



City of McKinney Manager's Notes

September 30, 2022

Administration-

Bond Committee: Communications has been sent to all Airport Bond Committee members. The following dates/times are scheduled, and these have been shared with Committee members:

Oct. 12, 6:00pm

Oct. 26, 6:00pm

Nov. 9, 6:00pm

All locations are at City Hall.

Director of Public Safety: Greg Conley will begin his new role as Director of Public Safety on Monday, Oct. 3rd. His office will be located adjacent to ACM Flom's Office in the CMO office suite.

National Night Out: Just a reminder that National Night Out will be Tuesday evening. Councilmembers and staff that will be attending will meet at the Police Department roll call room at 5:30pm. The council meeting will be Monday, Oct. 3rd, starting with Work Session at 4:00pm.

Building Inspections-

Attachment #1: Inspection Totals

Development Services-

- RPMx Concrete Recycling Facility
 - The property is located at 3403 County Road 317.
 - City Staff is aware of emails addressed to the City Council regarding noise and dust concerns.
 - The property has been annexed and zoned to allow a permanent concrete recycling facility. The property is currently operating under a grading-only permit which allows the contractors to import and export materials to and from the property to modify its finished grade level. The materials pictured in emails

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on the property are being used to fill low spots on the property and to create a base on which fire lanes and stockpile areas will be constructed in the future. Because the property is under construction, noise and dust are to be expected.

- The OneMcKinney2040 Comprehensive Plan anticipates industrial uses being developed on this property and the surrounding properties so it's safe to assume that noise, lighting, and minimal levels of dust will be more likely in this area even after construction is completed.
- While this is an industrial area of our community, we anticipate that some of the concerns expressed thus far may be minimized when construction has been completed. For example, the TCEQ will require that material stockpiles are watered to minimize airborne dust, many of the maneuvering areas will be covered with concrete rather than topsoil or aggregate, and a 6' tall berm with eastern red cedar trees planted 40 feet on center will be installed along the southern property line (adjacent to the soccer fields) which should help to minimize the visibility of the facility.
- Staff will continue to monitor the property's construction to ensure applicable regulations are being followed and we will share any received concerns with the contractors on site so they can modify their operations when possible. To date, we have not identified any violations.
- Residents are encouraged to direct air quality concerns to the TCEQ and City Staff will investigate noise concerns.

Engineering-

- The most recent Engineering CIP Report is **attached.**
 - **TxDOT Spur Alignment Decision of Preferred Alignment**
 - TxDOT will be hosting a study update and announcing TxDOT's Preferred Alternative for the Spur 399 Extension EIS project. The purpose of the meeting is to brief elected officials on the selected preferred alignment before the Notice of Availability (NOA) is made public on October 7. A public meeting is scheduled for November 10 to announce the decision to the public formally. Once more details on the public meeting are known, we will pass them along to the Council Members. This briefing is for elected officials and agency representatives on Thursday, October 6. Three meeting times will be held to avoid forming a quorum. The times are as follows:
 - 9:00 am to 10:30 am
 - 11:00 am to 12:30 pm
 - 1:30 pm to 3:00 pm
- City staff is scheduled to attend the 9:00 am briefing and will send an update to the City Council after the meeting. The meetings will be held at the TxDOT



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Dallas District Hale Conference Room in the main administration building located at 4777 East US Highway 80, Mesquite, Texas 75150. If you would like to attend, Please RSVP by October 5 to tclark@burnsmcd.com or call 469-949-8026.

Attachment #2: CIP Report

Finance-

Attachment #3: Finance Report

Planning-

- **Winsome Independent Living Rezone**
Case Number: ZONE2022-0112
Location: 5780 Virginia Parkway (north of Genesis Church)
 - Staff wanted to advise the Council that a new rezoning request for the 13.2 acre parcel of land north of Genesis Church was recently received by the Planning Department. The request is to allow a cottage-style independent living development on the tract. The property is currently owned by Genesis Church and is zoned “AG” – Agricultural District.
 - The existing “AG” zoning on the property limits the uses and development of the tract to primarily agricultural uses. The rezoning request would allow for development of a 2-story cottage-style project with a density of 15.5 units per gross acre. Given the size of the tract, this could result in a total of 204 units – although site constraints may reduce this some.
 - As you may recall, a previous rezoning request (case 22-0003Z) for age-restricted 4-story multi-family was proposed on this site earlier this year. The request for age-restricted multi-family received tremendous public interest and opposition. In fact, an official written protest included validated signatures from eligible property owners representing 60.94% of the total area within 200’ of the subject property. This would have required a supermajority vote of the Council (6 of 7) for approval of the multi-family request.

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- Staff is still reviewing the new rezoning proposal for independent living and has not formulated a complete recommendation at this point; nor have we scheduled this item for any upcoming public hearings.
- Given the previous interest on this site, we wanted to advise the Council of the new activity. We will continue to keep you apprised as the update rezoning request moves forward.
- **Monthly Population Estimate**
 - The estimated population as of September 1, 2022, is 210,533.
 - The estimated population as of August 1, 2022, was 210,175.

Public Works

- Environmental Services Division

Prior Events:

- September 17 – Green Webinar – Residents learned water-saving techniques and technologies that can be used to maintain a water-efficient landscape.
- August 10 – Water Trivia – TAWWA Education Chair shared Water Trivia event details and success with other chapters across Texas as a model for replication. Water Trivia was organized and hosted by Environmental Educators from McKinney, Frisco, and NTMWD.

Upcoming Events Calendar:

Event	Date	Time	Location	Partner
Recycling 101	September 28, 2022	9:00 a.m.	Waste Connections MRF	Waste Connections
Diwali	October 8, 2022	11:00 a.m.	John & Judy Gay Library	Library
Garden to Table Webinar	October 18, 2022	12:00 p.m.	Zoom	Turn Compost
Recycling 101	October 26, 2022	9:00 a.m.	Waste Connections MRF	Waste Connections

- Water Division

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- Recently we received a complaint regarding a water leak on Colorado Street between Chestnut Street and Tennessee. Upon further investigation related to the repair we determined that a 2" galvanized water line, which was further reduced to a 1" water line, was supplying water to 12 homes on this block. Testing revealed that homes were only able to receive a maximum of 12 gallons per minute. Staff was surprised that this condition had been in place for so long without any known complaints.

To fix the problem, the water division initiated a project to replace the existing water line with an 8" water main from Chestnut to Tennessee. Over the course of two weeks, staff installed over 600' of 8" water main, a new fire hydrant, and twelve 1" water service lines. On Wednesday, September 21, the water main was chlorinated, tested, and put into service, and had an immediate positive impact. **We estimate that the City saved up to \$250,000 by having in-house crews perform this work versus hiring a contractor.** Additionally, this opportunity provided crews with the experience of replacing an entire block of water main. Lastly the Streets Division will be replacing the asphalt to provide a complete infrastructure replacement project for residents along this block.





Visit McKinney

- Tourism Grants Due October 7
 - Visit McKinney awards tourism grants twice a year to help fund initiatives, activities, or events that promote the City of McKinney as a tourism destination. Click [here](#) to access the application, guidelines and other details.

- Meeting and Event Services Manager
 - Visit McKinney restructured a sales manager position to a new meeting and event services manager. This position will allow us to provide excellence in customer service to meeting and event clients bringing their business to McKinney. Click [here](#) to view the job posting.