



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, September 5, 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

INFORMATION SHARING ITEMS

23-0702 [Proclamation for National Preparedness Month](#)

Attachments: [Proclamation](#)
 [Summary](#)

23-0703 [Update and Comments by McKinney Economic Development Corporation \(MEDC\) Chairman Brian Loughmiller](#)

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

23-0704 [Minutes of the City Council Regular Meeting of August 1, 2023](#)

Attachments: [Minutes](#)

23-0705 [Minutes of the City Council Special Meeting of August 22, 2023](#)

Attachments: [Minutes](#)

23-0633 [Minutes of the McKinney Armed Services Memorial Board Meeting of June 14, 2023](#)

Attachments: [Minutes](#)

23-0643 [Minutes of the McKinney Arts Commission Meeting of July 20, 2023](#)

Attachments: [Minutes](#)

23-0647 [Minutes of the McKinney Economic Development Corporation Meeting of July 18, 2023](#)

Attachments: [Minutes](#)

23-0638 [Minutes of the Parks, Recreation and Open Space Advisory Board of June 8, 2023](#)

Attachments: [Minutes](#)

23-0688 [Minutes of the Planning and Zoning Commission Regular Meeting of August 8, 2023](#)

Attachments: [Minutes](#)

Consent ORDINANCES

- 23-0706** [Consider/Discuss/Act on an Ordinance of the City Council of the City of McKinney Amending the Code of Ordinances of the City through the Amendment of Article IV, "Rights-of-Way Use and Management," of Chapter 90, "Streets and Sidewalks," by Amending Section 90-242, "Construction Permit Procedures," by Adding a New Subsection \(g\) Relative to the Reimbursement of Costs Associated With the Permitting Process; Repealing Conflicting Ordinances; Providing a Savings Clause; Providing a Severability Clause; Providing for a Penalty; Providing for Publication of the Caption of This Ordinance; and Providing an Effective Date](#)
Attachments: [Ordinance](#)

Consent RESOLUTIONS

- 23-0707** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Approve a Ten-Year Water Rate Study Agreement With Willdan Energy Solutions](#)
Attachments: [Resolution](#)
- 23-0708** [Consider/Discuss/Act on a Resolution Approving a Fifth Amendment to the Professional Full Golf Services Management Agreement with DWW Golf Management, a Texas Limited Liability Corporation](#)
Attachments: [Resolution](#)
 [Fifth Amendment](#)
- 23-0709** [Consider/Discuss/Act on a Resolution Approving Funding Recommendations under the Fiscal Year 2024 Community Support Grant](#)
Attachments: [Resolution](#)
- 23-0710** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, if Awarded, a HOME Investments Partnerships Program Tenant Based Rental Assistance \(TBRA\) Reservation System Participation \(RSP\) Agreement Through the Texas Department of Housing and](#)

Community Affairs (TDHCA)**Attachments:** Resolution

- 23-0711** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement and Memorandum of Understanding Between the City of Plano, the City of McKinney, the City of Frisco, and Collin County for the Application and Administration of the Department of Justice 2023 Byrne Justice Assistance Grant, and Designating the City Manager, or His Designee, as the Official Representative of the City of McKinney in Matters Relating to the Program

Attachments: Resolution
Agreement
MOU

- 23-0712** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Professional Contract for Services Relating to a School Resource Officer Program with the Frisco Independent School District

Attachments: Resolution
Contract

- 23-0713** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Millis Development and Construction - Dallas, LLC of Dallas, Texas, for the Construction of the E.A. Randles Park Improvements (PK 1831)

Attachments: Resolution

- 23-0714** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with CP&Y Inc. dba STV Infrastructure for Professional Engineering Design Services for the East Virginia Parkway Extension (Murray Street to Airport Drive) Project and Authorizing Any Necessary Supplemental Agreements

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

23-0715 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Advanced Funding Agreement \(“AFA”\) with the Texas Department of Transportation prior to Distribution of Funds for Landscaping Improvements on US 75 and West Virginia Parkway](#)

Attachments: [Resolution](#)

23-0716 [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Bids under Solicitation 23-22CC Traffic Signal and Miscellaneous Traffic Construction](#)

Attachments: [Resolution](#)

Consent MISCELLANEOUS

23-0001GDP [Consider/Discuss/Act on a General Development Plan for McKinney Horizons, Located on the Northeast Corner of Bloomdale Road and Future Hardin Boulevard](#)
2

Attachments: [Draft PZ Minutes 08.08.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 1703](#)
[Proposed General Development Plan](#)
[Metes and Bounds](#)

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.

23-0160FP [Consider/Discuss/Act on a Final Plat for Hidden Lakes.](#)

[Located on the South Side of US Highway 380 and
Approximately 1,050 Feet West of Custer Road](#)

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

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.

23-0717 [Conduct Public Hearing to Consider/Discuss/Act on the
Adoption of the Budget Appropriation Ordinance for FY
2023-24](#)

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

23-0718 [Consider/Discuss/Act on an Ordinance to Ratify the Property
Tax Revenue Increase in the Fiscal Year 2023-24 Budget as
a Result of the City Receiving More Revenues from Property
Taxes than the Previous Fiscal Year](#)

Attachments: [Ordinance](#)

23-0719 [Conduct Public Hearing to Consider/Discuss/Act on an
Ordinance Adopting a Tax Rate for Fiscal Year 2023-24 \(Tax
Year 2023\)](#)

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

23-0720 [Consider/Discuss/Act on an Ordinance to Change
Rates/Fees for City Services](#)

Attachments: [Ordinance](#)
[Ordinance \(Redline\)](#)
[Fee Change Schedule](#)

23-0721 [Consider/Discuss/Act on a Resolution Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation](#)

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

23-0049Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Southwest Corner of West University Drive \(US Highway 380\) and Prestwick Hollow Drive](#)

Attachments: [PZ Minutes 07.25.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex PD Ord No. 2011-10-066](#)
[Ex PD Ord No. 1621](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

23-0004SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow a Restaurant with Drive-Through \(Jack in the Box\), Located Approximately 190 Feet North of Falcon View Drive and on the West Side of South Custer Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 08.08.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[PD Ord. No. 2001-02-024](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

23-0009SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow A Stealth Telecommunication Structure \(CR Charitable Golf Property Cell Tower\), Located on the South Side of Collin McKinney Parkway and Approximately 1,250 Feet East of Piper Glen Road, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 08.08.2023](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Informational Only - Site Summary](#)
[RF Coverage Propagation](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

23-0722 [Consider/Discuss/Act on 2023-24 Board and Commission Appointments, Including Fulfilling Vacancies Resulting from Expired Terms, Resignations, Reassignments, and Removals](#)

Attachments: [Board & Commission Policy](#)
[Board Rosters](#)

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)

- Facilities Agreement by and between SLC McKinney Partners, Billingsley Parties and the City of McKinney, Texas (Tucker Hill Addition)

- Master Services Agreement by and between City of McKinney, Texas and Sierra-Cedar, LLC dated January 25, 2021

B. Section 551.087. Deliberation Regarding Economic Development Matters

- Project De La Vega

- Project Monarch

- Project Vibes

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with Texas Government Code, Chapter 551, on September 1, 2023.

*Empress Drane, City Secretary
Tenitrus Bethel, Deputy 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>.

