



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, March 18, 2025

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, TX 75069

WATCH THE BROADCAST LIVE

This meeting will be streamed live through the City's website. Members of the public who wish to watch this meeting may watch the live stream online at:

<https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation delivered by Imam Mohamed Gebaly, McKinney Islamic Association

INFORMATION SHARING ITEMS

- 25-2557 [Proclamation for the Month of Ramadan](#)
- 25-2558 [Proclamation for Surveyors Week](#)
- 25-2514 [Recognition of Paul Sparkman, Public Works](#)

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

- 25-2501** [Minutes of the Community Grants Advisory Commission Meeting of December 10, 2024](#)
Attachments: [Minutes](#)
- 25-2480** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 5, 2024](#)
Attachments: [Minutes](#)
- 25-2481** [Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee of January 14, 2025](#)
Attachments: [Minutes](#)
- 25-2482** [Minutes of the McKinney Community Development Corporation Finance Subcommittee Meeting of January 15, 2025](#)
Attachments: [Minutes](#)
- 25-2479** [Minutes of the McKinney Community Development Corporation Meeting of January 23, 2025](#)
Attachments: [Minutes](#)
- 25-2483** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of February 3, 2025](#)
Attachments: [Minutes](#)
- 24-2335** [Minutes of the McKinney Main Street Board Meeting of December 12, 2024](#)

Attachments: [Minutes](#)

25-2471 [Minutes of the Visit McKinney Meeting of January 28, 2025](#)

Attachments: [Minutes](#)

Consent ORDINANCES

25-2559 [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 Professional Owner's Representation Services Related to the Design and Construction of the Roy and Helen Hall Memorial Library Reimagine Project](#)

Attachments: [Ordinance](#)

25-2560 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget to Provide Funds for the Trinity Falls Municipal District #1 and Municipal Utility District #2](#)

Attachments: [Ordinance](#)

Consent RESOLUTIONS

25-2561 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Discretionary Services Agreement with Oncor Electric Delivery Company LLC \(or "Oncor"\), for the Virginia and Throckmorton Infrastructure Improvements \(Municipal Complex\) Project](#)

Attachments: [Resolution](#)
[Location Map](#)

25-2562 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order with DDM Construction Corporation, for the Construction of the Virginia Street and Throckmorton Street Infrastructure Improvements \(Municipal Complex\) Project](#)

Attachments: [Resolution](#)
[Location Map](#)

25-2563 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Acadia Services, LLC, for the Construction of the Independence Parkway 24-inch Waterline Project](#)

Attachments: [Resolution](#)
[Location Map](#)
[Recommendation Letter](#)

25-2564 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Gresham Smith for Professional Engineering Design Services for the CO2405 - Combined Infrastructure Reconstruction \(Graves and First Street\) Project and Authorizing Any Necessary Supplemental Agreements](#)

Attachments: [Resolution](#)
[Location Map](#)

25-2565 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with RJN Group, Inc. for Professional Engineering Services for the Industrial Boulevard Utility Improvements \(SH 5 to Millwood Road\) Project and Any Necessary Supplemental Agreements](#)

Attachments: [Resolution](#)
[Location Map](#)

25-2566 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Professional Services Agreement with Ramel Company, L.L.C., for Owner's Representative Services Related to the Design and Construction of the Roy and Helen Hall Memorial Library Reimagine Project \(RHHL\)](#)

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

END OF CONSENT AGENDA

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.

- 25-2567** [Consider/Discuss/Act on All Matters Incident and Related to the Issuance and Sale of “City of McKinney, Texas, Tax and Limited Pledge Waterworks and Sewer System Revenue Certificates of Obligation, Series 2025”, Including the Adoption of an Ordinance Authorizing the Issuance of Such Certificates of Obligation, Establishing Parameters for the Sale and Issuance of Such Certificates of Obligation and Delegating Certain Matters to an Authorized Official\(s\) of the City](#)
- Attachments:** [Ordinance](#)
- 25-2568** [Consider/Discuss/Act on All Matters Incident and Related to the Issuance and Sale of “City of McKinney, Texas, General Obligation Bonds, Series 2025A”, Including the Adoption of an Ordinance Authorizing the Issuance of Such Bonds, Establishing Parameters of the Sale of Such Bonds and Delegating Certain Matters to an Authorized Official\(s\) of the City](#)
- Attachments:** [Ordinance](#)
- 25-2569** [Consider/Discuss/Act on All Matters Incident and Related to the Issuance and Sale of “City of McKinney, Texas, General Obligation Refunding Bonds, Series 2025B”, Including the Adoption of an Ordinance Authorizing the Issuance of Such Bonds, Establishing Parameters of the Sale of Such Bonds and Delegating Certain Matters to an Authorized Official\(s\) of the City](#)
- Attachments:** [Ordinance](#)
- 25-2570** [Consider/Discuss/Act on All Matters Incident and Related to the Issuance and Sale of “City of McKinney, Texas,](#)

[Waterworks And Sewer System Revenue Refunding And Improvement Bonds, Series 2025”, Including the Adoption of an Ordinance Authorizing the Issuance of Such Bonds, Establishing Parameters for the Sale of Such Bonds and Delegating Certain Matters to an Authorized City Official\(s\) of the City](#)

Attachments: [Ordinance](#)

25-0075Z4

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “PD” - Planned Development District, Generally to allow for Multi-Family Residential, Single-Family Residential, and Commercial Uses, and to Modify the Development Standards, Located on the Southeast and Southwest corner of Custer Road and FM 1461, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 01.28.2025](#)
[PZ Minutes 02.11.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Northridge District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Landuse Comparison Table](#)
[Existing Zoning PD2010-11-051](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

23-0099Z4

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “GC” - Government Complex District, Located at 1400 S. College Street, and Accompanying Ordinance](#)

Attachments: [02.25.2025 PZ Meeting Minutes](#)
[02.13.2024 PZ Meeting Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. Ord. No. 1452](#)
[Ex. Ord. No. 1650](#)
[Ex. Ord. No. 1911](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Conceptual Plan - Information Only](#)
[Presentation](#)

24-0095Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 84" - Single Family Residence to "TR1.8" - Townhome Residential District, Located at 1405 N Graves Street, Accompanying Ordinance](#)

Attachments: [PZ Minutes 02.25.2025](#)
[Location Map and Aerial Exhibits](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)
[Applicant Presentation](#)

25-0005Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request to Rezone the Subject Property from "AG" - Agriculture District and "RED-2" - Residential Estate District to "I1" - Light Industrial District, Located on the Northwest Corner of Airport Drive and Old Mill Road, and Accompanying Ordinance](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Business and Aviation District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

25-2571 [Consider/Discuss/Act on Appointing an Alternate Member to the McKinney Arts Commission](#)

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)

B. Section 551.074. Personnel Matters

- Charter Sec. 34 Consultation: Assistant City Manager Appointment

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF ONE OR MORE CITY BOARDS AND / OR COMMISSIONS MAY BE PRESENT. NO CITY BOARD OR COMMISSION ACTION WILL BE TAKEN.

Posted in accordance with Texas Government Code, Chapter 551, on March 14, 2025.

*Empress Drane, City Secretary
Tenitrus 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>.