

## CITY COUNCIL REGULAR MEETING

APRIL 21, 2026

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, April 21, 2026 at 6:00 p.m.

The meeting was broadcast 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 6:00 p.m. upon determining a quorum consisting of himself and the following City Councilmembers were present: Justin Beller, Patrick Cloutier, Rick Franklin, Michael Jones, Bill Cox, Ernest Lynch

Mayor Pro Tem Geré Feltus was absent.

These McKinney staff members were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, First Assistant City Attorney Benjamin Samples, Director of Housing and Community Development Margaret Li, Director of Planning Lucas Raley, Director of Engineering Gary Graham, Chief of Police Joe Ellenburg, Chief Financial Officer Mark Holloway, Director of Airports Ken Carley, Deputy City Secretary Tenitrus Parchman, Deputy Fire Chief James Floyed, Director of Business Retention and Workforce Development Madison Clark, Affordable Housing Administrator Cristel Todd, Police Services Administrator Cammie Martin, Administrative Assistant Sheridan Burns, Audio Visual Technician Joshua Arias and Police Officer Ronald Westbrooks.

There were approximately eighty (80) members of the public present.

Mayor Cox called for the Invocation which was lead by the McKinney Commandery Knights of Templar And Pledge Of Allegiance, and the Pledge of Allegiance.

Mayor Cox called for Information Sharing Items.

**26-0314** Proclamations for the McKinney Christian Academy State Champion Boys Basketball and Girls Soccer Teams

Mayor Cox called for public comments on agenda items (for Non-Public Hearing Items) and comments regarding matters not on the agenda.

Kyle Sims, 5312 Foxchase Lane, McKinney, Texas 75071, addressed the Council regarding the Safe Haven Baby Box.

Eddie Stough, 5973 W. Sky Hawk Trail, Royse City, Texas 75089, addressed the Council regarding the Safe Haven Baby Box.

Mayor Bryan McNeal, 1217 Livorno Drive, Rockwall, Texas 75032, addressed the Council regarding the Safe Haven Baby Box.

Shiven Shah, 10813 Braswell Way, McKinney, Texas 75071, addressed the Council regarding the BAPS charity walk-run.

Mayor Cox called for the Consent Agenda.

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Lynch, to approve the consent agenda as presented.

#### Consent MINUTES

- 26-0315** Minutes of the City Council Work Session of March 24, 2026
- 26-0316** Minutes of the City Council Work Session of April 7, 2026
- 26-0317** Minutes of the City Council Regular Meeting of April 7, 2026
- 26-0242** Minutes of the Joint City Council and McKinney Community Development Corporation Meeting of March 3, 2026
- 26-0226** Minutes of the Library Advisory Board Meeting of February 19, 2026
- 26-0241** Minutes of the McKinney Community Development Corporation Meeting of February 26, 2026
- 26-0231** Minutes of the Visit McKinney Board Meeting of February 24, 2026

#### Consent ORDINANCES

- 26-0318** Consider/Discuss/Act on All Matters Incident and Related to Amending Certain Provisions of Ordinance No. 2026-03-029 of the City Council of the City of McKinney, Texas, Authorizing the Issuance of "City Of McKinney, Texas, General Obligation Refunding and Improvement Bonds, Series 2026"; and, Except as Herein Amended and Modified, Ratifying and Confirming the Passage and Adoption of Ordinance No. 2026-03-029;

and Providing an Effective Date; Ordinance caption reads as follows:

**ORDINANCE NO. 2026-04-053**

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF ORDINANCE NO. 2026-03-029 OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE ISSUANCE OF "CITY OF MCKINNEY, TEXAS, GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2026"; AND, EXCEPT AS HEREIN AMENDED AND MODIFIED, RATIFYING AND CONFIRMING THE PASSAGE AND ADOPTION OF ORDINANCE NO. 2026-03-029; AND PROVIDING AN EFFECTIVE DATE**

**26-0319** Consider/Discuss/Act on an Ordinance Amending and Restating Ordinance No. 2024-12-107 that Amended and Restated Ordinance No. 2024-06-046 that Enacted a Temporary Cessation on Any New Water or Wastewater Utility Line Connections, the Approval or Issuance of Any New Water Meters, or the Creation of Any New Retail Utility Service Accounts for Properties Located Outside the City's Incorporated Limits but Within the City of McKinney's Extraterritorial Jurisdiction and/or Certificates of Convenience and Necessity Areas; Ordinance caption reads as follows:

**ORDINANCE NO. 2026-04-054**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING ORDINANCE NO. 2024-12-107 BY AMENDING SECTION 5, ENTITLED "DURATION," TO EXTEND THE EFFECTIVE DATE OF ORDINANCE NO. 2024-12-107 REGARDING THE CITY OF MCKINNEY'S TEMPORARY CESSATION ON ANY NEW WATER OR WASTEWATER UTILITY LINE CONNECTIONS, THE APPROVAL OR ISSUANCE OF ANY NEW WATER METERS, OR THE CREATION OF ANY NEW RETAIL UTILITY SERVICE ACCOUNTS FOR CERTAIN DESIGNATED CLASSES OF PROPERTIES ALL AS SET FORTH IN SAID ORDINANCE FOR A PERIOD OF ONE (1) ADDITIONAL YEAR; AND PROVIDING FOR ENFORCEMENT, SEVERABILITY, REPEALER, PUBLICATION, AND AN EFFECTIVE DATE**

**26-0320** Consider/Discuss/Act on a Joint Ordinance Allowing the City of Princeton to Provide Wastewater Utilities to Approximately 250 Acres of Land Generally Located East of the Intersection of C.R. 409 and F.M. 1827 and Situated on the North and South Sides of F.M. 1827 and to Approximately 240 Acres of Land Generally Located North of C.R. 408 and Approximately 3,600 Feet East of F.M. 1827, and for which Both Areas are Located West of the McKinney and Princeton Shared Boundary Line;

Ordinance caption reads as follows:

**CITY OF MCKINNEY, TEXAS  
ORDINANCE NO. 2026-04-055**

**CITY OF PRINCETON, TEXAS  
ORDINANCE NO. 2026-03-23-04**

**A JOINT ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AND THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, AUTHORIZING AND CONSENTING TO THE PROVISION OF SEWER SERVICE BY THE CITY OF PRINCETON, TEXAS, TO DESIGNATED PROPERTIES LOCATED WEST OF THE ESTABLISHED BOUNDARY LINE; PROVIDING FOR REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND CONTAINING OTHER MATTERS RELATED THERETO**

Consent RESOLUTIONS

- 26-0321** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Tetra Tech, Inc. as the Primary Contractor and Thompson Consulting Services, LLC as the Secondary Contractor for Disaster Debris Monitoring Services; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-049 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AWARDED A CONTRACT TO TETRA TECH, INC. AS PRIMARY CONTRACTOR AND THOMPSON CONSULTING SERVICES, LLC AS SECONDARY CONTRACTOR FOR DISASTER AND DEBRIS MONITORING SERVICES**

- 26-0322** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Design Contract with Garver, LLC for the Enloe Road Reconstruction, Related to the McKinney National Airport Runway 18 Extension Project (AI2452); and Providing for an Effective Date Hereof; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-050 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A DESIGN CONTRACT WITH GARVER, LLC FOR THE ENLOE ROAD RECONSTRUCTION, RELATED TO THE MCKINNEY NATIONAL AIRPORT RUNWAY 18 EXTENSION PROJECT (AI2452); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

- 26-0323** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Advance Funding Agreement (AFA) for Surface Transportation Block Grant (STBG) Off-System Funds with the Texas

Department of Transportation (TxDOT) for the Construction of Laud Howell Parkway Lanes 3 & 4 from Lake Forest Drive to West of Trinity Falls Parkway; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-051 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN ADVANCE FUNDING AGREEMENT (AFA) FOR SURFACE TRANSPORTATION BLOCK GRANT (STBG) OFF-SYSTEM FUNDS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR THE CONSTRUCTION OF LAUD HOWELL PARKWAY LANES 3 & 4 FROM LAKE FOREST DRIVE TO WEST OF TRINITY FALLS PARKWAY**

**26-0324** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept if Awarded, and Implement a Grant from the Small Community Air Service Development Program from the U.S. Department of Transportation for the McKinney National Airport Air Service Marketing Program; And Providing for an Effective Date Hereof; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-052 (R)**

**A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR A GRANT FROM THE SMALL COMMUNITY AIR SERVICE DEVELOPMENT PROGRAM FROM THE U.S. DEPARTMENT OF TRANSPORTATION FOR THE MCKINNEY NATIONAL AIRPORT AIR SERVICE MARKETING PROGRAM AND ACCEPT FUNDING IF AWARDED; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**26-0325** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept if Awarded, and Implement the Catalytic Converter Theft Prevention Grant through the Motor Vehicle Crime Prevention Authority to Enhance Motor Vehicle Crime Detection and Apprehension for the McKinney Police Department; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-053 (R)**

**Motor Vehicle Crime Prevention Authority  
2027 City of McKinney  
Catalytic Converter Theft Prevention Grant Program**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR AND ACCEPT AND IMPLEMENT CATALYTIC CONVERTER THEFT PREVENTION GRANT PROGRAM GRANT AWARD FROM THE MOTOR VEHICLE CRIME PREVENTION**

**AUTHORITY TO ENHANCE MOTOR VEHICLE CRIME DETECTION AND APPREHENSION FOR THE MCKINNEY POLICE DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE**

- 26-0326** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for Available Lapsing Funds from the Federal Transit Administration's Section 5307 Urbanized Area Formula Grant Program to Support the Collin County Transit Program and Accept Funding If Awarded; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-054 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR AVAILABLE LAPSING FUNDS FROM THE FEDERAL TRANSIT ADMINISTRATION'S SECTION 5307 URBANIZED AREA FORMULA GRANT PROGRAM TO SUPPORT COLLIN COUNTY TRANSIT AND ACCEPT FUNDING IF AWARDED**

- 26-0327** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Chapter 380 Economic Development Agreement with McIntyre Phase I Owner, L.P., for the Construction of Certain Segments of Wilmeth Road to Facilitate the Development of an Industrial Warehouse Project in an Area situated East of McDonald Street (State Highway 5) ; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-055 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MCKINNEY, TEXAS AND MCINTYRE PHASE I OWNER, L.P., AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE**

- 26-0328** Consider/Discuss/Act on a Resolution Authorizing the City of McKinney to Participate in the Proposed Opioids Settlement Agreements Regarding the State of Texas' and Other Governmental Entities' Litigation Against Six (6) Regional Distributors/Dispenser Defendants Including Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and

Advantage Logistics) (collectively, the "Six Remnant Defendants") for their Respective Roles in the National Opioid Crisis and Authorizing the City Manager to Execute Documents Related Thereto; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-056 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ELECTING TO PARTICIPATE IN THE PROPOSED OPIOID SETTLEMENT ARISING OUT OF THE LAWSUITS OR CLAIMS BROUGHT BY THE STATE OF TEXAS AND OTHER JURISDICTIONS AGAINST ASSOCIATED PHARMACIES, INC. (AND AMERICAN ASSOCIATED PHARMACIES); J M SMITH CORPORATION; LOUISIANA WHOLESALE DRUG COMPANY, INC.; MORRIS AND DICKSON CO.; NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC.; AND UNITED NATURAL FOODS, INC. (INCLUDING ITS SUBSIDIARIES SUPERVALU AND ADVANTAGE LOGISTICS) (COLLECTIVELY, THE "SIX REMNANT DEFENDANTS") FOR THEIR RESPECTIVE ROLES IN THE NATIONAL OPIOID CRISIS; MAKING FINDINGS; AUTHORIZING THE CITY MANAGER TO EXECUTE APPROPRIATE DOCUMENTATION RELATED THERETO; AND PROVIDING FOR AN EFFECTIVE DATE**

**26-0329** Consider/Discuss/Act on a Resolution Awarding a Contract to Keith Consolidated Industries Inc of White City, OR, for the Aircraft Ramp Service System; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-057 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO KEITH CONSOLIDATED INDUSTRIES INC OF WHITE CITY, OREGON, FOR THE PURCHASE OF AN AIRPORT RAMP SERVICE SYSTEM**

**26-0330** Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Showing Support for the Efforts of the McKinney Housing Finance Corporation to Partner with Skyway Villas (TX) Owner LP for the Acquisition and Rehabilitation of the Development known as the Skyway Villas Apartments; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-058 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, SHOWING SUPPORT FOR THE EFFORTS OF THE MCKINNEY HOUSING FINANCE CORPORATION TO PARTNER WITH SKYWAY VILLAS (TX) OWNER LP FOR THE ACQUISITION AND REHABILITATION OF THE DEVELOPMENT KNOWN AS THE SKYWAY VILLAS APARTMENTS**

Consent MISCELLANEOUS

- 26-0331** Consider/Discuss/Act on an Amendment to the License Agreement with Harvest Seed Project Foundation for Improvements to and the Use of Gray Branch Park; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-059 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE LICENSE AGREEMENT WITH THE HARVEST SEED PROJECT FOUNDATION, FOR THE DEVELOPMENT OF A CITY-OWNED PARK PROPERTY KNOWN AS GRAY BRANCH PARK; AND PROVIDING AN EFFECTIVE DATE**

Mayor Cox called for Regular Agenda and Public Hearing Items.

- 26-0332** Citizen Input on the Fiscal Year 2026-27 Budget
- 26-0333** Consider/Discuss/Act on A Resolution of the City Council of the City of McKinney, Texas, Authorizing the City Manager or Designee, to Apply for, Accept if Awarded, and Implement an Urban Area Security Initiative Program Grant Award from the U.S. Department of Homeland Security through the Office of the Governor to Enhance Officer Protection for the McKinney Police Department

Council approved the motion by Councilmember Cloutier, seconded by Councilmember Jones, to approve a Resolution of the City Council of the City of McKinney, Texas, Authorizing the City Manager or Designee, to Apply for, Accept if Awarded, and Implement an Urban Area Security Initiative Program Grant Award from the U.S. Department of Homeland Security through the Office of the Governor to Enhance Officer Protection for the McKinney Police Department with a vote of 5 - 1 –

0. Councilmember Beller voting no; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-060 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR AND ACCEPT AND IMPLEMENT AN URBAN AREA SECURITY INITIATIVE PROGRAM GRANT AWARD FROM THE DEPARTMENT OF HOMELAND SECURITY THROUGH THE OFFICE OF THE GOVERNOR TO ENHANCE OFFICER PROTECTION FOR THE MCKINNEY POLICE DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE**

- 26-0334** Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Authorizing the City Manager, or Designee, to Apply for,

Accept if Awarded, and Implement an Urban Area Security Initiative Program Grant Award from the U.S. Department of Homeland Security through the Office of the Governor to Enhance Threat Assessment for the McKinney Police Department

Council approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to approve a Resolution of the City Council of the City of McKinney, Texas, Authorizing the City Manager, or Designee, to Apply for, Accept if Awarded, and Implement an Urban Area Security Initiative Program Grant Award from the U.S. Department of Homeland Security through the Office of the Governor to Enhance Threat Assessment for the McKinney Police Department with a vote of 5 - 1 – 0. Councilmember Beller voting no; Resolution captions reads as follows:

**RESOLUTION NO. 2026-04-061 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR AND ACCEPT AND IMPLEMENT AN URBAN AREA SECURITY INITIATIVE PROGRAM GRANT AWARD FROM THE DEPARTMENT OF HOMELAND SECURITY THROUGH THE OFFICE OF THE GOVERNOR TO ENHANCE THREAT ASSESSMENT FOR THE MCKINNEY POLICE DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE**

**26-0335** Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Authorizing the City Manager, or Designee, to Apply for, Accept if Awarded, and Implement an Urban Area Security Initiative Program Grant Award from the U.S. Department of Homeland Security through the Office of the Governor to Enhance Threat Detection for the McKinney Fire Department

Council approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to approve a Resolution of the City Council of the City of McKinney, Texas, Authorizing the City Manager, or Designee, to Apply for, Accept if Awarded, and Implement an Urban Area Security Initiative Program Grant Award from the U.S. Department of Homeland Security through the Office of the Governor to Enhance Threat Detection for the McKinney Fire Department with a vote of 5 - 1 – 0. Councilmember Beller voting no; Resolution caption reads as follows:

**RESOLUTION NO. 2026-04-062 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, ACCEPT, AND IMPLEMENT AN URBAN AREA SECURITY INITIATIVE PROGRAM GRANT AWARD FROM THE DEPARTMENT OF HOMELAND SECURITY THROUGH THE OFFICE OF THE GOVERNOR TO ENHANCE THREAT DETECTION FOR THE MCKINNEY FIRE DEPARTMENT**

**25-0131Z3** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C3" - Regional Commercial District and "PD" - Planned Development District to "PD" - Planned Development District, Located on the Northeast Corner of Stacy Road and State Highway 121 (Sam Rayburn Tollway), and Accompanying Ordinance

Applicant Representative Sam Lawrence, 5709 Bedrock Drive, McKinney, Texas, reviewed a presentation.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Lynch, to approve a Request to Rezone the Subject Property from "C3" - Regional Commercial District and "PD" - Planned Development District to "PD" - Planned Development District, Located on the Northeast Corner of Stacy Road and State Highway 121 (Sam Rayburn Tollway), and Accompanying Ordinance; Ordinance caption reads as follows:

**ORDINANCE NO. 2026-04-056**

**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 58.3461-ACRE PROPERTY, LOCATED ON THE NORTHEAST CORNER OF STACY ROAD AND STATE HIGHWAY 121, IS REZONED FROM "C3" – REGIONAL COMMERCIAL DISTRICT, "PD" – PLANNED DEVELOPMENT DISTRICT, AND "HC" – HIGHWAY COMMERCIAL OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT AND "HC" – HIGHWAY COMMERCIAL OVERLAY DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; 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 presentation, not included in the posted agenda, has been included in these minutes as Appendix A: Applicant Presentation.*

**26-0336** Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District (NTMWD) Board of Directors

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Cloutier, to approve appointing Don Pascal as a Member to the North Texas Municipal Water District (NTMWD) Board of Directors with a term effective June 1, 2026.

Mayor Cox called for Council and Manager Comments.

Councilmember Beller attended the McKinney Chamber of Commerce Serve McKinney Event along with Mayor Cox and Councilmember Jones; attended the Circular Services formerly Balcones Recycling, along with Mayor Cox and Councilmember Cloutier, in celebration of the opening of the new recycling center in Frisco; attended the North Texas Association of Commercial Realtors (NTACR) event and presentation on Collin County which included EDC directors from Frisco, Allen and McKinney; attended the Affordable Housing Summit, along with Mayor Cox and Councilmember Jones, and he expressed gratitude to the Housing and Community Development team on the execution of a great event; and lastly attended Arts In Bloom and he acknowledged the McKinney Main Street team on executing a wonderful event.

Councilmember Cloutier attended the Circular Services opening of the new Frisco Recycling Center and learned what can and cannot be recycled; attended the Children's Advocacy Center of Collin County Gala held at the Omni in Frisco; attended the Affordable Housing Summit; attended an event for Commons Goods Medical Scale formerly the Health Clinic at The Cotton Mill; attended the National Association of Registered Agents and Brokers (NARAB) event; attended the McKinney Roots event, along with Mayor Pro Tem Feltus, in support of the activation for a portion of the Gray Branch park and stated this will be one of the largest organic urban farms in the US.

Councilmember Jones attended the Children's Advocacy Center of Collin County Gala and stated the organization benefits families that have been victimized by child abuse.

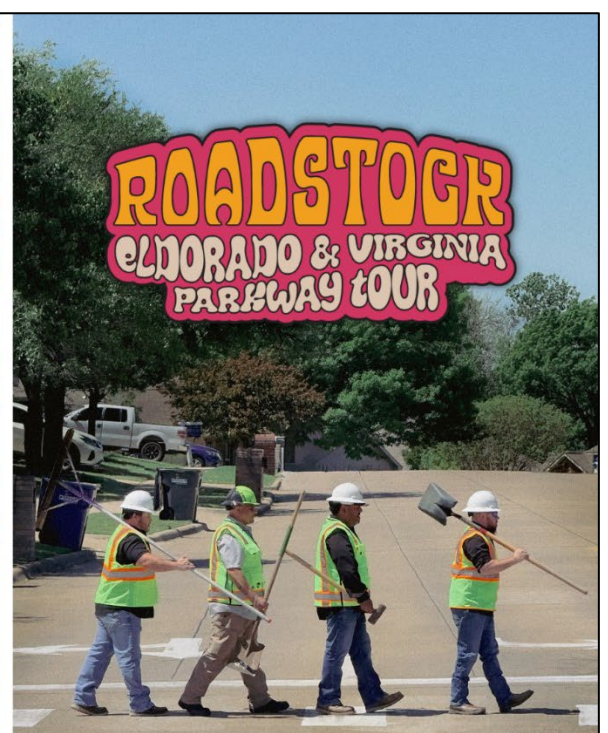
Mayor Cox encourages members of the public to get involved and volunteer; he thanked Mayor Brian McNeal from McLendon – Chisom along with Kyle Sims for attending and providing valuable information; and he thanked Mr. Grimes and the city staff for their hard work.

City Manager Grimes provided the following updates:

- Help shape the future of recycling as a part of the sustainability roadmap as we work to improve the recycling program and reduce waste. Feedback can be shared through the Engage McKinney app that has recently and can be found at [engage.mckinneytexas.org](https://engage.mckinneytexas.org).



- Roadstock is city's road concrete panel replacement on Eldorado and Virginia Parkway. Eldorado is wrapping up and last week work on Virginia began. Please expect construction activity and allow extra travel time. More information can be found at [mckinneytexas.org/roadstock](https://mckinneytexas.org/roadstock).



- This Thursday the City will be hosting a delegation of city officials from Novi, MI. This is an annual event for the City of Novi to visit various cities throughout the US and utilize it as a learning experience.
- Arts In Bloom was very successful, and he thanked the city staff for a great event as well as the artists that participated in the event.
- Thursday evening the Empty Bowls event will be taking place at TUPPS.

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.

The Council did not meet in Executive Session.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to adjourn the meeting at 7:01 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, April 24, 2026, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on May 19, 2026.

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: Applicant Presentation*



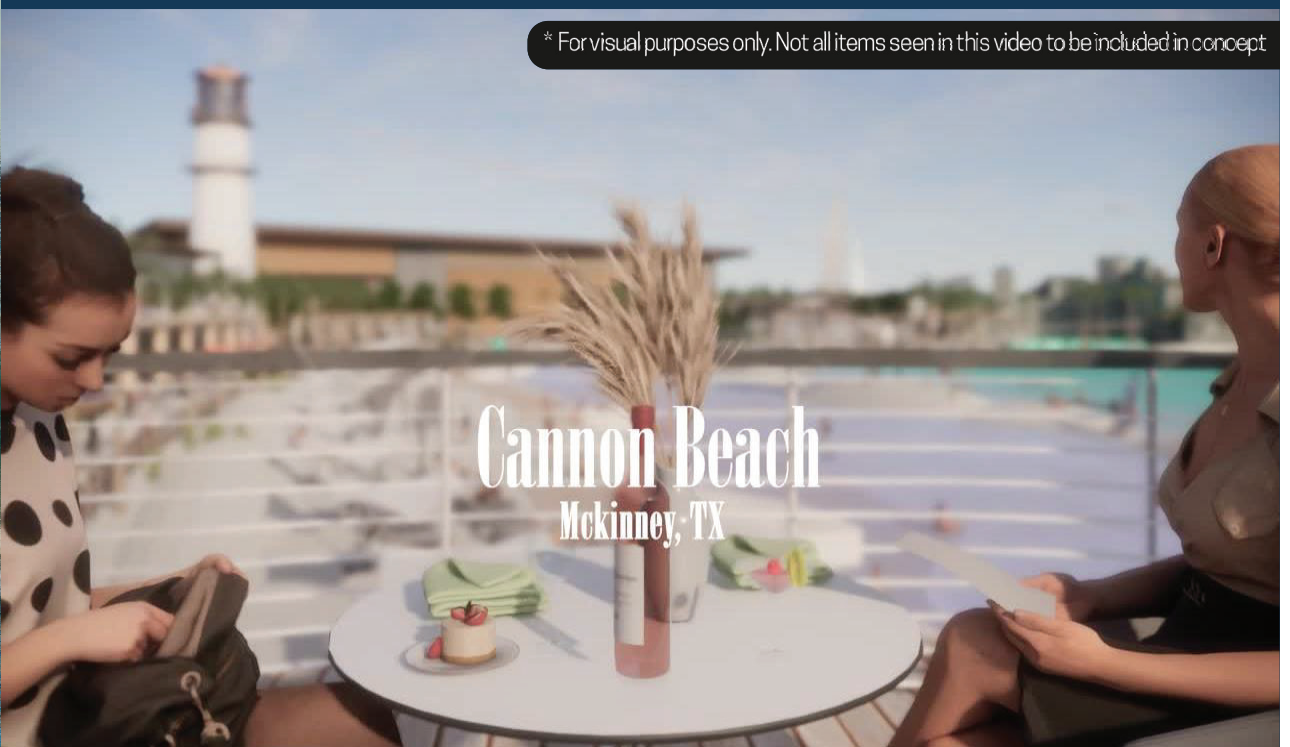
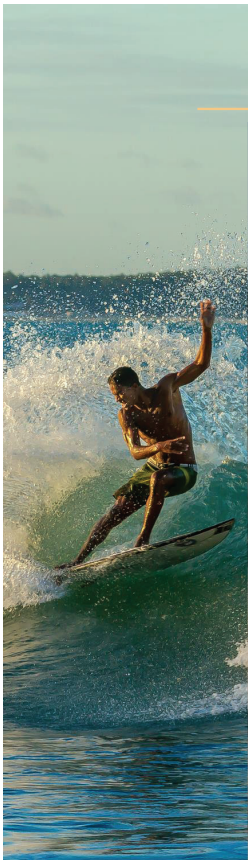
# CANNON BEACH

PLANNED DEVELOPMENT EXHIBIT  
ZONE2025 - 0131



## The Experience

\* For visual purposes only. Not all items seen in this video to be included in concept



Cannon Beach  
Mckinney, TX



### LEGEND

- 1 - FLEX SPACE - 50,000 SF
- 2 - FLEX SPACE - 35,000 SF
- 3 - FLEX SPACE - 46,000 SF
- 4 - RETAIL SHELL 1 - 6,050 SF
- 5 - OFFICE - MULTI-FLOOR - 9100 SF/FLOOR (8 FLOORS @ 72,800)
- 6 - PARKING GARAGE (OPTIONAL)
- 7 - 150 KEY HOTEL WITH ROOFTOP POOL & BAR (6,000 SF) AND FIRST FLOOR CONVENTION CENTER (20,000 SF)
- 8 - REVEL SURF - 22,000 SF TOTAL (11,000 SF / FL)
- 9 - 3RD PARTY RESTAURANT SINGLE STORY - 4,900 SF
- 10 - 3RD PARTY RESTAURANT SINGLE STORY - 4,900 SF
- 11 - RESTAURANT SHELL SPACE - 16,000 SF (8,000 SF/FL)
- 12 - WAVE POOL
- 13 - WAVE POOL SPLASH AREA
- 14 - FOOD AND BEVERAGE AREA WITH RESTROOMS
- 15 - PICKLE BALL AREA
- 16 - VOLLEY BALL AREA
- 17 - ELEVATE SURF WAVE
- 18 - EVENT SPACE
- 19 - CABANA UNITS
- 20 - LAZY RIVER SIGN IN AND TUBE STORAGE
- 21 - CLIFF DIVING WITH LAYOUT AREA (PER CIVIL)
- 22 - LAZY RIVER ACCESS
- 23 - HOT TUB AREA
- 24 - OPERATIONS BUILDINGS
- 25 - WAVE CONTROL ROOM / STORAGE / RESTROOM
- 26 - SKATE PARK
- 27 - RENTABLE BEACH AREA, CHAIRS, AND SHADE
- 28 - REVEL SURF APPROXIMATE FENCE LINE
- 29 - CRANE ACCESS POINT FOR EQUIPMENT MAINTENANCE
- 30 - RETENTION AREA
- 31 - VEHICULAR AND PEDESTRIAN ACCESS BRIDGES
- 32 - ACCESS POINTS WITH STACKING LANES
- 33 - REVEL SURF PARK SIGNAGE GENERAL LOCATION
- 34 - RETAIL (WELLNESS) - 8000 SF
- 35 - APPROX. LOCATION OF TEMPORARY R&D CONSTRUCTION



\* Concept only, final plans still in design and subject to tenancy.

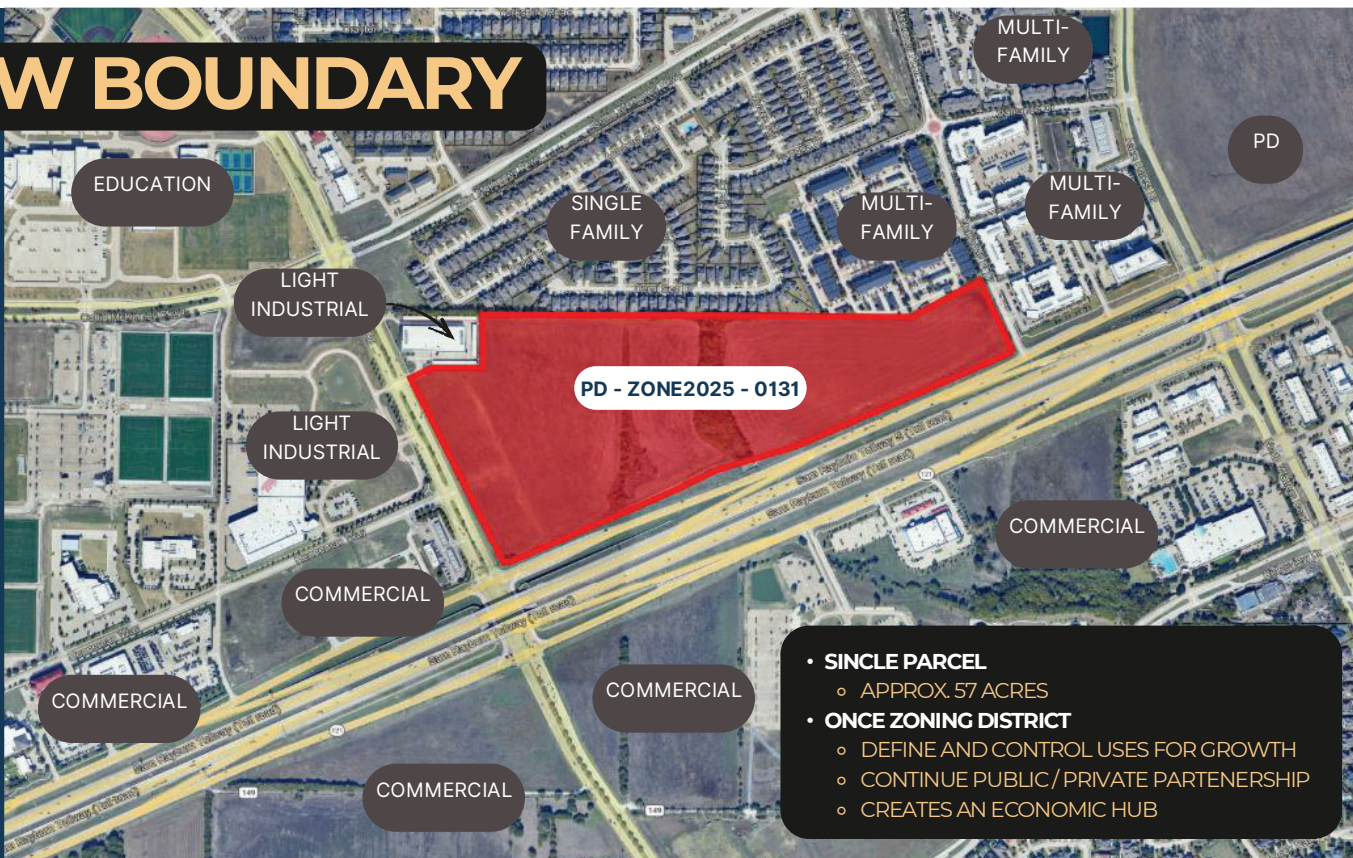
## Masterplan - Overview

# EXISTING BOUNDARY



- **TWO PARCELS**
  - WEST PARCEL (APPROX. 25 ACRES)
  - EAST PARCEL (APPROX. 32 ACRES)
- **TWO ZONING DISTRICTS**
  - WEST PARCEL - COMMERCIAL (C3)
  - EAST PARCEL - PLANNED DEVELOPMENT

# NEW BOUNDARY



- **SINGLE PARCEL**
  - APPROX. 57 ACRES
- **ONCE ZONING DISTRICT**
  - DEFINE AND CONTROL USES FOR GROWTH
  - CONTINUE PUBLIC / PRIVATE PARTNERSHIP
  - CREATES AN ECONOMIC HUB

## McKINNEY - UNIQUE BY NATURE CANNON BEACH - UNIQUE BY DESIGN



### ADDITION OF WATER RECREATION TO UDC STANDARDS

- **Outdoor Water Recreation and Entertainment Facility** means a commercial recreational use consisting of a man-made water body or lagoon designed for surfing, wave generation, aquatic recreation, swimming, paddle activities, or similar water-based entertainment, together with associated beaches, decks, cabanas, viewing areas, food and beverage service areas, instructional facilities, maintenance and operational support buildings, and related accessory amenities. This use may include structured or programmed water experiences, spectator areas, private rental areas, and supporting commercial components integrated into a master planned recreational environment. This use is primarily outdoor in character and may operate on a scheduled or capacity-controlled basis
- **Additional uses are requested by right.** Uses have been requested and selected as to provide multi-touch consumer coordination on site, leading the user to utilize the entire PD area for their entertainment needs.
- **Other uses requested by right** are secondary to either supply the site with energy efficiencies that most developments do not utilize and therefore have larger unnecessary impacts on surrounding environments or provide another
- **Any uses already allowed in the C-3 zone will be allowed at Cannon Beach**

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## ZONING UPDATES - DIMENSIONAL STANDARDS

- **Cannon Beach is unique** in the way it is designed and the means by which that design fits within its surrounding areas.
- **Setbacks**
  - We are asking for an **already approved design standard** for reduced parking buffer next to residential units from 20' to 10'.
  - **Buffer will have fencing as a screening** standard required by the UDC
  - **Buffer will have enhanced landscaping** above and beyond the requirements of the UDC
  - **Both will increase security** to the residential properties to our north
  - **Both will reduce noise** (no more than standard commercial uses) from the lagoon
- **Height**
  - We are **repeating the height already approved** in the commercial corridor overlay for redundancy and to protect adjacent uses in case this overlay is ever removed. (180')
- **Lot Coverage**
  - **Due to the large body of water and the dual use of that body for detention** in future rain situations and open space, we have requested this area complete PD wide open space standard so that all lots can benefit from its use. This **allows for more effective unilateral design for pedestrian and vehicular access** as the product develops.
    - No reduction in required landscaping at parking areas or boundary edges will be removed by this request.



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## ZONING UPDATES - PARKING STANDARDS

- **Cannon Beach is unique** in the way it is designed and the means by which that design interacts with the surround entertainment uses.
- **Parking Standards**
  - **Parking calculations are requested to be counted on a PD wide basis** without shared parking agreements.
    - The lagoon and it's adjacent hotel use will be connected and therefore become a destination for all.
    - The destination will allow **more pedestrian access** due to the proximity of entertainment uses surrounding the surf lagoon. These surrounding uses will **increase walkability and multi-touch user interactions**.
- **Parking Standard Reductions**
  - Our parking standard reductions are being requested due to the **multi-touch user interactions designed into this concept**.
  - Likelihood of visitors parking for the lagoon use and walking to adjacent uses are high.
  - **Pedestrian interaction is a must for the success of the concept.** Cannon Beach promotes users interacting in space made specifically for their entertainment and pedestrian corridors designed and beautified, enticing them to walk and not drive.
- **Creation of a Public Corridor Easement**
  - Cannon beach will be designed with **two-acres of public corridor easements** spanning the property to not only enrich the overall design but more over to provide users an outdoor experience that they want to be emersed within.



## DESIGNED SOUND IMPROVEMENTS

- **At the Mesa, Arizona Cannon Beach location**, sound levels from the wave machine measure **60 dB at 10 feet away**, the machine room to the property line in McKinney is over 100 feet in distance.
- **Mesa, AZ operates in a commercial corridor** where surrounding traffic and urban activity already produce similar ambient sound levels. As a result, the Mesa machine room was not designed to insulate sound.
- **The McKinney project is being designed differently out of respect for our residential neighbors.**
  - Operations buildings will be **designed to reduced noise output**.
  - Ventilation baffles will be **oriented away from residential areas** and toward commercial uses.
- **Wave Tech Updates specifically for McKinney**
  - New wave generation technology requires **fewer mechanical components and operates more quietly** than the prior wave technology making it even quieter.
- The physical design of the lagoon **directs wave creation and motion toward the beach area**, which further reduces sound transmission toward surrounding properties.
- **The design was created with the residents in mind**, the anticipated sound levels at the property line are expected to be **lower than existing ambient noise from nearby highway and roadway traffic along Stacy Road**, replacing that environment with a controlled and thoughtfully designed recreational setting.

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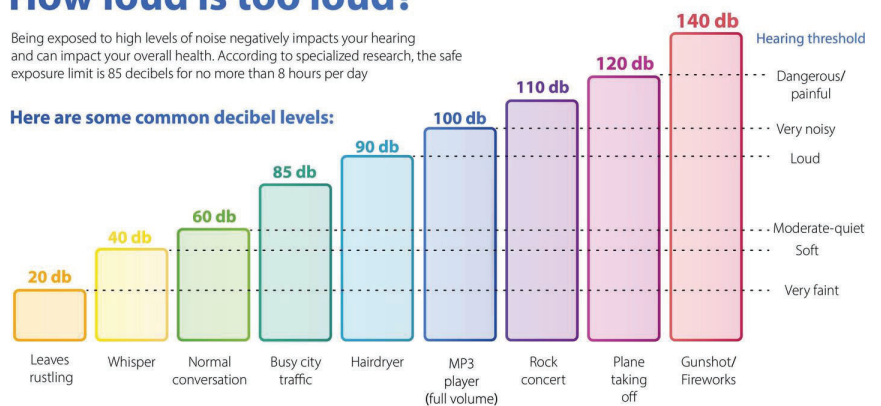
# CANNON BEACH - UNIQUE BY DESIGN

## BEACH SOUNDS

### How loud is too loud?

Being exposed to high levels of noise negatively impacts your hearing and can impact your overall health. According to specialized research, the safe exposure limit is 85 decibels for no more than 8 hours per day

Here are some common decibel levels:



<https://decibelpro.app/content/images/2021/09/how-loud-is-too-loud.jpg>

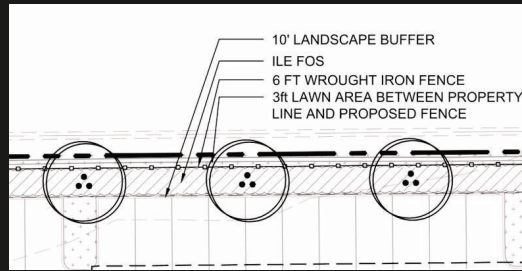


# McKINNEY - UNIQUE BY NATURE CANNON BEACH - UNIQUE BY DESIGN SCREENING THE RIGHT WAY

## SCREENING FOR LIGHT AND NOISE

- Effective noise mitigation is achieved through layered screening, rather than relying on a single barrier. While masonry walls can provide a visual barrier, they primarily reflect sound rather than absorb it, reflecting sound to unwanted spaces.
- Vegetative screening, when designed with sufficient density and depth, helps break up and absorb sound waves, reducing the transmission of noise beyond the property line.
- Trees, understory plantings, and landscaped buffers work together to absorb sound energy while maintaining a natural transition between uses.
- Cannon Beach is proposing vegetative screening that exceeds standard code requirements

## APPROVED SITE PLAN SCREENING



# Thank you

Cannon Beach & McKinney | [Linked by Unique](#)

