



City of McKinney Manager's Notes

September 2, 2022

Administration:

Economic Development Data-

The City recently contracted with consultant Lewis McLain build a database of economic development-related expenditures among the City, MEDC, and MCDC. The data was gathered painstakingly by city staff and Mr. McLain, and the information predominantly dates to the inception of both the MEDC and MCDC. The value of this data is that it will allow the component units to review, analyze, and evaluate the use of incentives, including analyses of effectiveness and impact. Staff of all three entities are reviewing this information with Mr. McLain to make any categorical adjustments or suggestions for improving the organization of the data before the consultant's engagement concludes by Sep. 30, 2022. Once completed (although the database will always be a work in progress in adding new data), this will serve as a significant information asset to the City and its component units.

On a related note, the City does intend to continue subscribing to Mr. McLain's sales tax analysis data base services. This data provides exceptional insight into the city's revenue sources, including monthly changes or shifts in revenues that provides excellent proactive information on what companies are growing and those that may be seeing some declines.

Budget-

Just a reminder that the proposed budget is scheduled for next Tuesday's council meeting and is accompanied with three other agenda items that are all related to the budget adoption process. There will be certain required public hearings and roll call votes needed in accordance with state law.

Fire Station #3-

Fire Station #3 (Eldorado Pkwy) has a sanitary sewer line break under the building. City staff have been working all week on finding and repairing the leak. In the meantime, the fire station crew has been reassigned. The Med Unit has been assigned with Station #9, and the Engine has been assigned to Station #6. We expect normal operations to resume over the weekend. As of today, the repairs have been made and the excavated tunnel still needs to be backfilled.

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Building Inspections:

Changes to the Apartment Inspection Program-

Development Services and Fire are implementing a temporary pause on the multi-family and hotel inspection program due to a staffing transition. The BI inspector who has been leading the program and has the required certifications to do these inspections has resigned. The apartment inspection program involves a combination of property maintenance enforcement and fire safety inspections. Development Services is sorry to see our inspector leave, but we collectively view this as an opportunity to revamp the program to be better and more sustainable over the long-term. We're working on transitions of responsibility within our team, better systems of documentation and reporting, better integration with Housing, and long-range strategies to keep up with booming multi-family development. The technical and life safety requirements won't change. This is only a temporary pause until we can dedicate and train staff to pick up where we left off. We will follow up on outstanding violations in the interim. We are working as a team to ultimately make this program stronger.

Attachment #1: Inspection Totals

Code Services

- Islamic Center of McKinney – Code staff received questions regarding the Islamic Center located at 2940 Eldorado Parkway. During afternoon prayers on Fridays, some of the congregation park in the Tom Thumb parking lot located across the street at 3001 Hardin Blvd and jaywalk across Hardin. A representative of the Islamic Center confirmed that the onsite parking didn't facilitate the number of people who attend their Friday prayer session and Tom Thumb allows members to park on their lot. He also acknowledged that he has asked members to cross at the light at the corner of Hardin and Eldorado parkway.

Code staff are reviewing the Center's approved site plan to ensure they remain in compliance.

Communications & Marketing:

- Silos media
 - Several local media outlets have been covering the silos mural project and the artwork is gaining steam as we near the completion.
 - We are currently working with NPR and journalist Susan Stamberg on a featured story that will air in the next week or two.
 - D Magazine is also working on a featured article that will likely be in the October or November issue.

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- Recent community designations
 - Second safest city in America – GoodHire
 - Third best real-estate market in the U.S. – WalletHub
 - 18th best place to live in the U.S. – Liveability

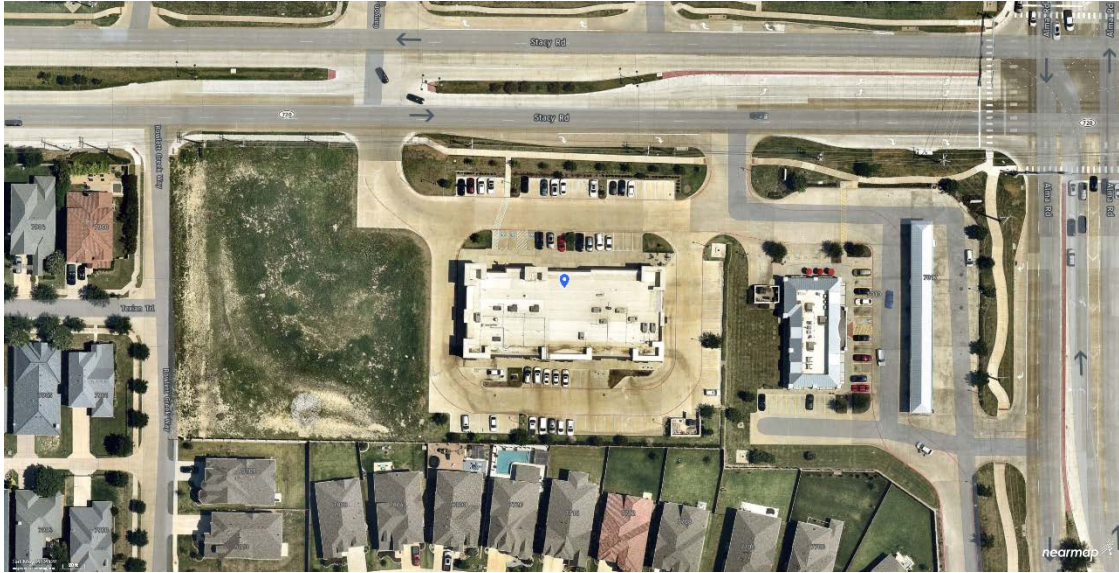
Development Services:

- July Interactive Development Snapshot Portal
 - View the interactive development related data at www.mckinneytexas.org/snapshot
 - The snapshot is best viewed on Google Chrome, Mozilla Firefox, Apple Safari, or Microsoft Edge.
 - New Commercial Permits (including building additions)
 - 61 permits issued through July 2022 and total valuation of \$538.5 million compared to 40 permits issued over the same time period in 2021 and total valuation of \$138.4 million
 - Single Family Residential Permits
 - 85 single family permits issued and total valuation of \$26.6 million compared to 147 permits issued in July 2021 and total valuation of \$47.1 million
 - Cumulatively through July 2022, 798 new single family permits issued and total valuation of \$268.7 million compared to 1,126 permits issued through July 2021 and total valuation of \$333.6 million
 - Noteworthy Project Updates
 - H-E-B Grocery Store (northeast corner of Eldorado Parkway and Custer Road)
 - Permit issued for a 126,398 square foot grocery store and total valuation of \$20 million
 - Independent Financial Headquarters Phase 2 (southeast corner of Henneman Way and Grand Ranch Parkway)
 - Certificate of Occupancy issued for a 195,498 square foot, 6-story office building and \$25.8 million
 - Certificate of Occupancy issued for a 222,139 square foot parking garage accompanying the new building and \$10.3 million total valuation
- Tesla is coming to McKinney!
 - Tesla has indicated that they will be installing 8 supercharging stations at two different locations in McKinney.
 - **3530 University Dr. McKinney, TX 75071: R-11213-00A-04R1-1**

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- 7701 Stacy Rd McKinney, TX 75070: R-12172-00A-0010-1



- The stations will generally look like this:



- Tesla anticipates that construction will last approximately two months with much of that time including coordination with electric utility providers. Both locations are anticipated to be operational by the first part of 2023.



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Engineering:

- The most recent Engineering CIP Report is attached.
- **City RAISE Grant Application For Street Funding East of SH 5**
The US Department of Transportation released its list of selected projects, and the McKinney submission was not selected. Staff will request a debrief to see how we could be more competitive in the next call for projects.
- **Bloomdale Road Extension to Hardin Boulevard Connection Update:** The City project to construct Bloomdale Road to Hardin Boulevard is substantially complete. The contractor is working to establish vegetation in several locations before we close the project. We have not opened the new road to traffic because there is currently no connection to Hardin Boulevard north or south of the intersection. When staff began the project, we communicated our plans with the Timber Creek subdivision (this subdivision is being developed by Forestar). Timber Creek (under their original development agreement) is obligated to design and construct the connection of Hardin Boulevard to Bloomdale Road (shown in red below). Throughout the design of the City's CIP project, it was coordinated and anticipated that Timber Creek would expedite their obligated connection to the newly constructed Bloomdale Rd as it provides a much-needed secondary access point to the subdivision. Unfortunately, the Engineering Department did not receive civil plans from the developer for this connection until early 2022, and a construction permit for the work was later issued in March 2022. At that time, it was estimated that the construction of the connection by Timber Creek would be completed by the end of Summer 2022. However, they still have not completed the connection, and staff is not sure when they will complete the project. Forestar cannot plant any more lots until this road work is completed. The Development Agreement with Forestar expires in May of 2023. Staff is currently exploring options to complete the road construction if Forestar does not. Another Development north of Bloomdale Road has subsequently submitted and received approval of plane to Extend Hardin north of Bloomdale Road. Upon completion of either connection, Bloomdale Road will be opened to traffic between Hardin Boulevard and Community Avenue.



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Finance:

Attachment #3: Finance Report

Housing & Community Development Department

Housing Services Division:

- Pedcor companies applied for and received a Resolution of No Objection from City Council on 6/22/21. The proposed multi-family, tax credit property, is located at the NE corner of Wilmeth and Community Road on 12 acres. The development will consist of approximately 240 units, affordable to individuals and families earning 60% or less of Area Median Income – currently \$58,440 for a family of four. The development is financed by 4% tax credits awarded through the Texas Department of Housing and Community Affairs (TDHCA). Pedcor has requested that the McKinney Housing Finance Corporation (MHFC) issue the bonds for the project. This is not the same as being a co-developer on the project but the MHFC will earn a small fee for the issuance of the bonds. If you have any questions, please feel free to reach out to Cristel Todd, Affordable Housing Administrator at ctodd@mckinneytexas.org or at 972-547-7519.

- **Home Reconstructions**
 - 900 blk Throckmorton St.
 - 1000 blk Throckmorton St.
 - 200 blk Wilson St.
 - All foundations completed 8/26/22

- **Rehabilitation Projects-CDBG**
 - 5400 blk Devils River Dr. - \$2,825
 - Emergency Repair completed 08/18/22
 - 900 blk Austin Ln. - \$35,350
 - Scheduled Completion date 9/2/22

- **PMP Projects**
 - 300 blk Lively Hill - \$7,065
 - Completed: 08/05/22
 - 200 blk Lamar St. - \$18,850
 - Scheduled Completion date: 09/12/22

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- **Pending Projects-after 10/01/22**
 - 1400 blk N. Graves St.
 - 900 blk S. Murray St.
- **Pending Applications**
 - 7 CDBG Rehabilitation
 - 1 Pre-Applications
- **Denied Applications**
 - 2 CDBG Rehabilitation Applications
- **Tenant Based Rental Assistance (TBRA) Program**
 - 7 Households are receiving assistance (program started June)
 - 3 Households have been approved and are looking for housing
 - 4 Households are on the contract system waiting TDHCA approval
 - 12 Applications are pending
- **McKinney Housing Finance Corporation**
 - MHFC RFQ Subcommittee selected a Co-Developer and will present to the MHFC board meeting 9/9/22
 - The Co-Developer update will be on 9/20/22 CC agenda

Parks and Recreation:

- **Apex Centre**
 - We are happy to share that the Apex Centre's membership numbers have returned to pre-pandemic levels.
 - In August of 2019, we had 5,445 household memberships, and today we sit at 5,349.
 - We are trending toward achieving nearly 100% cost recovery by the end of this fiscal year.
 - Special thank you to our Apex Centre Manager, Erica Lyght, and the whole team for their efforts and dedication to achieve this result!
- **Mowing Schedule**
 - Over the past month or so, we decreased our mowing cycle to every 2-weeks due to the dry conditions.
 - With the recent rains, we've returned to our 1-week cycle. It will take a few weeks to catch-up and meet our standards.
- **Staffing Change**

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- Ms. Flora Ray is moving to the City's Purchasing Department after having done an outstanding job with Parks & Rec over the past few years. We wish Ms. Ray continued success with the City!

Planning:

- **McKinney Ranch Pky and Silverado Trail - Townhomes Rezone**

Case Number: 21-0072Z

Location: Northwest corner of McKinney Ranch Parkway and Silverado Trail

This item was presented to City Council at the August 16th meeting and was tabled to September 6 to allow the applicant additional time to address use and access concerns with the adjacent property.

- Following the August 16 Council meeting, the applicant has coordinated with the adjacent property (St. Andrews Episcopal Church) and has proposed modifications to the rezoning request.
- The modified request now includes prohibitions for certain retail uses on the subject property, such as adult entertainment stores, convenience stores, restaurants with drive throughs. They have also added development standards to address the location of a mutual access easement from the church tract to McKinney Ranch Parkway.
- As a reminder, the church shared concerns about not having a direct connection from their property to the median opening of McKinney Ranch Parkway. They also shared concerns about some of the potential retail uses that would be permitted on the subject property.
- Some members of Council may have also received an email from a church parishioner regarding the development history of St. Andrew's Episcopal Church. The email stated that there was previous staff direction to require the church to "*plat easements that were completely out of the ordinary simply to insure that [a] north-south fire lane connected directly to the median opening on McKinney Ranch Parkway.*" Staff has reviewed numerous case files and documents from the original development and platting of St. Andrew's Episcopal Church and is unable to find any documents supporting this position.
- The parishioner email also noted concerns regarding the nature of the rezoning request and staff's support for retail uses on this tract. Please note that rezoning



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requests such as this are not unusual in McKinney, and Staff's review and recommendation is always unique to each site.

- In advance of the September 6 Council Meeting, Staff wanted to provide you with the additional insight about the proposed rezoning request.

- **823/827 Rockwall Duplex Rezone**

Case Number: 22-0079Z

Location: Northeast corner of Lindsey Street and Maples Avenue

This item was presented to the Planning and Zoning Commission at the August 23 meeting and received an unfavorable recommendation from the Commission in a 4-3 vote.

Please also note that the written protest that was submitted includes validated signatures from property owners representing 66% of the total area within 200 feet of the subject property.

Given the negative recommendation from the Planning and Zoning Commission and the valid written protest, this rezoning request will require a super majority vote (6 out of 7) by the Council for approval.

The item is scheduled to be considered at the October 3rd Council meeting.

- Staff wanted to advise Council about a proposed rezoning request at 823/827 Rockwall Street. The applicant is requesting to rezone the property from RS 60 - Single Family Residence District to DR – Duplex Residential District to allow for 3 duplex lots on a 0.7-acre parcel.
- This project may feel familiar, as this exact request was submitted in 2020 under rezoning case number 20-0040Z. At the time of the 2020 submittal, Staff evaluated the request, found that it was in conformance with the Comprehensive Plan and recommended approval. However, there was quite a bit of neighborhood concern over the proposed duplex uses.
- Notable issues from the residents in 2020 was increased crime, concerns over renters versus homeowners occupying the lots, and the fact that the neighboring church



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may lose some ability to utilize the lot. There was a validated written protest submitted for the 20-0040Z rezoning case.

- Ultimately, the 2020 rezoning request was denied by the Council in a 7-0-0 vote.
- We wanted to advise you that this new request has garnered the same level of resident interest and opposition as the previous attempt. A written protest has been submitted and staff has validated the signatures.
- **Surrey House Property**
 - Staff wanted to advise the council that the owner of several properties along S Kentucky Street and S Tennessee Street (generally the Surrey House property(ies) submitted applications for Certificates of Appropriateness (COA) to demolish or relocate (out of McKinney) 5 residential structures on the following tracts.
 - 301 S Kentucky
 - 303 S Kentucky
 - 305 S Kentucky
 - 311 S Kentucky
 - 400 S Tennessee
 - Staff has reviewed the COA requests based on the preservation priority rating of each structure/property and pursuant to the Secretary of the Interior's Standards for Rehabilitation.
 - Specifically, the structures at 301 S Kentucky, 303 S Kentucky, 305 S Kentucky, and 400 S Tennessee have all been listed as low priority ratings on previous and existing historic resource surveys. A structural review of these properties was also considered.
 - The structure at 311 S Kentucky has been listed as a low priority rating in previous historic resource surveys but was listed as a medium priority rating in the staff-led 2015 survey. Although the 2015 survey listed this structure as a medium priority, it did not provide any detail on this new rating. Regardless, medium priority buildings contribute to local history or broader historical patterns; however, reversible alterations have diminished the buildings integrity. A structural review of these properties was also considered.
 - Based on this review, Staff has approved the requested Certificates of Appropriateness (COA).



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- Please be advised that we expect to receive an additional COA request to relocate the structure on the National Register Property at 312 S Tennessee (known as the Surrey House) from its current location to the southeastern corner of Tennessee and Standifer. Due to its listing on the National Register, Staff will be forwarding this COA request to the HPAB for consideration.
- These relocations and demolitions are associated with a proposed multifamily development. Once received, staff will evaluate the Certificate of Appropriateness and Façade Plan applications for the proposed new development.

Public Works:

- Environmental Services Division:

Prior Events: August 10 – Water Trivia – EO&E Coordinator partnered with Outreach Coordinators from Frisco and the North Texas Municipal Water District to host the first Water Trivia event at Tupps Brewery. Questions focused on conservation, reuse, and wastewater as well as water-centric movies and geography.

Upcoming Events Calendar:

Event	Date	Time	Location	Partner
Watering Down Weeds Webinar	September 2, 2022	12:00 p.m.	Zoom	Texas A&M AgriLife Extension
Mid-Autumn Moon Festival	September 3, 2022	11:00 a.m.	John & Judy Gay Library	McKinney Public Library
Your Better Yard Seminar	September 17, 2022	10:00 a.m.	Towne Lake Recreation Center Patio	Texas A&M AgriLife Extension
Recycling 101	September 28, 2022	9:00 a.m.	Waste Connections MRF	Waste Connections

Water Trivia at Tupps Brewery

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Outreach Coordinators hosting trivia – Annie Mattia, Ted Pick (Frisco), Helen Dulac (NTMWD)



Outreach Coordinators with trivia winner

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Teams participating in trivia using Ahaslides

- **Streets and Drainage Division:**
 - Street crews are repairing sidewalks / drive approaches that need replacing in the Rancho de la Osa Trail and Rocky Mountain area. This project should be completed in 2-3 weeks, weather permitting.
 - County Roads 201 and 164 are being repaired with the motor grader and leveled with base. The recent rains have caused potholes that require repair.
 - Drainage crews are working on cleaning up drainage channels at the municipal airport. This activity helps drain water away from the runways and reduces erosion.

- **Facilities Construction Division:**
 - AI4315 – Airport Field Maintenance Facility: Meetings are being held bi-weekly with the project team as the design nears completion and the CMAR is beginning to prepare the bid documents.
 - FC1707 – Municipal Complex (City Hall): The project team issued the bid set of project documents. Bid packages have been issued for subcontractors. Environmental remediation is in process. The Big Bass Towing building superstructure has been demolished and substructure removal is in process.

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- FC1820 – Public Safety Gun Range Restrooms: A design has been proposed and has been reviewed; construction documents are in process.
- FI2111 – Fire Department Headquarters: The design team has issued a 60% progress set of construction documents for the administration building, the logistics building, and the replacement for Fire Station 2. Construction estimates are being prepared by the CMAR with phasing considerations due to the anticipated delay in the construction start date.
- McKinney Silos Project: The design / build team is on site and is nearing completion on their remedial work on the silo facility to restore the structural integrity. The mural artist is nearing completion.