



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, March 19, 2024

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### 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 Minister Abdulmalik Mohammad, Women of Impact - Global Peace Initiative*

#### INFORMATION SHARING ITEMS

**24-1348**      [Proclamation for the Month of Ramadan](#)

**Attachments:**    [Proclamation](#)

**24-1349**      [Proclamation for Developmental Disabilities Awareness Month](#)

**Attachments:**    [Proclamation](#)

**24-1350**      [Proclamation for Red Cross Month](#)

**Attachments:**    [Proclamation](#)

**24-1351**      [Proclamation for Surveyors Week](#)

**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.*

*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**

**24-1352**      [Minutes of the City Council Work Session of February 20, 2024](#)

**Attachments:**    [Minutes](#)

**24-1353**      [Minutes of the City Council Work Session of February 27, 2024](#)

**Attachments:**    [Minutes](#)

**24-1354**      [Minutes of the City Council Work Session of March 5, 2024](#)

**Attachments:**    [Minutes](#)

**24-1355**      [Minutes of the City Council Regular Meeting of March 5, 2024](#)

**Attachments:**    [Minutes](#)

**24-1222**      [Minutes of the Library Advisory Board meeting of January 18, 2024](#)

**Attachments:**    [Minutes](#)

**24-1306**      [Minutes of the McKinney Housing Finance Corporation](#)

[Meeting of October 13, 2023](#)**Attachments:** [Minutes](#)**24-1282**[Minutes of the McKinney Urban Transit District \(MUTD\) Board Meeting of September 19, 2023](#)**Attachments:** [Minutes](#)**24-1225**[Minutes of the Planning and Zoning Commission Regular Meeting of January 23, 2024](#)**Attachments:** [Minutes](#)**24-1319**[Minutes of the Planning and Zoning Commission Regular Meeting of February 27, 2024](#)**Attachments:** [Minutes](#)**Consent RESOLUTIONS****24-1356**[Consider/Discuss/Act on a Resolution Adopting Revised Membership Rates for the Apex Centre Pursuant to Sec. 74-101 of the Code of Ordinances of the City of McKinney, Texas; and Providing for an Effective Date](#)**Attachments:** [Resolution](#)**24-1357**[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Nu-Way Construction LLC for the Construction of Taxilane A4 Project, \(A12455\)](#)**Attachments:** [Resolution](#)  
[Recommendation](#)  
[Project Layout Plan](#)**24-1358**[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](#)  
[Location Map](#)

**24-1359** [Consider/Discuss/Act on a Resolution Naming a Park within Craig Ranch, McKinney Corporate Center Park, Located South of Van Tuyl Parkway between Meyer Way and Weiskopf Avenue](#)

**Attachments:** [Resolution](#)  
[Site Images](#)

## 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.*

**23-0010SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow a Restaurant with Drive-Through \(McDonalds\), Located at 9010 Virginia Parkway, and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex PD Ordinance 1998-08-44](#)  
[Ex PD Ordinance 2004-01-006](#)  
[Ex PD Ordinance 2004-11-116](#)  
[Proposed Ordinance](#)  
[Exhibits A-C](#)  
[Presentation](#)

**23-0105Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS60" - Single Family Residence District to "C1" - Neighborhood Commercial District, Located at 121 Dorsey Avenue, and Accompanying Ordinance](#)

**Attachments:** [Draft PZ Minutes 02.27.2024](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Town Center District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Fiscal Analysis](#)  
[Proposed Zoning Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**24-0009Z2** [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 and to Allow for Multi-Family Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 02.27.2024](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin McKinney Commercial District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2008-05-046](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation - Staff](#)  
[Presentation - Applicant](#)

**24-1360** [Consider/Discuss/Act on Appointing an Alternate Member to the Visit McKinney Board](#)

**Attachments:** [About Visit McKinney](#)  
[Bylaws - Fifth Amended](#)  
[Boards & Commissions Policy](#)

## **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)

- 310 E. University Dr. and 1020 N. McDonald St., Lot 1R, Block A of the Hisun Motors USA Addition, and being 11.034 acres out of the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas

B. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

### **ACTION ON EXECUTIVE SESSION ITEMS**

### **ADJOURN**

*PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF VARIOUS CITY BOARDS OR COMMISSIONS MAY BE PRESENT. NO BOARD OR COMMISSION ACTION WILL BE TAKEN.*

*Posted in accordance with Texas Government Code, Chapter 551, on March 15, 2024.*

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*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-ada@compliance@mckinneytexas.org](mailto:contact-ada@compliance@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>.*