

CITY COUNCIL REGULAR MEETING

MAY 5, 2026

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, located at 401 E. Virginia Street, McKinney, Texas, on Tuesday, May 5, 2026, at 6:00 p.m.

The meeting was streamed live 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 meeting to order at 6:43 p.m. upon determining a quorum consisting of himself and the following City Council members were present: Mayor Pro Tem Geré Feltus, and members Justin Beller, Patrick Cloutier, Rick Franklin, Michael Jones, and Ernest Lynch.

These City of McKinney staff 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, City Attorney Mark Houser, First Assistant City Attorney Benjamin Samples, Assistant to the City Manager Nimra Zubair, Executive Director of Development Services Michael Quint, City Secretary Empress Drane, Director of Engineering Gary Graham, Director of Parks, Recreation & Open Space (PROS) Amy Kinkade, Director of Public Works Ryan Gillingham, Director of Planning Lucas Raley, Chief Financial Officer Mark Holloway, Director of McKinney National Airport Ken Carley, Deputy City Secretary Tenitrus Parchman, Assistant Director of PROS Erica Lyght, Assistant Director of PROS Robert Gaylor, Assistant Director of Finance Chance Miller, Planning Manager Cassie Bumgarner, Planner II Torrey Brown, City Secretary Administrative Assistant Sheridan Burns, City Secretary Permit Technician Katelyn Hardaway, Well-Being Coordinator Judith Monterrosa, Audio / Visual Technician Joshua Arias, Planner I Kyara Robinson, and Police Officer Ronald Westbrook.

There were approximately sixty (60) members of the public present, including these appointed officials of the city: Historic Preservation Advisory Board members Thomas Pence, James West, Lisa Hammett, Maegan Escamilla, Kimberly Wolfe, Kari Kennedy, Marsha Prior-Robertson and Betty Petkovsek; McKinney Community

Development Corporation members Deborah Bradford and Angela Richardson-Woods; Planning & Zoning Commission Alternate member Dr. Mohammed Kacem; and Board of Adjustment member Larry Jagours.

Mayor Cox called for the Invocation and Pledge of Allegiance, led by McKinney resident and Pastor of Hopewell Missionary Baptist Church (Colbert, Oklahoma) Christopher Thornton.

Mayor Cox called for the Information Sharing items.

- 26-0390** Proclamation for Historic Preservation Month
- 26-0391** Proclamation for Mental Health Awareness Month
- 26-0392** Proclamation for the Lead by Example Mother of the Year Award
- 26-0393** Proclamation for the McKinney R&B Festival
- 26-0394** Proclamation for Ja'Kobe Walter (Mr. Walter was unable to attend the meeting, so this item was rescheduled to the City Council Regular Meeting of Tuesday, May 19, 2026)

The visual aids for the Information Sharing items are included in these minutes as *Appendix A: Information Sharing Visual Aids*.

Mayor Cox called for Public Comments on non-Public Hearing Agenda items. There were no requests to speak on such items.

Mayor Cox called for Public Comments on non-Agenda Matters.

Dia Cruz, 692 Pilot Grove Rd, Whitewright TX 75491, requested the city to install more safety features in the restrooms at the McKinney Senior Recreation Center.

Mayor Cox called for the Consent Agenda and requested agenda item #26-0398 (Airport Ground Lease – Collin College) to be considered separately.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Mayor Pro Tem Geré Feltus, to approve the balance of the Consent Agenda as follows:

- 26-0275** Minutes of the McKinney Armed Services Memorial Board Meeting of March 11, 2026
- 26-0293** Minutes of the McKinney Housing Finance Corporation Meeting of November 14, 2025

26-0288 Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of March 12, 2026

26-0395 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order with Garret Shields Infrastructure, LLC, for the Construction of the Citywide Street Rehabilitation Project; resolution caption reading as follows:

RESOLUTION NO. 2026-05-064 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER WITH GARRET SHIELDS INFRASTRUCTURE, LLC, FOR THE CONSTRUCTION SERVICES OF THE CITYWIDE STREET REHABILITATION PROJECT AND AUTHORIZING INCREASE IN THE NOT TO EXCEED FEE FROM \$9,200,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL OF ANY ADDITIONAL CHANGE ORDER, NOT TO EXCEED \$10,427,608.50

26-0396 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Aerocloud Systems Inc. for the McKinney National Airport (TKI) Commercial Terminal Common Use System (AI2250); resolution caption reading as follows:

RESOLUTION NO. 2026-05-065 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH AEROCLOUD SYSTEMS INC. FOR THE MCKINNEY NATIONAL AIRPORT (TKI) COMMERCIAL TERMINAL COMMON USE SYSTEM (AI2250)

26-0397 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with TRIARC Systems, LLC for Patrol and SWAT Rifles; resolution caption reading as follows:

RESOLUTION NO. 2026-05-066 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AWARDED A CONTRACT TO TRIARC SYSTEMS, LLC FOR PATROL AND SWAT RIFLES

26-0399 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Roadway Impact Fee Credit Agreement with MCINTYRE PHASE I OWNER, L.P., for the Construction of Wilmeth Road, and Dedication of Right-Of-Way, Serving an Approximately 139.077 Acre Development (Chi McIntyre Development), Generally Located Along the North Side of Future

Wilmeth Road in an Area Between the East Side of State Highway 5 and the Property Line of the Dallas Area Rapid Transit Railroad Right-Of-Way Crossing; resolution caption reading as follows:

RESOLUTION NO. 2026-05-068 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A ROADWAY IMPACT FEE CREDIT AGREEMENT WITH MCINTYRE PHASE I, L.P., FOR THE CONSTRUCTION OF WILMETH ROAD, AND DEDICATION OF RIGHT-OF-WAY, SERVING AN APPROXIMATELY 139.077 ACRE DEVELOPMENT (CHI MCINTYRE DEVELOPMENT), GENERALLY LOCATED ALONG THE NORTH SIDE OF FUTURE WILMETH ROAD IN AN AREA BETWEEN THE EAST SIDE OF STATE HIGHWAY 5 AND THE PROPERTY LINE OF THE DART RAILROAD RIGHT-OF-WAY CROSSING

26-0400 Consider/Discuss/Act on a Resolution Establishing the Summer School Zone Times for Faubion Middle School Holding Summer School in 2026; resolution caption reading as follows:

RESOLUTION NO. 2026-05-069 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ESTABLISHING THE SUMMER SCHOOL ZONE TIMES FOR FAUBION MIDDLE SCHOOL HOLDING SUMMER SCHOOL IN 2026

26-0401 Consider/Discuss/Act on a Resolution to Rename Green Park Located on the Southwest Corner of Gabe Nesbitt Community Park Next to the City Water Tower, as Recommended by the Parks, Recreation and Open Space Advisory Board; resolution caption reading as follows:

RESOLUTION NO. 2026-05-071 R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE COUNCIL'S FY27 STRATEGIC GOALS

Mayor Cox called for agenda item #26-0398, which was pulled from the Consent Agenda for individual consideration.

26-0398 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Negotiate a Ground Lease with Collin County Community College District for Aeronautical Use Land at the McKinney National Airport (TKI)

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Rick Franklin, to approve a Resolution Authorizing the City Manager to Negotiate a Ground Lease with Collin County Community College

District for Aeronautical Use Land at the McKinney National Airport (TKI); resolution caption reading as follows:

RESOLUTION NO. 2026-05-067 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER OF INTENT TO ENTER INTO A GROUND LEASE AGREEMENT WITH COLLIN COUNTY COMMUNITY COLLEGE DISTRICT TO CONSTRUCT FACILITIES FOR EDUCATIONAL PROGRAMS INVOLVING AERONAUTICAL USES AT MCKINNEY NATIONAL AIRPORT

Mayor Cox called for Plat Consideration under Chapter 212 of the Texas Local Government Code.

26-0009MP Consider/Discuss/Act on a Minor Plat for Lots 1-2, Block 1, of the Kravets Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), located Approximately South of Grove View Road and Approximately 977 Feet East of Milrany Lane

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Mayor Pro Tem Geré Feltus, to approve 26-0009MP Consider/Discuss/Act on a Minor Plat for Lots 1-2, Block 1, of the Kravets Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), located Approximately South of Grove View Road and Approximately 977 Feet East of Milrany Lane.

Mayor Cox called the Regular Agenda and Public Hearing items.

25-0177Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "I1" - Light Industrial District and "C2" - Local Commercial District, Located on Tracts 262 and 269 of the RH Locke Survey, and Accompanying Ordinance

The revised presentation for this item is included in these minutes as *Appendix B: Presentation (Revised) 25-0177Z2 Rezone Locke Survey Tracts 262 & 269.*

The applicant was present in support of the request but did not make comments. No other members of the public requested to speak during the Public Hearing.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Ernest Lynch, to close the public hearing and approve the Request to Rezone the Subject Property from "AG" - Agriculture District to "I1" -

Light Industrial District and "C2" - Local Commercial District, Located on Tracts 262 and 269 of the RH Locke Survey, and Accompanying Ordinance; caption reading as follows:

ORDINANCE NO. 2026-05-057

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 25.081-ACRE PROPERTY, LOCATED ON TRACTS 262 AND 269 OF THE RH LOCKE SURVEY, IS REZONED FROM "AG" – AGRICULTURE DISTRICT TO "I1" – LIGHT INDUSTRIAL DISTRICT AND "C2" – LOCAL COMMERCIAL DISTRICT, GENERALLY TO ALLOW FOR LIGHT INDUSTRIAL AND 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

26-0026Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "R5" - Residential District, Located on the North Side of FM 543 and Approximately 150 Feet East of Lantana Drive, and Accompanying Ordinance

The revised presentation for this item is included in these minutes as *Appendix C: 26-0026Z3 Presentation (Revised) Rezone FM 543 / Lantana Drive.*

Robert d'Angelo, 7040 Lantana Dr, McKinney TX 75071, spoke in opposition.

No other members requested to speak during the Public Hearing.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Michael Jones, to close the Public Hearing.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Ernest Lynch, to approve the Request to Rezone the Subject Property from "AG" - Agriculture District to "R5" - Residential District, Located on the North Side of FM 543 and Approximately 150 Feet East of Lantana Drive, and Accompanying Ordinance; caption reading as follows:

ORDINANCE NO. 2026-05-058

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 38.994-ACRE PROPERTY, Located ON THE NORTH SIDE OF FM 543 AND APPROXIMATELY 150 FEET EAST OF LANTANA DRIVE, IS REZONED FROM "AG" - AGRICULTURE DISTRICT TO "R5" - RESIDENTIAL DISTRICT, GENERALLY TO ALLOW FOR SINGLE-FAMILY RESIDENTIAL 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

- 26-0402** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Update, Amend and Adopt a New Version of the Engineering Design Manual that Establishes Standard Engineering Practices and Minimum Engineering Criteria for Projects Within the City of McKinney (City), Texas, and its Extraterritorial Jurisdiction (ETJ), Including the Adoption of Reasonable Specifications Relating to the Construction of Each Street or Road Based on the Amount and Kind of Travel thereon and Adequate Drainage for Each Street or Road in a Subdivision in Accordance With Standard Engineering Practices, and Accompanying Ordinance

No one requested to speak during the Public Hearing.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Patrick Cloutier, to close the Public Hearing and approve the Request by the City of McKinney to Update, Amend and Adopt a New Version of the Engineering Design Manual that Establishes Standard Engineering Practices and Minimum Engineering Criteria for Projects Within the City of McKinney (City), Texas, and its Extraterritorial Jurisdiction (ETJ), Including the Adoption of Reasonable Specifications Relating to the Construction of Each Street or Road Based on the Amount and Kind of Travel thereon and Adequate Drainage for Each Street or Road in a Subdivision in Accordance With Standard Engineering Practices, and Accompanying Ordinance; caption reading as follows:

ORDINANCE NO. 2026-05-059

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ADOPTING REVISION 7 OF THE CITY OF MCKINNEY ENGINEERING DESIGN MANUAL THAT UPDATES AND AMENDS THE STANDARD ENGINEERING PRACTICES AND MINIMUM ENGINEERING CRITERIA FOR PROJECTS WITHIN THE CITY OF MCKINNEY, TEXAS, AND ITS EXTRATERRITORIAL JURISDICTION INCLUDING, BUT NOT LIMITED TO, THE ADOPTION OF REASONABLE SPECIFICATIONS RELATING TO THE CONSTRUCTION OF EACH STREET OR ROAD BASED ON THE AMOUNT AND KIND OF TRAVEL THEREON AND ADEQUATE DRAINAGE FOR EACH STREET OR ROAD IN A SUBDIVISION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES; REPEALING ALL CONFLICTING ORDINANCES; RESERVING ALL EXISTING RIGHTS AND REMEDIES; PROVIDING FOR IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING A PENALTY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

- 26-0403** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget and Amending the 2026-2030 Capital Improvements

Program to Provide Funds for US 380 and Fort Buckner Traffic Signal
Project (TR2556)

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Mayor Pro Tem Geré Feltus, to approve an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget and Amending the 2026-2030 Capital Improvements Program to Provide Funds for US 380 and Fort Buckner Traffic Signal Project (TR2556); ordinance caption reading as follows:

ORDINANCE NO. 2026-05-060

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2025-2026 BUDGET AND THE 2026–2030 CAPITAL IMPROVEMENTS PROGRAM FOR THE US 380 AND FORT BUCKNER TRAFFIC SIGNAL PROJECT (TR2556); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Mayor Cox called for Council and Manager Comments.

Councilman Beller thanked city staff, including Paul, Barry, Chief Ellenberg, Robin, and Nimra, for meeting with residents at The Preserve. He shared highlights from attending the National Donate Life Month flag-raising ceremony at Medical City McKinney, including an emotional story from a heart transplant recipient. He also recognized students Ian Scott and Tyler Jorgensen for placing third in a national C-SPAN documentary contest. Additional comments included attending the Dynacraft expansion groundbreaking, the Habitat for Humanity rebuild for the Lewis family in La Loma, promoting National Day of Prayer events, the Fire Headquarters ribbon cutting, and Airport Display Day.

Councilman Franklin honored the memory of Charles “Doug” Douglas, describing him as a beloved McKinney personality who made people laugh and would be deeply missed. He also praised the McKinney Police Department during remarks about the Police Awards Luncheon, highlighting the bravery and heroic work of officers.

Council member Cloutier spoke about attending the Airport Customer Appreciation Day and praised the airport as a major community asset. He also toured the renovated Helen Hall Library and commended the improvements, including expanded attractions such as the exposition center and planetarium, while noting increased activation and mitigation of vagrancy concerns.

Council member Jones discussed attending the Commercial Real Estate Hall of Fame Awards and mentioned preparations for the upcoming CJ Cup Byron Nelson golf tournament, encouraging residents to attend.

Mayor Pro Tem Feltus thanked residents of the Painted Tree HOA for hosting a development update meeting and discussed hosting a delegation from Novi, Michigan, to exchange ideas about city growth and development. He also praised McKinney ISD educators during remarks about the Teacher of the Year banquet, specifically congratulating Tommy Gillet and Reagan Brannon. Additionally, he promoted the National Day of Prayer event at City Hall Plaza and shared details about participating local faith leaders.

Mayor Cox emphasized the council's visibility and engagement throughout the community. He highlighted attending the Collin College Stetson and Stiletto scholarship fundraiser, touring the new fire headquarters, and encouraged residents to attend CJ Cup Byron Nelson events around McKinney.

City Manager Grimes made these announcements:

The City of McKinney and the McKinney Fire Department invite the community to celebrate the grand opening of the new Fire Department Headquarters campus on Friday, May 8 at 10 a.m. This new facility enhances emergency response capabilities and provides state-of-the-art resources to better serve our residents. The project was made possible through bonds approved by voters in 2018.



Another exciting event this week is McKinney National Airport's Display Day on Saturday, May 9 from 11 a.m. to 3 p.m. Attendees can explore more than a dozen aircraft, enjoy food trucks, and visit exhibit booths. Please reserve your spot in advance at FlyTKI.com.



Finally, McKinney residents and stakeholders are invited to provide feedback as staff prepare the city's budget for Fiscal Year 2027. The budget survey is available through June 12 at McKinneyTexas.org/BudgetSurvey.



Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Ernest Lynch, to adjourn the meeting at 7:51 p.m.

The ordinance captions approved in this meeting were scheduled for publication in the Friday, May 8, 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:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney
Collin County, Texas

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Appendix A: Information Sharing Visual Aids

26-0390 Proclamation – Historic Preservation



26-0391 Proclamation – Mental Health Awareness



26-0392 Proclamation – Lead By Example Mother of the Year Award



26-0393 Proclamation – McKinney R&B Festival



(End of Appendix A)

Appendix B: Presentation (Revised) 25-0177Z2 Rezone Locke Survey Tracts 262 & 269

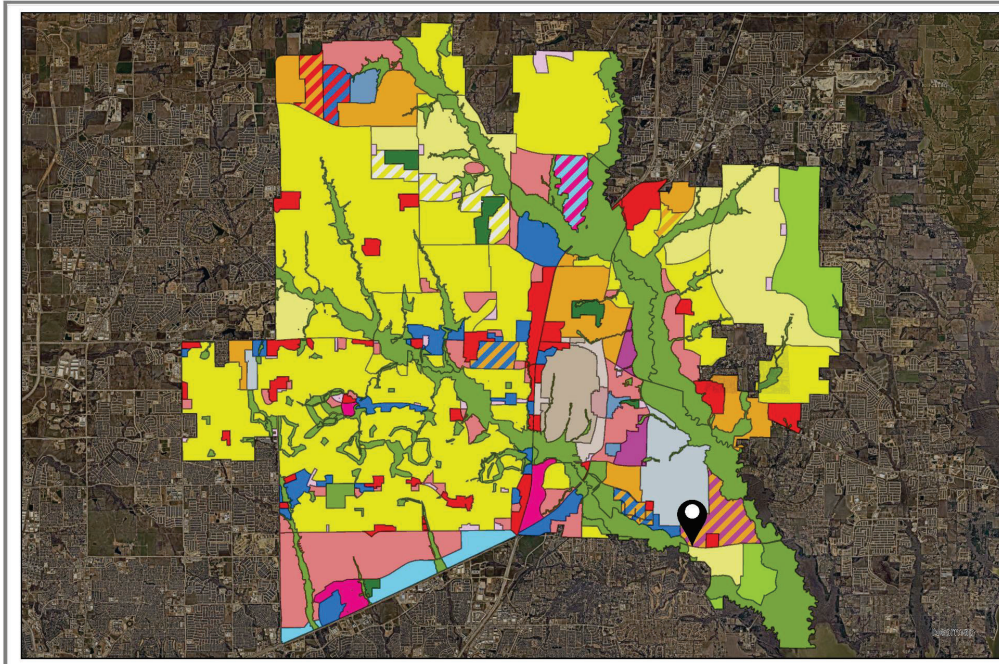
Appendix C: Presentation (Revised) 26-0026Z3 Rezone FM 543 / Lantana Drive

Davole CR 317 I1 & C2 Rezoning

25-0177Z

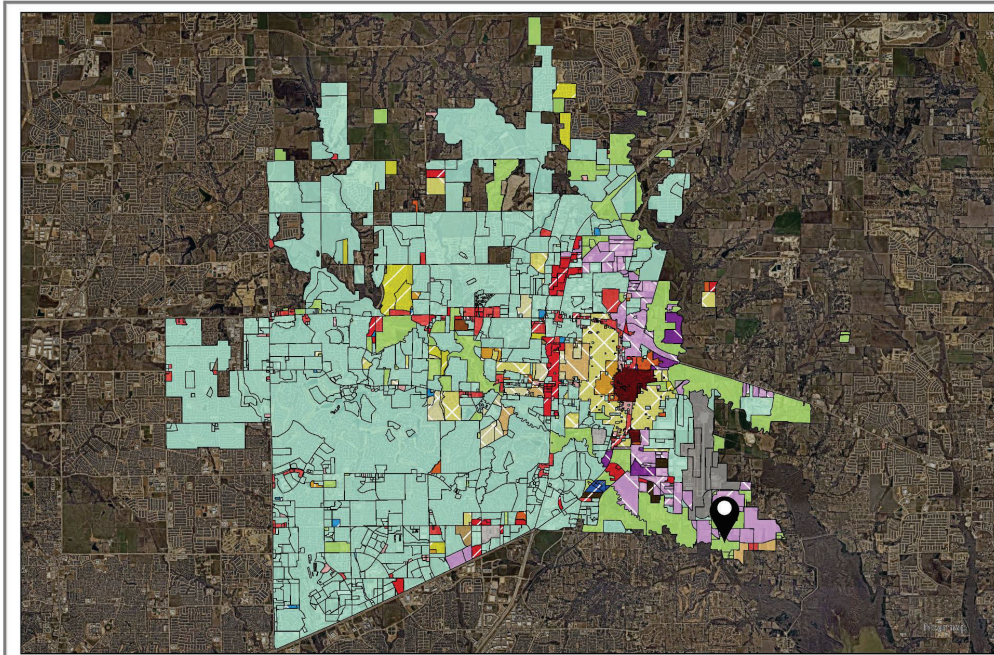
ZONE2025-0177

Comprehensive Plan Map



ZONE2025-0177

City View Zoning Map



QUESTIONS?



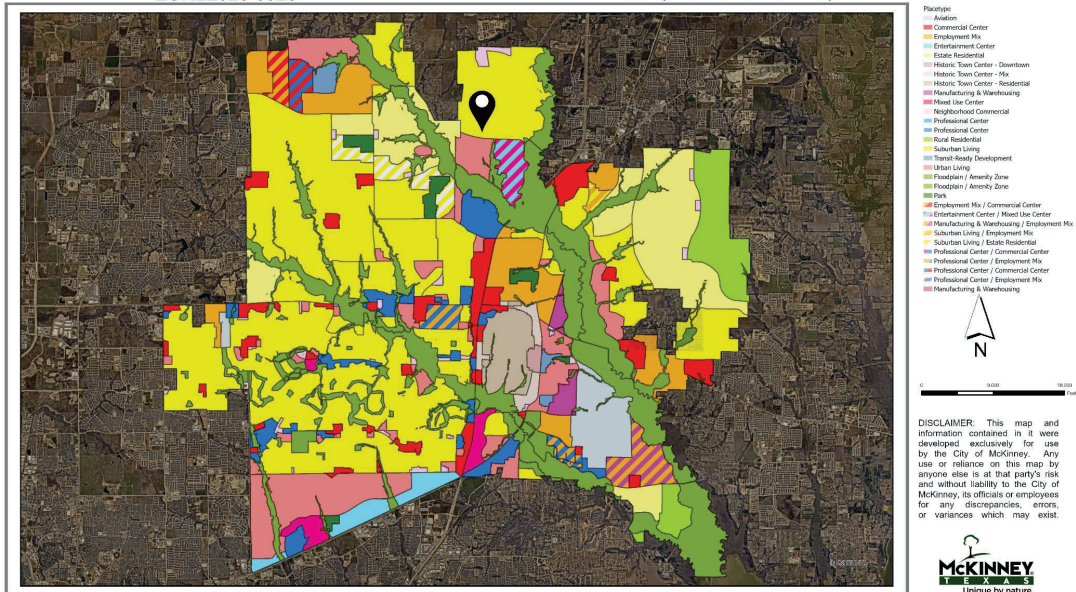
(end of Appendix B)

Honey Creek East R5 Rezoning

26-0026Z

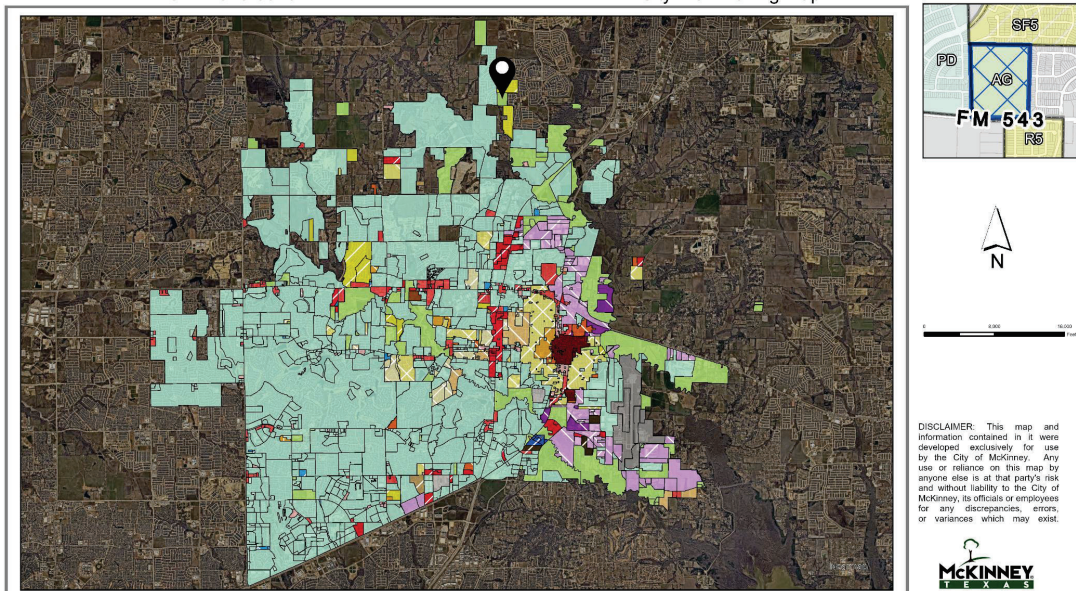
ZONE2026-0026

Comprehensive Plan Map



ZONE2026-0026

City View Zoning Map



QUESTIONS?



(end of Appendix C)