



# City of McKinney Manager's Notes

**May 12, 2023**

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## **Administration-**

**Airport Commercial Service:** Staff intends to place a discussion on the May 23<sup>rd</sup> agenda to debrief from the bond election and examine future steps. Our consultant, Edward Shelswell-White, will be in attendance.

**Waste Hauling RFP:** Staff will also be presenting at the May 23<sup>rd</sup> meeting the findings and a recommendation on moving forward with negotiations on a waste hauling and recycling contract. We will revisit the procurement process and ask for a Resolution from the council authorizing staff a period for exclusive negotiations with the recommended firm/s.

**New NW Sector Arterial Name:** It was not available during our draft agenda preview discussions, but we have placed an item on the May 16<sup>th</sup> agenda for the council to consider. The presented name is 'Coughlin Parkway.'

**Byron Nelson:** Staff remains busy with the Byron Nelson events of this week and weekend. Cooperation with the Salesmanship Club team has been outstanding.

**Allen Outlet Mall Shooting:** Our Police and Fire provided substantial assistance to Allen in responding to this tragedy. We are grateful for the excellent mutual collaboration among public safety agencies in this region. Please also note that, through the investigation and fact-finding process, that the Allen PD has noted some factually incorrect representations made by certain bystanders, including one from McKinney that has appeared on national news outlets. It is likely that some of this will be made public in the coming days/weeks.

**New Councilmember:** Councilmember-elect Michael Jones will be sworn in at 6:00pm on May 16<sup>th</sup>. Councilmembers Cloutier and Franklin will also be sworn in. At that time, Councilman Jones will take his seat for the duration of the regular council meeting. Mayor pro-tem Rogers will attend work session and the MUTD meeting just prior to the regular council meeting. The election for mayor pro-tem will be at the June 6<sup>th</sup> meeting.

## **Development Services-**

- February Interactive Development Snapshot Portal
  - View the interactive development-related data at [www.mckinneytexas.org/snapshot](http://www.mckinneytexas.org/snapshot)

Department updates for May 12, 2023



# City of McKinney Manager's Notes

- The snapshot is best viewed on Google Chrome, Mozilla Firefox, Apple Safari, or Microsoft Edge.
- New Commercial Permits (including building additions)
  - 51 permits issued through April 2023 with a total valuation of \$284.8 million compared to 39 permits issued over the same time period in 2022 with a total valuation of \$204 million.
- Single Family Residential Permits
  - 139 single family permits were issued with a total valuation of \$41 million compared to 142 permits issued in April 2022 with a total valuation of \$46.2 million.
  - Cumulatively through April 2023, 400 new single-family permits were issued with a total valuation of \$120.6 million compared to 517 permits issued through April 2022 with a total valuation of \$178.7 million.
- Noteworthy Project Updates
  - Encore Wire - Plant 8 (SWC of Elm Street and Millwood Road)
    - Permit issued for a manufacturing building totaling 340,803 square feet with a total valuation of \$45 million.
  - Cirrus Aircraft Hangers – Buildings A & B (north side of Industrial Boulevard and east of Airport Road)
    - Two permits were issued for aircraft hangars and service center totaling 47,771 square feet with a total valuation of \$9 million.

## Engineering-

- **FM 546 Extension**

Collin County is conducting a public meeting on the extension of FM 546 from Airport Drive in McKinney to County Road 393 in Lowry Crossing. The meeting will be held in person, and the County will also post the same information online.

### **In-Person Meeting**

Monday, May 15, 2023, 5:30 p.m. to 7:30 p.m.  
First Christian Church McKinney,  
The Discipleship Center  
1800 West Hunt Street, McKinney, TX 75069

### **Virtual Meeting**

Monday, May 15, 2023, at 5:30 p.m.  
through  
Wednesday, May 31, 2023, at 11:59 p.m.  
**[Bit.ly/FM546West](https://bit.ly/FM546West)**

The in-person meeting will begin at 5:30 p.m. and will be an open house format where the public may come and go at their convenience. The virtual public meeting can be viewed beginning on Monday, May 15, 2023, at 5:30 p.m. and will remain online

Department updates for May 12, 2023



# City of McKinney Manager's Notes

through the comment period deadline of Wednesday, May 31, 2023, at 11:59 p.m. The virtual public meeting is not a live event, and the materials can be viewed at your convenience.

The improvements along FM 546 include constructing a 4-lane divided urban arterial roadway with pedestrian accommodations. The median would allow for future expansion to a 6-lane roadway. The eastern portion of the project would reconstruct the existing FM 546, a 2-lane rural arterial roadway. The western portion of the project would realign and construct a new FM 546 corridor.

- **SH 5 Connectivity – Inverted Deck Park**

A few media outlets have mentioned that they are working on stories about the SH5/Deck Park project. Since the Council provided direction at the April meeting, we have been communicating with both NCTCOG and TxDOT staff to learn more about next steps. More direction is needed before we can finalize a schedule and list of agency responsibilities. Staff will continue to work with all parties to move this project forward. There have been continued discussions related to property acquisition and payment, SH5 schedule implications and pedestrian connectivity throughout the corridor.

- **The most recent Engineering CIP Report is attached.**

**Attachment #1: CIP Report**

## **Finance-**

**Attachment #2: Finance Report**

## **Fire Department-**

- **Assistant Fire Chief Positions:**
  - The job postings for the two vacant Assistant Fire Chiefs positions are now active. Both internal and external applications will be accepted.
  - The posting closes on May 22, 2023.
  - Interviews are scheduled for June.
- **Fire Marshal:**

Department updates for May 12, 2023



# City of McKinney Manager's Notes

- The McKinney Fire Code states, "6.2.2 Appointment. The Fire Marshal in charge of the Division of Fire Prevention shall be appointed by the Fire Chief on the basis of proper qualifications".
- Chief Dow has appointed Division Chief Brian Roach as the Fire Marshal for the McKinney Fire Department.
- The Fire Marshal will report directly to the Fire Chief. No Assistant Fire Chief will supervise the Fire Marshal's Office.

## **Housing & Community Development-**

### **Community Services Division**

#### Grants and Programs

- The FY 2023-2024 Consolidated Grant Application Process for the Community Support Grant (CSG) and the Community Development Block Grant (CDBG), closed April 3rd. Twenty-nine (29) interested organizations submitted applications, with requests totaling \$ 1,740,743.81. Eligible agencies meeting application requirements will present their applications at two public hearings, conducted by the Community Grants Advisory Commission on May 10 and May 11. City administered programs will also be presented on May 11. The Commission will make funding recommendations in June and submit them to the City Council for approval in August 2023 for CDBG Funding and September 2023 for Community Support Grant Funding. (Please see the presentation list of participants for each night.)

### **Transit Services Division:**

- Collin County Transit completed 1334 boardings in the period of May 1 – May 7, 2023, with a median wait time of 10.81 minutes.
- The McKinney Urban Transit District Board will have a special meeting on May 16, 2023, at 4PM. Shannon Stevenson of North Central Texas Council of Governments will address the Board regarding the impact of 2020 census changes to the McKinney Urban Transit District.
- The next regularly scheduled meeting of the McKinney Urban Transit District Board will be held in McKinney City Hall Council Chambers on June 20, 2023, at 5PM.
- The first "GoPass for Seniors" workshop will be held on 05/18/2023 at 9am at the McKinney Senior Recreation Center, 1400 S College t McKinney TX 75070. These classes will be held on the third Thursday of each month at the McKinney Senior Center

Department updates for May 12, 2023



# City of McKinney Manager's Notes

**Neighborhood Services Division:**

- Neighborhood Services is busy this week with the Byron Nelson! Dana Riley is coordinating volunteers for the city tent and assisting MCDC, Visit McKinney and Marketing & Communications with logistics and supplies. The city tent is located just inside the Main Gate on TPC Drive. The Block Party trailer is also being utilized for on-site storage.

**Housing Services Division:**

- **Rehabilitation Projects**
  - 5000 Blk Devils River Dr - \$36,320
    - Estimated Completion date – 5/19/2023.
  - 1800 Blk W. Midway St - \$75,395
    - Estimated Completion date – 6/29/2023.
  
- **McKinney Housing Finance Corporation (MHFC):**
  - The Partnership agreement between the MHFC and Palladium McKinney is on the May 12, 2023, MHFC agenda for approval. An update on the project will be presented to the City Council on June 6, 2023. The development is in the northeast quadrant of Virginia Parkway and Carlisle. The development will provide 172 units of housing affordable to families earning 60% or less of Area Median Income.

Area Median Income (AMI)	Unit Type	Square Footage	Number of Units	Proposed Gross Rents
60%	1BR/1BA	746	56	\$1,096
60%	2BR/2BA	985	84	\$1,315
60%	3BR/2BA	1150	32	\$1,519

Main St/MPAC -

Department updates for May 12, 2023



# City of McKinney Manager's Notes

On Tuesday, in response to the tragic events that occurred at the Allen Outlet Mall, attendees at the Downtown Business Monthly meeting engaged in discussion about security in Downtown McKinney. Here is a summary of our current efforts:

## Overview of Current Weekly Security for Downtown

- Mounted Patrol
- Bike Officers
  - Routine patrols daily
- Private Security
  - Thursday – Saturday: 11:00 am – 2:00 am
  - Responsibilities include:
    - Have visible presence to mitigate and prevent issues.
    - Escalate to MPD as needed to resolve the situation.
    - Deals with:
      - Amplification/noise complaints
      - Erratic or illegal behavior
    - Utilizes the DASH in the late evenings Dusk-2 am to shuttle employees safely back to their vehicles.

## Current Downtown Event Security

- Private security/gate attendants
- Uniformed and Non-uniformed Officers, SWAT in Key Locations
- Onsite Medics and Fire Paramedics
- Emergency Command (Offsite)
- The Emergency Management Office creates and maintains plans in coordination with event organizers, Fire, and Police.

## Security/Issues Escalation

- We have conveyed to store owners that if they are having any security and or safety concerns, immediately call 911 or the non-emergency number: 972-547-2700

## Upcoming Events

- May 27, MPAC presents Sue Foley
- June 2-3 Texas Music Revolution featuring Shane Smith and the Saints

Department updates for May 12, 2023



# City of McKinney Manager's Notes

- June 17, Juneteenth Finch Park

## Parks-

- Apex Centre Update
  - We are excited to share that the Apex Centre's popularity has returned to pre-pandemic levels – approaching 20,000 individual membership cardholders.
  - However, this comes with some challenges related to overcrowding, especially as we enter our busy summer months.
  - To mitigate overcrowding, we intend to institute two modifications to our rules effective on Monday, May 22<sup>nd</sup>:
    - Teens between 13-15 will again require a parent/guardian with them on the fitness floor.
    - Non-residents will not be able to purchase a Day Pass, unless they are accompanied by a member or a resident of McKinney.
  - These changes will be communicated to our membership and the public on or before Wednesday, May 17<sup>th</sup>.
- Oak Hollow Golf Course Renovations
  - We are currently finalizing our agreement with our contractor to commence work on the greens, tee boxes, and other areas of the course.
  - We are still aiming to close the course on June 1<sup>st</sup> and reopen by September 1<sup>st</sup>.
  - The driving range, practice greens, and instructional sessions will remain available to the public throughout the closure period.
  - We anticipate posting the press release announcing the above details and more sometime in the next week.

## Planning-

- **New Code McKinney Transition Period Ending**
  - As part of the November 15<sup>th</sup> adoption of the Unified Development Code (UDC), the city implemented a 6-month transition period whereby development partners could opt to have their project reviewed under the old Zoning Ordinance or the new UDC.
  - May 15 will mark the end of the transition period. Moving forward, all new development submittals will be subject to the new UDC. Projects already in review or subject to a previously approved plan will continue to be reviewed as submitted/approved until such time that the project is complete, or the plan or permit expires.

Department updates for May 12, 2023



# City of McKinney Manager's Notes

- During this transition period, Planning Staff has processed 142 new submittals with only 51 requesting review against the previous development code. We continue to receive positive feedback on the new UDC and are actively monitoring things that may need improvement. To that end, we anticipate presenting the first set of annual amendments this summer.
- **Carlisle/Virginia Multi-Family Rezone (Palladium)**
  - Case Number: ZONE2023-0030
  - Location: Northeast Corner of Virginia Parkway and Carlisle Street
  - Please be advised that a third rezoning request for the Palladium project will be presented to the Council at the May 16 meeting.
  - As you may recall, previous requests for this site/project were approved in 2022. Under the current zoning, 4-story multi-family residential uses are permitted.
  - The applicant is not proposing to modify any of the use, density or height standards of the existing zoning. The request is strictly to reduce the required front yard setback along Carlisle Street from 35' to 15'.
  - The applicant requests the reduction because they are not able to meet the typical hose lay requirements for fire protection based on the existing building footprint along Carlisle Street. To avoid redesigning the building and/or losing residential units, the applicant has requested to utilize Carlisle Street to satisfy the necessary fire protection requirements. Under a recently developed practice, the Fire Marshal's Office will allow certain roadways to satisfy fire protection requirements when the building is located within 30' of the roadway. As such, the applicant desires to pull the building up to the street and utilize this fire allowance along Carlisle Street.
  - As an infill site, we understand that flexibility from the typical standards may be necessary to unlock development opportunities. While Staff would be comfortable with a reduced setback of 20', the proposed 15' setback is typical of an urban area, and we have concerns that this reduction, coupled with the proposed building height of 55 feet (4-stories), will not be compatible with the surrounding single-family residential and low intense commercial uses.
  - This request was considered by the Planning and Zoning Commission at their May 9 meeting and was approved by the Commission in a 7-0-0 vote.





# City of McKinney Manager's Notes

- **ONCOR-Bloomdale Switch Station**

Case Number: SUP2023-0001

Location: East of US 75 and North of Shawnee Drive

- Please be advised that the SUP request for the proposed Oncor-Bloomdale Utility Substation (Switch Station) is anticipated to be considered by the Planning and Zoning Commission at the May 23 Meeting and by Council on June 20.
- Many members of the Council have likely received emails and calls from residents of the Pecan Ridge neighborhood regarding this request. Please note that Staff is recommending approval of the item.
- It should be noted that a written protest has also been submitted; however, it only includes signatures from property owners representing 7% of the protest area. Therefore, it does not meet the threshold to require a supermajority vote of Council for approval (6 of 7).
- During the Planning and Zoning Commission meeting, several questions were brought up regarding the Public Utilities Commission (PUC) process for identifying this location, the likelihood of relocating the proposed service/access road, and any limitations and legalities associated with a potential negative action by the city.
- Please be advised that there was initial communication between the city and Rayburn Electric in 2019 regarding several potential substation locations. At the time, the city opposed some locations, but remained silent on others (including the proposed Oncor-Bloomdale location). Following 2019, a PUC Order pertaining to several proposed transmission facilities/lines (including the Oncor-Bloomdale location) was issued in 2021.
- Planning Staff and our Legal Team are continuing to coordinate with our utility counsel for insight into these issues and will have more clarity on the city's options prior to the upcoming public hearings.

- **Monthly Population Estimate**

- The estimated population as of May 1, 2023, is 212,261.
- The estimated population as of April 1, 2023, was 212,486.

## Public Works

- Environmental Services Division

Department updates for May 12, 2023



# City of McKinney Manager's Notes

Upcoming outreach and engagement events:

Event	Date	Time	Location	Partner
Water4Otter Performance	May 24, 2023	9:00 a.m.	Walker Elementary	NTMWD, McKinney ISD
Great Native Perennials Webinar	May 25, 2023	12:00 p.m.	Zoom	Shades of Green
Life's a Garden. Dig it!	May 30, 2023	12:00 p.m.	Zoom	Parks & Recreation
Habitat for Humanity Presentation	May 31, 2023	6:30 p.m.	Zoom	Habitat for Humanity

- Streets & Drainage Division
  - Major roadway repairs:
    - Interchange St. – Expected completion 3-4 weeks.
    - Stonebridge and Coronado – Expected completion 3-4 weeks.
    - Wilmeth Rd (between Hardin and Hwy 5) – Crack sealing – Expected completion 2 weeks.
    - Eldorado – West of Lake Forest – Concrete panel raising with foam to address differential settlement. Expected completion 3-4 weeks.
  
- Building Services
  - Annual fire system inspections for all city facilities with fire protection have been completed.
  - Citywide Facility Condition Assessment – Facilities scheduled for this week include the Apex Center, Gabe Nesbitt Buildings, Tennis Clubhouse, University Pump Station, and Carey Cox Parks Administration facility.
  
- Facilities Construction Division
  - **Airport Corp 10 Hangar and FIS Facility:**

Department updates for May 12, 2023



## City of McKinney Manager's Notes

- Preliminary designs for floor plans and site plans have been developed for the design / build / finance projects for the Corp 10 Hangar and the Federal Inspections Station facility.
- **Municipal Complex (City Hall):**  
Construction is well underway with site utilities work and concrete superstructure; most of the first-floor slab is in place; second floor concrete is being placed this week; the internal arts committee are selecting historic photos for the interior vinyl wall graphics.
  - **Public Safety Gun Range Restrooms:**  
Construction documents are in process; the building is being ordered from the prefab restroom manufacturer and has a 10–12-month lead time.
  - **Gabe Nesbitt Indoor Tennis Facility:**  
Construction work nears completion in all parts of the new facility; the redesigned replacement canopies are being installed; the additional work approved by City Council to add ice breakers and an ADA cane detection system is in process; final completion is now scheduled for May.
  - **Recreation Center at Towne Lake Renovations:**  
Design meetings are ongoing with the D/B team for renovations to existing restroom / locker room, customer service counters, meeting spaces, staff, and other areas; discussions are occurring regarding potential facility closures during construction required when restrooms are undergoing renovations.