



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, January 7, 2025

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

24-2322 [Proclamation for Dr. Martin Luther King, Jr. Day](#)

Attachments: [Proclamation](#)

24-2323 [Proclamation Honoring the Service of Elections
Administrator Bruce Sherbet](#)

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

24-2324 [Minutes of the City Council Work Session of December 17, 2024](#)

Attachments: [Minutes](#)

24-2325 [Minutes of the City Council Regular Meeting of December 17, 2024](#)

Attachments: [Minutes](#)

24-2235 [Minutes of the Community Grants Advisory Commission of November 21, 2024](#)

Attachments: [Minutes](#)

24-2256 [Minutes of the McKinney Community Development Corporation Meeting of October 24, 2024](#)

Attachments: [Minutes](#)

24-2254 [Minutes of McKinney Housing Finance Corporation Meeting of October 11, 2024](#)

Attachments: [Minutes](#)

24-2251 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of November 14, 2024](#)

Attachments: [Minutes](#)

Consent ORDINANCES

24-2326 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget and Amending the 2025-2029 Capital Improvements Program to Provide Funding for Design and Architectural Services Related to the](#)

[Design and Renovation of the McKinney Performing Arts Center \(MPAC\) Project FC2504](#)

Attachments: [Ordinance](#)

Consent RESOLUTIONS

24-0007M2 [Consider/Discuss/Act on a Resolution Accepting and Filing the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

Attachments: [DRAFT 121024 CIAC Minutes](#)
[Resolution](#)
[Exhibit A \(Semiannual Report\)](#)
[Semiannual Report Appendix](#)

24-2327 [Consider/Discuss/Act on a Resolution Approving McKinney's Fourth Permit Term Stormwater Management Program and Authorizing the Application for a Texas Pollutant Discharge Elimination System Permit](#)

Attachments: [Resolution](#)
[Program \(4th Permit Term\)](#)
[Best Practices \(4th Permit Term\)](#)

24-2207 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Architexas of Dallas, Texas for Design and Architectural Services Related to the Design and Renovation of the McKinney Performing Arts Center \(MPAC\) Project \(FC2504\) in McKinney, Texas](#)

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

24-2328 [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of All Bids Received Under Solicitation 25-11CSP for Heating, Ventilation, and Air Conditioning \(HVAC\) Systems Replacement](#)

Attachments: [Resolution](#)

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.

24-0146RP [Consider/Discuss/Act on a Final Plat for Lot\(s\) 5R - 6, Block A of the Forest Grove Estates Addition, Located in the McKinney Extraterritorial Jurisdiction \(ETJ\), and Located on the Northeast Corner of FM 2933 and County Road 340](#)

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

24-0035Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Allow for Single-Family Uses and Modify the Development Standards \(Kostial Addition\), Located at 815 North Kentucky Street, and Accompanying Ordinance](#)

Attachments: [12.10.2024 PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis Model](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)
[Applicant Presentation](#)

24-0014SUP [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Minor Vehicle Repair \(Take 5 Oil\), Located at 12121 West University Drive, and Accompanying Ordinance](#)
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Attachments: [12.10.2024 PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

24-2329 [Consider/Discuss/Act on a Resolution Supporting the Approval of the Site Plan and Design Exceptions to a Site Plan for for the Airport Services Terminal Facilitiesan Airport Terminal \(McKinney National Airport\), Located at 1915 FM 546](#)

Attachments: [Resolution](#)

24-2330 [Consider/Discuss/Act on Appointing an Alternate Member to the Planning & Zoning Commission](#)

Attachments: [City Charter, Ch. XIX](#)
[City Planning Resources](#)

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)

- Colmena Ranch Development Agreement

B. Section 551.071 (A) Pending or contemplated litigation

- City of McKinney, Texas v. Hui Li, Zhe Sun, Hisun Motors Corp., U.S.A., and 310 E. University Drive, McKinney, Texas 75069, In Rem, Cause No. 471-06812-2024, 471st District Court of Collin County, Texas

C. Section 551.089. Deliberation Regarding Security Devices or Security Audits

- Security assessments and network security information

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 January 3, 2025.

EMPRESS DRANE

City Secretary

TENITRUS BETHEL PARCHMAN

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>.