



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, June 20, 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

Led by Lewis Bell, McKinney Masonic Commandery No. 34

INFORMATION SHARING ITEMS

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

23-0409 [Minutes of the Board of Adjustments Regular Meeting of August 24, 2022](#)

Attachments: [Minutes](#)

23-0441 [Minutes of the Community Grants Advisory Commission Meeting of May 10, 2023](#)

Attachments: [Minutes](#)

23-0442 [Minutes of the Community Grants Advisory Commission Meeting of May 11, 2023.](#)

Attachments: [Minutes](#)

23-0367 [Minutes of the McKinney Housing Finance Corporation Meeting of March 10, 2023](#)

Attachments: [Minutes](#)

22-1109 [Minutes of the Parks, Recreation & Open Space Advisory Board Meeting of November 10, 2022](#)

Attachments: [Minutes](#)

23-0473 [Minutes of the Planning and Zoning Commission Regular Meeting of May 23, 2023](#)

Attachments: [Minutes](#)

Consent ORDINANCES

23-0515 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2022-2023 Annual Budget to Provide Funds for the Provision of Transit Services to the McKinney Urbanized Area](#)

Attachments: [Ordinance](#)

Consent RESOLUTIONS

23-0516 [Consider/Discuss/Act on a Resolution Approving the Final Draft of the Economic and Planning Systems \(EPS\)](#)

Neighborhood Preservation Plan

Attachments: Resolution
Plan

23-0517 Consider/Discuss/Act on a Resolution Approving an Interlocal Agreement with the City of Frisco, Texas, regarding Public Safety Emergency Response Services on the Northbound Side of State Highway 121 along the centerline of Custer Road.

Attachments: Resolution
Interlocal Agreement

23-0518 Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a Collin County Parks and Open Space Project Funding Assistance Program for the Gray Branch Trail Project and Other Improvements

Attachments: Resolution

23-0519 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Agreement with Traffic Technology Services, Inc. (TTS) for Real-Time Traffic Signal Data Sharing

Attachments: Resolution

23-0520 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for Bluebonnet Meadows, Lots CA-A1, 1-3, Block A and Lots 1-5, Block B, Located in the ETJ of McKinney on the Southeast Corner of Miller Road and County Road 362

Attachments: Resolution
Facilities Agreement
Location Map and Aerial Exhibit

23-0521 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Axon Enterprise, Inc. to Provide Goods and Services to the McKinney Police Department including Body Worn Cameras, Fleet Cameras,

Tasers, and All Peripheral Equipment as Described in the Agreement

Attachments: Resolution
Agreement

23-0522

Consider/Discuss/Act on a Resolution of the City Council of the City Council of the City of McKinney, Texas, Authorizing the City Manager To Execute a Loan Agreement Between the City of McKinney and McKinney Virginia LTD., A Texas Limited Partnership

Attachments: Resolution
Loan Term Sheet
Loan Agreement

23-0523

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the Second Amendment to the Commercial Lease Agreement for 406/410 N. Tennessee Street

Attachments: Resolution
Lease (2nd Amendment)

23-0524

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of a Deed Without Warranty for Property Being Block 6, Lot 14A 15B & Block 6, Lot 14C 15D, W J S Russell 2nd Addition, City of McKinney, Collin County, Texas

Attachments: Resolution
Deed Without Warranty
Distribution of Proceeds
Location Map

23-0525

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of a Deed Without Warranty for Property Being W J S Russell 4th Addition, Block 10, Lot 42 & Block 10, Lot 41, City of McKinney, Collin County, Texas

Attachments: [Resolution](#)
[Deed Without Warranty](#)
[Distribution of Proceeds](#)
[Location Map](#)

23-0526 [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Bids under Solicitation 23-32CC Stabilization of Headwall Pedestrian Railings over Herndon Branch](#)

Attachments: [Resolution](#)

23-0003M2 [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: [5.23.23 CIAC Minutes](#)
[Resolution](#)
[Exhibit A \(Semiannual Report\)](#)
[Semiannual Report Appendix](#)

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.

22-0031Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG 18" - General Residence District, "RS 60" - Single Family Residence District, and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay District, Generally to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the South Side of Fitzhugh Street and on the East and West Sides of South](#)

Murray Street, and Accompanying Ordinance

Attachments: [Draft PZ Minutes 05.23.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Mill District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

23-0040Z2

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RG 18" - General Residence District and "TMN" - Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District and "TMN" - Traditional McKinney Neighborhood Overlay District, Generally to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Northwest Corner of Drexel Street and Throckmorton Street and on the Southwest Corner of Drexel Street and Throckmorton Place, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 06.13.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Mill District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
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- 23-0001SUP4** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for a Utility Substation \(Oncor Bloomdale Switch Station\), Located Approximately 1,300 Feet East of U.S. 75 and North of Shawnee Drive, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

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

- 23-0527** [Consider/Discuss/Act on a Resolution Identifying the City's Intent to Annex Approximately 127 Acres of Land Identified Herein Having a Population of Less Than 200 Persons Located in the John Emberson Survey - Abstract Number 294, and the Meredith Hart Survey - Abstract Number 371, and Including Adjacent Portions of FM 543 and CR 202, and Authorizing the City Manager to Execute Development Agreements in Association with the Proposed Annexation](#)

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

- 23-0528** [Consider/Discuss/Act on an Ordinance Increasing the Homestead Exemption for Residents Over Age 65 and the Disabled](#)

Attachments: [Ordinance](#)

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 551.087. Deliberation Regarding Economic Development Matters

- Project 20-09 TUPPS Brewery & Entertainment Destination
- Project Bluesky
- Project DLV
- Project Pantheon

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with Texas Government Code, Chapter 551, at or before 6:00 p.m. on June 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>.