

## **CITY COUNCIL REGULAR MEETING**

**SEPTEMBER 2, 2025**

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, September 2, 2025 at 6:00 p.m.

The meeting was streamed online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor Bill Cox called the regular meeting to order at 6:03 p.m. after determining a quorum consisting of himself and the following City Council members were present: Mayor Pro Tem Geré Feltus and Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin, Michael Jones, and Ernest Lynch.

These McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, City Secretary Empress Drane, Chief Financial Officer Mark Holloway, Director of Planning Lucas Raley, Executive Director of Development Services Michael Quint, Emergency Management Administrator Karen Adkins, Deputy City Secretary Tenitrus Parchman, Planning Manager Cassie Bumgarner, Planning Manager Caitlin Strickland, Assistant Emergency Management Administrator Jeremy Cuddeback, Grants Program Administrator Elena Berg, City Secretary Administrative Assistant Sheridan Burns, Audio Visual Technician Joshua Arias and Police Officer Kendall Sam.

There were approximately twenty (20) members of the public present.

Mayor Cox called for the Invocation and Pledge of Allegiance. The invocation was led by St. Mark Baptist Church Senior Pastor Charles Wattley and the pledge was led by McKinney Commandery - Knights Templar.

Mayor Cox called for Information Sharing Items.

**25-3112** Proclamation for National Preparedness Month

**25-3113** Proclamation for Grandparents Day

Mayor Cox called for Public Comments on Agenda Items (for Non-Public Hearing Items), at which time there were none.

Mayor Cox called for the Consent Agenda.

Council unanimously approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Feltus, to approve the Consent Agenda.

Consent MINUTES

- 25-3114** Minutes of the City Council Work Session of August 19, 2025
- 25-3040** Minutes of the McKinney Armed Services Memorial Board Meeting of July 9, 2025
- 25-2955** Minutes of the McKinney Arts Commission of May 15, 2025
- 25-2942** Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of June 12, 2025
- 25-3028** Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of July 10, 2025

Consent ORDINANCES

- 25-3115** Consider/Discuss/Act on an Ordinance Amending Chapter 98, "Taxation," Article IV, "Hotel Occupancy Tax," of the Code or Ordinances of the City of McKinney, Texas, by Requiring Short-Term Rental Platforms to Collect and Remit the Applicable Hotel Occupancy Taxes to the City; Ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-073**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING CHAPTER 98, "TAXATION", ARTICLE IV, "HOTEL OCCUPANCY TAX", OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS BY REQUIRING SHORT-TERM RENTAL OPERATORS AND SHORT-TERM RENTAL PLATFORMS TO COLLECT AND REMIT THE APPLICABLE HOTEL OCCUPANCY TAXES TO THE CITY, AS SET FORTH HEREIN BELOW; PROVIDING A PENALTY; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE**

Consent RESOLUTIONS

- 25-3116** Consider/Discuss/Act on a Resolution Adopting a Ten-Year Water Rate Study with Willdan Financial Services; resolution caption reads as follows:

**RESOLUTION NO. 2025-09-131 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS APPROVING A TEN-YEAR WATER RATE STUDY WITH WILLDAN FINANCIAL SERVICES**

- 25-3117** Consider/Discuss/Act on a Resolution Adopting the Fiscal Year 2025-2026 Financial Policies; resolution caption reads as follows:

**RESOLUTION NO. 2024-09-132 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS, ADOPTING THE FINANCIAL POLICIES**

- 25-3118** Consider/Discuss/Act on a Resolution Adopting the Fiscal Year 2025-26 Investment Policy; resolution caption reads as follows:

**RESOLUTION NO. 2025-09-133 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS, ADOPTING THE INVESTMENT POLICY**

- 25-3119** Consider/Discuss/Act on a Resolution Adopting the Revised City of McKinney Procurement Policy and Procedures Manual; resolution caption reads as follows:

**RESOLUTION NO. 2025-09-134 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY,  
TEXAS, AUTHORIZING THE APPROVAL OF THE UPDATED CITY OF  
MCKINNEY PROCUREMENT POLICY AND PROCEDURES MANUAL**

- 25-3120** Consider/Discuss/Act on a Resolution Approving a Negotiated Settlement Between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2025 Rate Review Mechanism Filing; Declaring Existing Rates to Be Unreasonable; Adopting Tariffs That Reflect Rate Adjustments Consistent With the Negotiated Settlement; Finding the Rates to Be Set by the Attached Settlement Tariffs to Be Just and Reasonable and in the Public Interest; Approving an Attachment Establishing a Benchmark for Pensions and Retiree Medical Benefits; Requiring the Company to Reimburse ACSC's Reasonable Ratemaking Expenses; Determining That This Resolution Was Passed in Accordance With the Requirements of the Texas Open Meetings Act; Adopting a Savings Clause; Declaring an Effective Date; and Requiring Delivery of This Resolution to the Company and the ACSC's Legal Counsel; resolution caption reads as follows:

**RESOLUTION NO. 2025-09-135 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF**

**MCKINNEY, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL**

- 25-3121** Consider/Discuss/Act on a Resolution Approving the First Amended and Restated Bylaws of the McKinney Public Facility Corporation; resolution caption reads as follows:

**RESOLUTION NO. 2025-09-136 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE FIRST AMENDED AND RESTATED BYLAWS OF THE MCKINNEY PUBLIC FACILITY CORPORATION BYLAWS; AND PROVIDING AN EFFECTIVE DATE**

- 25-3122** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Maya Underground Contractors, LLC, for the Construction of the Aerial Wastewater Crossing Improvements (US Highway 380 & Throckmorton Street) and Railroad Crossing Improvements Project; resolution caption reads as follows:

**RESOLUTION NO. 2025-09-137 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$1,426,236.00 WITH MAYA UNDERGROUND CONTRACTORS, LLC, FOR THE CONSTRUCTION OF THE AERIAL WASTEWATER CROSSING IMPROVEMENTS (US380 & THROCKMORTON) & RAILROAD CROSSING IMPROVEMENTS PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$1,650,000**

- 25-3123** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Mountain Cascade of Texas, LLC. for the Construction of the Honey Creek Sanitary

Sewer Trunk Main Project; resolution caption reads as follows:

**RESOLUTION NO. 2025-09-138 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$11,754,364 WITH MOUNTAIN CASCADE OF TEXAS, LLC FOR THE HONEY CREEK SANITARY SEWER TRUNK MAIN PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO AN AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$13,000,000**

- 25-3124** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Alliance Geotechnical group, Inc. for Geotechnical and Materials Testing Services for the Construction of the Honey Creek Sanitary Sewer Trunk Main Project and Authorizing Any Necessary Supplemental Agreements; resolution caption reads as follows:

**RESOLUTION NO. 2025-09-139 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$99,940.00 WITH ALLIANCE GEOTECHNICAL GROUP, INC., FOR GEOTECHNICAL AND MATERIALS TESTING SERVICES FOR THE CONSTRUCTION OF THE HONEY CREEK SANITARY SEWER TRUNK MAIN PROJECT AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$110,000.00**

- 25-3125** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Cigna Health and Life Insurance of Hartford, CT to Provide Medical/Third Party Administrator (TPA) and Dental, CaremarkPCS Health, L.L.C. of Woonsocket, RI to Provide Pharmacy Benefits Management (PBM), Community Eye Care, LLC of Charlotte, NC to Provide Vision and Neely EAP, PLLC of Helotes, TX to Provide Employee Assistance Program (EAP); resolution caption reads as follows:

**RESOLUTION NO. 2025-09-140 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS WITH CIGNA HEALTH AND LIFE INSURANCE OF BLOOMFIELD, CT FOR MEDICAL/THIRD PARTY ADMINISTRATOR AND DENTAL BENEFITS, CAREMARK PCS HEALTH L.L.C. OF WOONSOCKET, RI FOR PHARMACY BENEFITS MANAGEMENT, COMMUNITY EYE CARE, LLC OF CHARLOTTE, NC FOR VISION BENEFITS AND NEELY EAP PLLC OF HELOTES, TX FOR EMPLOYEE ASSISTANCE PROGRAM**

Mayor Cox called for Regular Agenda and Public Hearing Items.

- 25-3126** Conduct Public Hearing to Consider/Discuss/Act on the Adoption of the

Budget Appropriation Ordinance for FY 2025-26 In accordance with Texas Government Code §551.043, the City of McKinney Proposed Budget for Fiscal Year 2025-26 is posted on the City of McKinney webpage at <https://www.mckinneytexas.org/210/Budget> and the Taxpayer Impact Statement is provided on this agenda. To view, click the links below.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to Close the public hearing on the Adoption of the Budget Appropriation Ordinance for FY 2025-26.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Feltus, to approve the Adoption of the Budget Appropriation Ordinance for FY 2025-26; with the following record vote:

Mayor Cox .....	Aye
Mayor Pro Tem Feltus .....	Aye
Councilmember Lynch .....	Aye
Councilmember Jones .....	Aye
Councilmember Cloutier .....	Aye
Councilmember Franklin .....	Aye
Councilmember Beller .....	Aye

Ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-074**

**AN ORDINANCE ADOPTING A BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF MCKINNEY, APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR A PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS ORDINANCE AND FOR AN EFFECTIVE DATE HEREOF**

*The revised presentation, not included on the posted agenda, has been included in these minutes as Appendix A: 25-3126 Budget Presentation*

**25-3127** Consider/Discuss/Act on an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2025-26 Budget as a Result of the City Receiving More Revenues from Property Taxes than the Previous Fiscal Year

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Cloutier, to approve an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2025-26 Budget as a Result of the City

Receiving More Revenues from Property Taxes than the Previous Fiscal Year; with the following declaration:

*"I move that the increase revenue from property taxes in the Fiscal Year 2025-26 City budget is hereby ratified with the following declaration: Based on the Tax Rate of \$0.412284: "This budget will raise more total property taxes than last year's budget by \$12,556,433 or 7.54%, and of that amount, \$7,317,780 is tax revenue to be raised from new property added to the tax roll this year."*

Ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-075**

**AN ORDINANCE OF THE CITY OF MCKINNEY, TEXAS, RATIFYING THE PROPERTY TAX REVENUE INCREASE IN THE 2025-26 BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAXES IN THE 2025-26 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE**

**25-3128** Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Adopting a Tax Rate for Fiscal Year 2025-26 (Tax Year 2025)

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Lynch, to approve an Ordinance Adopting a Tax Rate for Fiscal Year 2025-26 (Tax Year 2025); with the following declaration and record vote:

"I move that the property tax rate be increased by the adoption of a tax rate of 0.412284, which is effectively a 3.58 percent increase in the tax rate."

Mayor Cox .....Aye  
Mayor Pro Tem Feltus .....Aye  
Councilmember Lynch .....Aye  
Councilmember Jones .....Aye  
Councilmember Cloutier .....Aye  
Councilmember Franklin .....Aye  
Councilmember Beller .....Aye

Ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-076**

**AN ORDINANCE LEVYING TAXES FOR THE CITY OF MCKINNEY, TEXAS, FOR THE TAX YEAR 2025; PROVIDING FOR A DATE ON WHICH SUCH TAXES BECOME DELINQUENT; PROVIDING FOR A LIEN ON ALL REAL AND PERSONAL PROPERTY TO SECURE THE PAYMENT OF TAXES DUE THEREON; PROVIDING FOR PENALTY AND INTEREST FROM AN EFFECTIVE DATE HEREOF; PROVIDING FOR A 15% COLLECTION FEE FROM AN EFFECTIVE DATE HEREOF; PROVIDING FOR ACCEPTANCE OF THE TAX ROLL TOGETHER WITH ANY SUPPLEMENTS THERETO; AND PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE**

**25-3129** Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to approve an Ordinance to Change Rates/Fees for City Services; ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-077**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, RELATING TO FEES, BY AMENDING THE CODE OF ORDINANCES SECTION 110-44, AND BY AMENDING APPENDIX A SCHEDULE OF FEES, IN PART, BY AMENDING SECTIONS 2-1, 86-23, 86-27, 86-28, 86-30, 86-32, 110-35, 110-37, 110-42, 110-44, 110-45, 110-139, 110-141, 110-142, 110-230, 110-395, AND 150-706D; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**24-0145Z3** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" Light Manufacturing District to "PD" - Planned Development District, Generally to Allow for Multi-Family and Non-Residential Uses and Modify the Development Standards, Located on the Northwest Corner of North Tennessee Street and East Heard Street (WITHDRAWN)

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to table indefinitely a Request to Rezone the Subject Property from "ML" Light Manufacturing District to "PD" - Planned Development District, Generally to Allow for Multi-Family and Non-Residential Uses and Modify the Development Standards, Located on the Northwest Corner of North Tennessee Street and East Heard Street.

**25-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0005SUP2** Permit Request for a Drive-Through Restaurant (McDonalds), Located at 3300 Virginia Parkway, and Accompanying Ordinance

Leslie Ford, Applicant Representative, 1008 Macon Street, Fort Worth, TX 76102 addressed the council regarding the request.

Lee Morris, Applicant Representative, 1008 Macon Street, Fort Worth, TX 76102 addressed the council regarding the request.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to close the public hearing on a Specific Use Permit



Request for a Drive-Through Restaurant (McDonalds), Located at 3300 Virginia Parkway.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to reopen the public hearing and table the request for a Specific Use Permit Request for a Drive-Through Restaurant (McDonalds), Located at 3300 Virginia Parkway to the next Regular City Council Meeting.

**25-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0006SUP2** Permit Request for a Passenger Vehicle Fuel Sales (Movement Convenience Store), Located on the Southeast Corner of Coit Road and Virginia Parkway, and Accompanying Ordinance

Council approved the motion by Councilmember Franklin, seconded by Councilmember Cloutier, to close the public hearing and approve a Specific Use Permit Request for a Passenger Vehicle Fuel Sales (Movement Convenience Store), Located on the Southeast Corner of Coit Road and Virginia Parkway with a vote of 6 - 1 – 0. Councilmember Jones voting no; ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-079**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A PASSENGER VEHICLE FUEL SALES (MOVEMENT CONVENIENCE STORE), LOCATED ON THE SOUTHEAST CORNER OF COIT ROAD AND VIRGINIA PARKWAY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**25-0056Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C3" - Regional Commercial District to "I1" - Light Industrial District, located on the Northwest and Northeast Corners of State Highway 121 (Sam Rayburn Tollway) and Tina Drive, and Accompanying Ordinance

Bob Roeder, applicant representative, 1770 Redbud, McKinney, TX 75069 addressed the Council regarding this request.

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Cloutier, to close the public hearing and approve a

Request to Rezone the Subject Property from "C3" - Regional Commercial District to "I1" - Light Industrial District, located on the Northwest and Northeast Corners of State Highway 121 (Sam Rayburn Tollway) and Tina Drive per staff recommendation.

Council unanimously approved the revised motion by Councilmember Franklin, seconded by Councilmember Cloutier, to approve a Request to Rezone the Subject Property from "C3" - Regional Commercial District to "I1" - Light Industrial District, located on the Northwest and Northeast Corners of State Highway 121 (Sam Rayburn Tollway) and Tina Drive, as submitted by the applicant; ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-080**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 62.9 ACRE PROPERTY, LOCATED ON THE NORTHWEST AND NORTHEAST CORNERS OF STATE HIGHWAY 121 (SAM RAYBURN TOLLWAY) AND TINA DRIVE, IS REZONED FROM "C3" – REGIONAL COMMERCIAL DISTRICT AND HIGHWAY COMMERCIAL OVERLAY DISTRICT TO "I1" – LIGHT INDUSTRIAL DISTRICT AND HIGHWAY COMMERCIAL OVERLAY DISTRICT, GENERALLY TO ALLOW FOR INDUSTRIAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

*The revised applicant presentation, not included on the posted agenda, has been included in these minutes as Appendix B: 25-0056Z2 Applicant Presentation*

Councilmember Franklin exited the Council Chambers.

**25-0074Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Northwest corner of FM 1461 and Aster Park Trail, and Accompanying Ordinance

The motion by Councilmember Cloutier, seconded by Mayor Pro Tem Feltus, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the Northwest corner of FM 1461 and Aster Park Trail, and Accompanying Ordinance carried with a vote of 6-0. Councilmember Franklin recused himself. Ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-081**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 4.917-ACRE PROPERTY, LOCATED ON THE NORTHWEST CORNER OF FM 1461 AND ASTER PARK TRAIL, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "C2" – LOCAL COMMERCIAL DISTRICT, GENERALLY TO ALLOW FOR COMMERCIAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

Councilmember Franklin returned to dais.

**25-0075Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the West Side of North Stonebridge Drive and West of Coughlin Parkway, and Accompanying Ordinance

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Council member Michael Jones, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the West Side of North Stonebridge Drive and West of Coughlin Parkway; ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-082**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 10.630-ACRE PROPERTY, LOCATED ON THE WEST SIDE OF NORTH STONEBRIDGE DRIVE AND WEST OF COUGHLIN PARKWAY, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "C2" – LOCAL COMMERCIAL DISTRICT, GENERALLY TO ALLOW FOR COMMERCIAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

*The zoning change written protest, not included with the posted agenda, provided by city staff has been included into these minutes as Appendix C: Zoning Protest*

**25-0094Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "L1" - Light Industrial District and "C3" - Regional Commercial District to "I1" - Light Industrial District, Located on the East Side of North Central Expressway and Approximately 1,400 Feet South of Bloomdale Road, and Accompanying Ordinance

Council unanimously approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Feltus, to close the public hearing and approve a Request to Rezone the Subject Property from "L1" - Light Industrial District and "C3" - Regional Commercial District to "I1" - Light Industrial District, Located on the East Side of North Central Expressway and Approximately 1,400 Feet South of Bloomdale Road; ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-083**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 7.666-ACRE PROPERTY, LOCATED ON THE EAST SIDE OF NORTH CENTRAL EXPRESSWAY AND APPROXIMATELY 1,400 FEET SOUTH OF BLOOMDALE ROAD, IS REZONED FROM "LI" – LIGHT INDUSTRIAL DISTRICT AND "C3" – REGIONAL COMMERCIAL DISTRICT TO "I1" – LIGHT INDUSTRIAL DISTRICT, GENERALLY TO ALLOW FOR LIGHT INDUSTRIAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**25-009522** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "AG" - Agriculture District to "I1" - Light Industrial District, Located at 3933 County Road 317, and Accompanying Ordinance

Ryan Joyce, applicant, was called to speak

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District and "AG" - Agriculture District to "I1" - Light Industrial District, Located at 3933 County Road 317; ordinance caption reads as follows:

**ORDINANCE NO. 2025-09-084**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 41.87-ACRE PROPERTY, LOCATED AT 3933 COUNTY ROAD 317, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT AND "AG" – AGRICULTURE DISTRICT TO "I1" – LIGHT INDUSTRIAL DISTRICT, GENERALLY TO ALLOW LIGHT INDUSTRIAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

Mayor Cox called for Citizen Comments on Matters not on the agenda.

Rhondale Terrell, 603 N. Tennessee Street, McKinney, TX 75069 spoke regarding assistance in the community.

Mayor Cox called for Council and Manager Comments.

Mayor Pro Tem Feltus attended the Bread Breaking ceremony for the new Whole Foods in West Grove.

Councilmember Franklin Rick expressed gratitude to the McKinney Fire Department for their response at a recent fire.

Councilmember Cloutier attended Whole Foods and Sephora opening and last week along with Justin Beller and Paul Ballesteros regarding homelessness.

Mayor Cox expressed his gratitude to the fire department.

City Manager Grimes expressed his gratitude to the fire department; he encouraged citizens to participate in a survey related to the upcoming infrastructure improvements project which can be found on the website; Oktoberfest will be held September 26 – 28 in downtown and more information can be found at [downtownmckinney.com](http://downtownmckinney.com).

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to adjourn the meeting at 7:47 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, September 5, 2025, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on October 6, 2025.

SIGNED:

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BILL COX, Mayor  
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

*Appendix A: 25-3126 Budget Presentation*

*Appendix B: 25-0056Z2 Applicant Presentation*  
*Appendix C: Zoning Protest*

# Public Hearing – Budget

City of McKinney  
Budget Department



## FY 2025-26 Budget Highlights

- Decrease property tax rate by 0.3 cents to \$0.412284
- Sales Tax remains steady
- Provide step increases for all non-sworn personnel
- Planned step increases for sworn personnel
- Staffing
  - Public Safety/Police & Fire
  - Development Services
  - Parks and Recreation
  - Public Works
  - Water/Wastewater

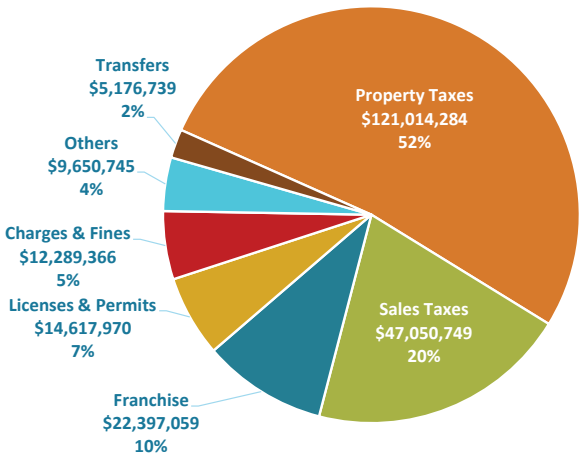


# General Fund



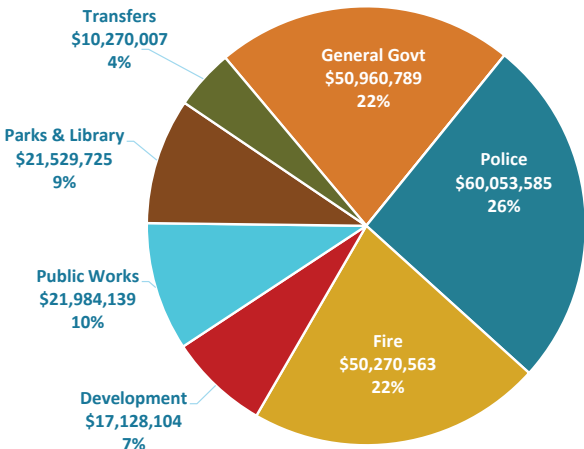
General Fund Revenues - \$232,196,912

FY 25-26 Proposed Budget



General Fund Expenditures - \$232,196,912

FY 25-26 Proposed Budget



General Fund Staffing Additions

- General Government (7)
  - Assistant to the City Manager
  - Data Engineer
  - Data Architect
  - Public Meeting Clerk
  - HR Analyst – Risk
  - Deputy City Marshal
  - Buyer I
- Development Services (3)
  - Animal Services Technician
  - Real Estate Acquisitions Specialist
  - Senior Engineer - Traffic
- Public Works (3)
  - 2 Street Maintenance Technicians
  - HVAC/Building Systems Technician
- Parks & Libraries (4)
  - Parks Maintenance Technician
  - Park Ranger
  - Planetarium Coordinator
  - Exhibits Coordinator
- Public Safety
  - Police Department (5)
    - Sergeant
    - NIBRS Specialist
    - 2 First Responders
    - Detective
  - Fire Department (5)
    - 4 Firefighter/Paramedics
    - Battalion Chief





# Water/Wastewater Fund



## Water and Wastewater Highlights

- Continue water line replacement program
- Anticipate a debt sale for capital projects in FY26
- Real Loss of Treated Water down to 7%
  - 28% in FY14
- Supplementals proposed include:
  - I&I Program
  - Concrete Program
  - Combo Vac Operator
  - Wastewater Maintenance Program
  - Pump Operator



## Water and Wastewater Rates

- Rates and NTMWD
  - NTMWD FY26
    - Increases for both Water and Wastewater
    - Increased rates due to capital improvements district wide, market conditions, commodity prices, & increased regulatory requirements
  - City of McKinney proposes
    - 4% increase on Water
    - 5% increase on Wastewater
    - Allows for Water/Wastewater fund to remain self-sufficient



Upcoming Events

Sept. 2

- Budget – Public Hearing
- Ratification of Property Tax Revenue Increase
- Tax Rate – Public Hearing
- Adopt Budget, Tax Rate, and Fee/Rate Ordinance





McKINNEY 121 TRADE CENTER



LOCATION



MCKINNEY 121 TRADE CENTER

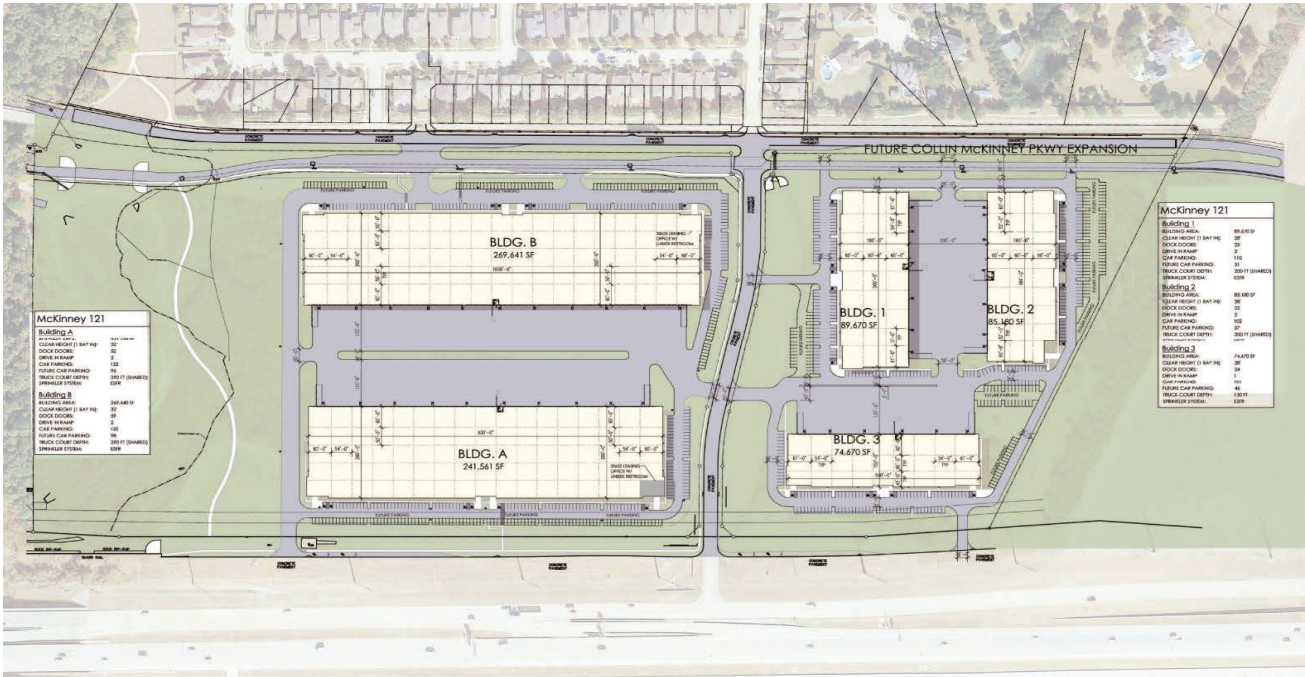




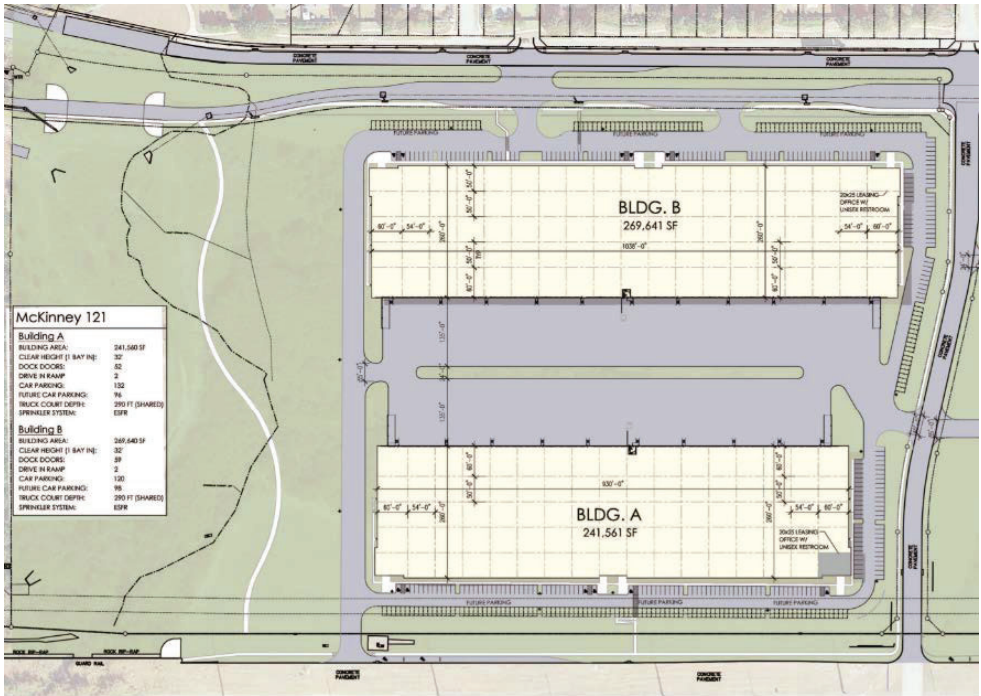
# MASTERPLAN AND DESIGN



## MCKINNEY 121 TRADE CENTER

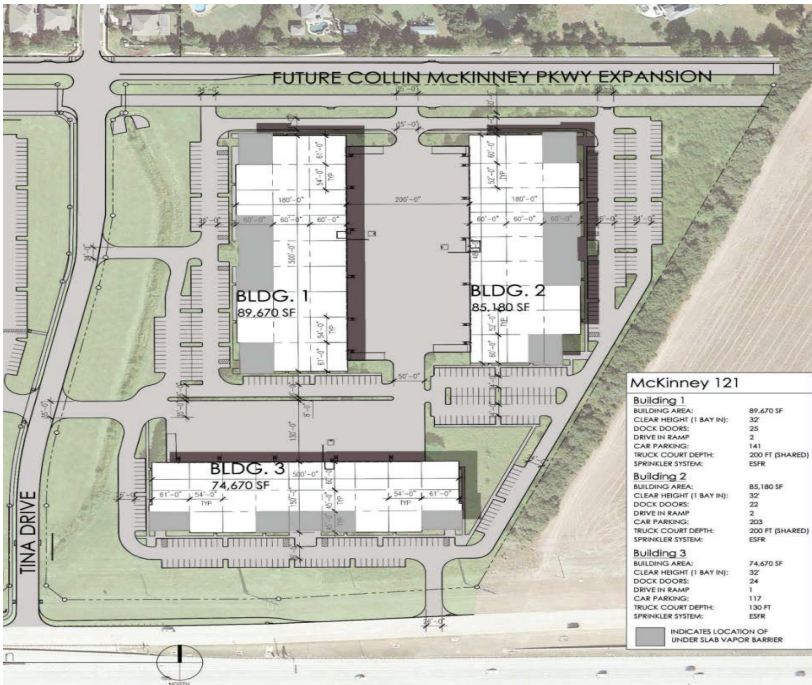


## MCKINNEY 121 TRADE CENTER – PHASE 1





MCKINNEY 121 TRADE CENTER – PHASE 2



RENDERINGS

MCKINNEY 121 TRADE CENTER





MCKINNEY 121 TRADE CENTER



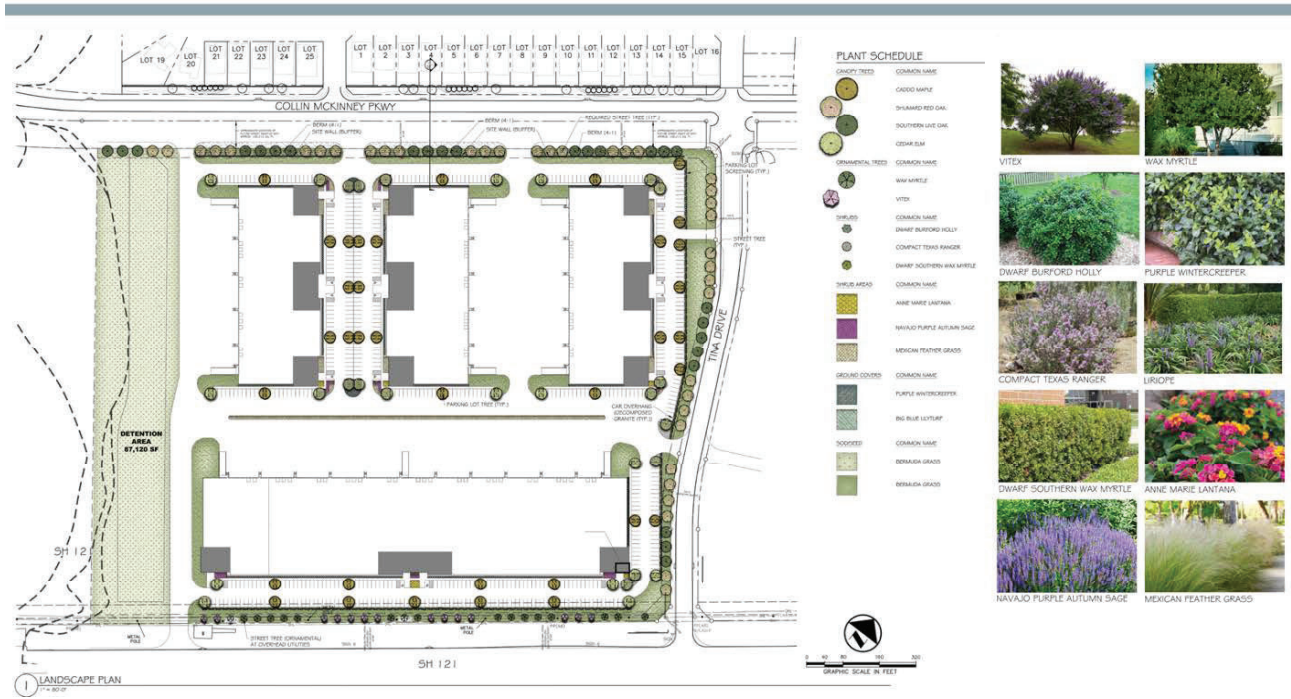
MCKINNEY 121 TRADE CENTER



LANDSCAPING



MCKINNEY 121 TRADE CENTER



SIMILAR PROJECTS

EASTGROUP – MCKINNEY 121 HARDIN





STILLWATER – ALLEN 121 TECHNOLOGY PARK



LEWISVILLE 121



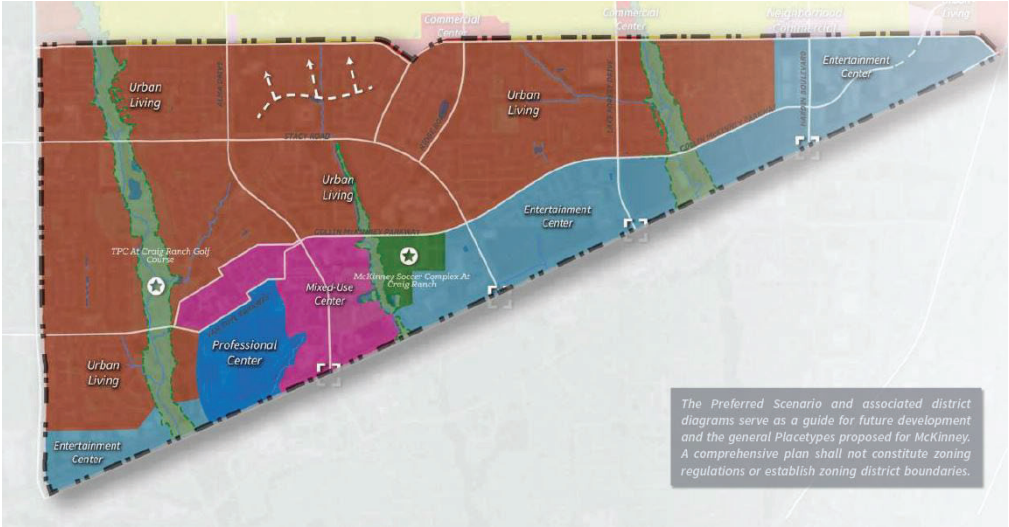
TYPICAL TENANT  
PROFILE

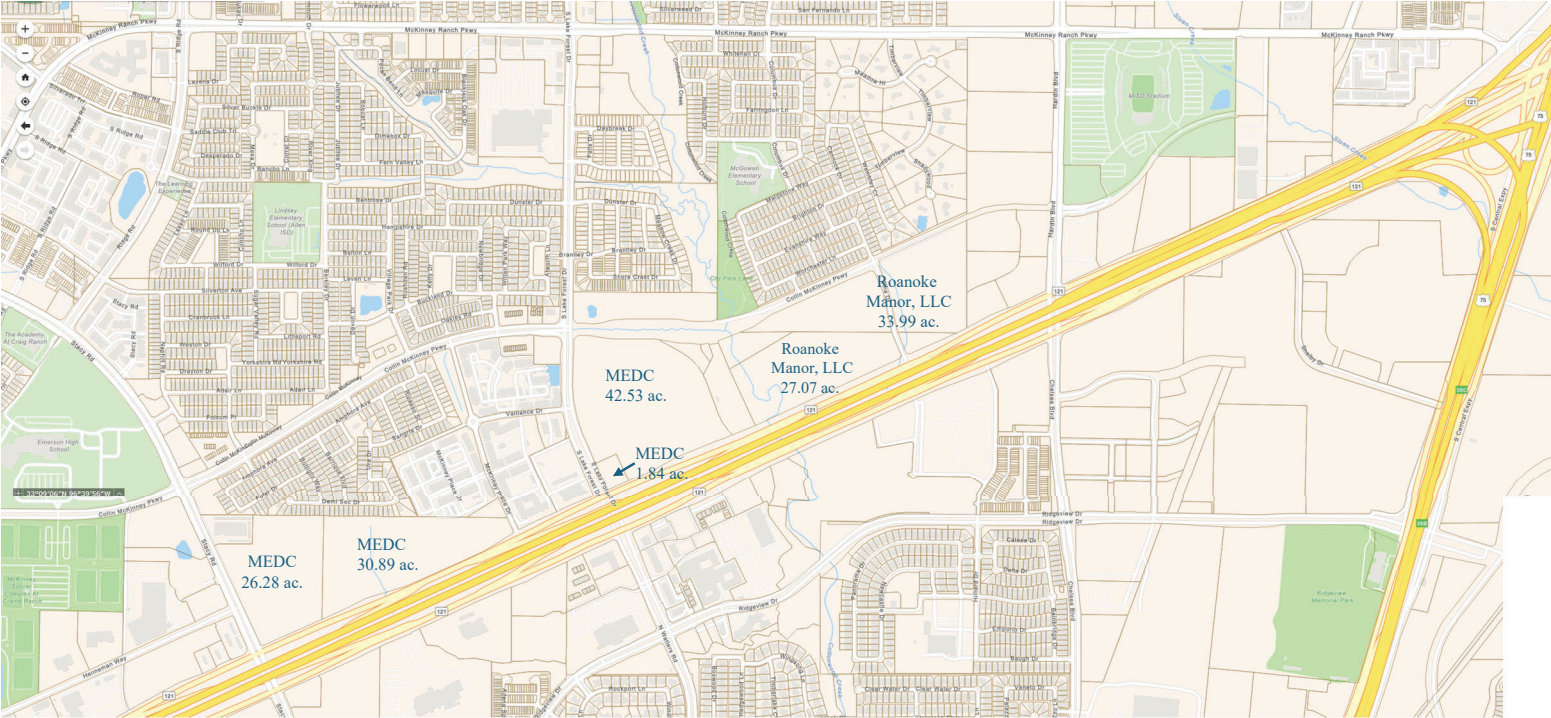


TYPICAL TENANT PROFILE



QUESTIONS?





Zoning Change Written Protest:

Date: \_\_\_\_\_

To:  
City Secretary's Office  
City of McKinney  
McKinney, Texas

Re: Formal Written Protest of Proposed Zoning Change — Case Number ZONE 2025-0075  
(Property located on the west side of North Stonebridge Drive and Coughlin Parkway, McKinney, Texas)

Dear City Council Members,

As property owners within 200 feet of the subject property, we hereby submit this formal written protest against the proposed rezoning of the 10+ acre parcel of land located on the west side of North Stonebridge Drive and Coughlin Parkway (Case No. ZONE 2025-0075) from PD to Commercial C2.

Our opposition is based on the following concerns:

- Traffic and Safety** – Commercial C2 zoning would substantially increase vehicle traffic, delivery trucks, and service vehicles through neighborhood streets not designed for such volume. This creates serious safety hazards for children, families, pedestrians, and cyclists in the “Aster Park” community.
- Noise and Quality of Life** – The property directly borders community nature trails that residents use daily for recreation. Commercial operations would bring continuous noise and disrupt the peaceful, natural environment that defines our neighborhood.
- Property Values and Neighborhood Character** – Commercial development will negatively affect residential property values, disrupt architectural consistency, and introduce large parking lots and signage inconsistent with the “unique by nature” vision of McKinney.
- Overconcentration of Commercial Zoning** – Another C2 rezoning is already proposed near the entrance of our community at Laud Howell Parkway. Approving both sites will create an overconcentration of commercial activity and fundamentally alter the suburban, village-style residential character envisioned in the ONE McKinney 2040 Comprehensive Plan for the Northridge District.
- Floodplain and Drainage** – The property lies adjacent to Strover Creek and the floodplain. Current trees and vegetation provide natural erosion and flood control. Removing them increases flood risks and could raise insurance costs for nearby homeowners.

For these reasons, we respectfully request that the City Council deny this rezoning request.

We will attend the public hearing and welcome the opportunity to speak further. Thank you for your service to our community and for considering the concerns of affected residents.

ZONING CHANGE WRITTEN PROTEST - GROUP

Case Number: ZONE 2025-0075  
Property: West side of North Stonebridge Drive and Coughlin Parkway, McKinney, TX

We, the undersigned property owners, hereby submit this formal written protest against the proposed rezoning of the above-referenced property from PD to Commercial C2.

Protesting Party Name	Property Address (Affected)	Phone	Email	Signature
SURESH NAGAM	6829 OLIVE BRANCH AVE, McKinney, TX	631-272-3771	SURESHTHI NKBEGUNDI@gmail.com	N. Suresh
Poornima Choudhary	6825 OLIVE BRANCH AVE, McKinney, TX	414-364-7370	PoornimaChoudhary@gmail.com	P. Poornima
Brian Armstrong	6709 OLIVE BRANCH AVE, McKinney, TX 75071	214-663-1331	brianarmstrong1970@gmail.com	B. Armstrong
RAJNA TELAPRODU	6708 OLIVE BRANCH AVE	732-678-3828	KTELAPRODU@gmail.com	R. Rujna
Sreenath Madhavi	7425 LILYPAD LN, McKinney	949-525-3065	SREENATHMADHAVI@gmail.com	S. Sreenath
Chaitanya Sundar	6829 OLIVE BRANCH AVE 75071	682-537-6284	financerychaitanya@gmail.com	C. Chaitanya

NAGA KAVITHA KESAVAN	6833 OLIVE BRANCH AVE, McKinney, TX	732-823-7807	KAVITHAKESAVAN@gmail.com	K. Kavitha
Goutham Pedapati	6841 OLIVE BRANCH AVE, McKinney, TX	972-198-7979	GouthamPedapati@gmail.com	G. Goutham
Sumanth Kumar	6836 OLIVE BRANCH AVE, McKinney, TX	714-262-6853	SumanthKumar@gmail.com	S. Sumanth
Nithin Venugopal	6816 OLIVE BRANCH AVE, McKinney, TX	704-904-0445	nithinSV3@gmail.com	N. Nithin
Sudhakar Aramala	6795 OLIVE BRANCH AVE, McKinney, TX	910-378-6163	SudhakarAramala@gmail.com	S. Sudhakar
SRI LAKSHMI GUTKENTI	6829 OLIVE BRANCH AVE, McKinney, TX	201-850-7210	SRI LAKSHMI GUTKENTI@gmail.com	S. Sri Lakshmi
Jayashree Pappala	6825 OLIVE BRANCH AVE, McKinney, TX	479-367-4959	JayashreePappala@gmail.com	J. Jayashree
Venkat Chaitanya	6833 SURESH DR, McKinney, TX	469-644-1531	VenkatMadhavi@gmail.com	V. Venkat
Chaitanya	6791 OLIVE BRANCH AVE, McKinney, TX	316-798-3166	Chaitanya1013@gmail.com	C. Chaitanya