutes](#)

23-0185 [Minutes of the Planning and Zoning Commission Regular Meeting of February 28, 2023](#)

Attachments: [Minutes](#)

23-0154 [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of February 21, 2023](#)

Attachments: [Minutes](#)

Consent ORDINANCES

23-0228 [Consider/Discuss/Act on an Ordinance Declaring as Elected the Unopposed Candidate for the Office of Council Member District 4 for the General Election of May 6, 2023](#)

Attachments: [Ordinance](#)
[Certificate](#)

Consent RESOLUTIONS

23-0229 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Roadway Impact Fee Credit Agreement with TMPG Highland Lakes, LLC, for the Construction of Two and Four Lane Portions of Ridge Road \(extending 2,773 Linear Feet\) and Dedication of](#)

Right-of-Way for Bloomdale Road (extending 1,867 Linear Feet), Serving an Approximately 641 Acre Development (Highland Lakes), Generally Located on the North Side of Bloomdale Road and West Side of Ridge Road

Attachments: Proposed Resolution
Proposed Agreement
Location Map and Aerial Exhibit
Roadway Construction Exhibit
1295 Certificate
2005 Highland Lakes Addition

23-0230

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Wastewater Impact Fee Credit Agreement with TMPG Highland Lakes, LLC, for the Construction of an Oversized Sanitary Sewer Line (extending 3,468 Linear Feet), Serving an Approximately 343 Acre Development (Highland Lakes), Generally Located on the North Side of Bloomdale Road and West Side of Ridge Road

Attachments: Proposed Resolution
Proposed Agreement
Location Map and Aerial Exhibit
Sewer Line Construction Exhibit
1295 Certificate
2005 Highland Lakes Annexation Agmt.

23-0231

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 (2023 AT&T Byron Nelson Golf Tournament)

Attachments: Resolution
Location Map

23-0232

Consider/Discuss/Act on a Resolution Authorizing the Sale of Two Parcels of Land Located in the Samuel McFarland Survey, Abstract No. 558 to the State of Texas for the Construction of the State's Highway 5 Project, Which Parcels

of Land Consist of approximately 1.646 Acres of Land Located on the West Side of State Highway 5 South of its intersection with Harry McKillop Boulevard ("Parcel 6"), and approximately 2.943 Acres of Land Located on the East Side of State Highway 5 South of its intersection with Harry McKillop Boulevard ("Parcel 7"), Both Totaling approximately 4.589 Acres of Land; and Authorizing the City Manager to Execute Deeds and Documents Regarding the Sale of Said City-Owned Property to the State of Texas

Attachments: [Resolution](#)
[Location Map](#)

Consent MISCELLANEOUS

23-0233 [Approve an Agreement Between the City of McKinney and Collin County to Enhance the Fire Investigation Capabilities and Resources of the McKinney Fire Department](#)

Attachments: [Agreement](#)

END OF CONSENT AGENDA

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.

23-0234 [Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Water Line and Sanitary Sewer Easement associated with the SH 5 Utility Relocation Project \(WA1633 & WW1633\) which Property is Located on S. Chestnut Street at its intersection with State Highway 5 and Authorizing the City Manager to Establish Procedures for Acquiring the Easement on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions](#)

Attachments: [Resolution](#)
[Location Map](#)

22-0086SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for a Multi-Family Development \(Modera McKinney\), Located on the East Side of Future Hardin Boulevard and Approximately 1,500 feet North of Bloomdale Road](#)

Attachments: [Draft PZ Minutes 02.28.2023](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Ex. PD Ord. No. 1703](#)
[Proposed Site Plan](#)
[Presentation](#)

22-0020SUP3 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Automobile Sales, Repair or Storage \(Pat Lobb Toyota\), Located at 3350 South Central Expressway, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 3.14.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

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

- City Manager Annual Performance Evaluation

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Craig Ranch Hotel, LLC

- Project 20-09 TUPPS Brewery & Entertainment Destination

- Project Hemispheres

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with Texas Government Code, Chapter 551, on March 17, 2023.

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>.