



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, August 19, 2025

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, TX 75069

WATCH THE MEETING LIVE

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

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

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

INFORMATION SHARING ITEMS

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

25-3058

[Minutes of the City Council Work Session of August 5, 2025](#)

Attachments: [Minutes](#)

25-3059 [Minutes of the City Council Regular Meeting of August 5, 2025](#)

Attachments: [Minutes](#)

25-3060 [Minutes of the City Council Budget Work Session of August 8, 2025](#)

Attachments: [Minutes](#)

25-2976 [Minutes of the McKinney Community Development Corporation Meeting of June 26, 2025](#)

Attachments: [Minutes](#)

25-2951 [Minutes of the McKinney Main Street Board Meeting of June 12, 2025](#)

Attachments: [Minutes](#)

Consent ORDINANCES

25-3061 [Consider/Discuss/Act on an Ordinance Amending Chapter 42 "Fire Prevention and Protection," of the Code of Ordinances of the City of McKinney, Texas, by repealing Article II, "Fire Code," in its entirety and adopting a new Article II, Entitled "Fire Code," to adopt the 2024 Edition of the International Fire Code together with Appendices B through O, thereto, and certain local amendments including, but not limited to, certain amendments recommended by the North Central Texas Council of Governments, providing for enforcement, and amending Appendix A, "Schedule of Fees," as it related to Chapter 42, "Fire Prevention and Protection"; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.](#)

Attachments: [Ordinance](#)

25-3062 [Consider/Discuss/Act on an Ordinance Amending Chapter 70, "Offenses and Miscellaneous Provisions", Article IX, "Sex](#)

Offenders”, of the Code of Ordinances of the City of McKinney, Texas to Include HOA Pools and Playgrounds and Extend Provisions to any Offender; and Providing for an Effective Date

Attachments: Ordinance

25-3063

Consider/Discuss/Act on an Ordinance Amending Chapter 122 “Construction Regulations,” Article II, “Building Codes,” by Amending Sections 122-25 and 122-26 titled “International Building Code and International Residential Code Adopted” and “Amendments to Building and Residential Codes,” respectively, by Amending Section 122-30 titled “International Mechanical Code Adopted; Amendments,” by Amending Sections 122-31 and 122-32 titled “International Plumbing Code Adopted” and “Amendments to Plumbing Code,” respectively, by Amending Section 122-34 titled “International Fuel Gas Code Adopted,” by Amending Sections 122-35 and 122-36 titled “International Energy Conservation Code Adopted” and “Amendments to the Energy Conservation Code” respectively, by Amending Section 122-40 titled “International Swimming Pool and Spa Code Adopted,” by Adding Sections 122-41, 122-42 and 122-43 titled “Amendments to the “International Swimming Pool and Spa Code,” “International Existing Building Code Adopted” and “Amendments to International Existing Building Code,” respectively, all of which Amendments and Additions are for the purpose of Adopting the 2024 Editions of such International Codes and by the Adoption of Local Amendments to such International Codes including certain Amendments recommended by the North Central Texas Council of Governments, and repealing all conflicting Ordinances

Attachments: Ordinance

24-1466

Consider/Discuss/Act on an Ordinance Approving the Sixth Amended and Restated Bylaws of the McKinney Convention and Visitors Bureau, Inc.

Attachments: [Ordinance](#)
[Ordinance \(redline\)](#)
[Presentation - MCVB 2024](#)

Consent RESOLUTIONS

- 25-3064** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Amend and Extend a Contract with Rich Leidl, P.C. for Federal Legislative Services](#)
- Attachments:** [Resolution](#)
 [Amendment \(Exhibit A\)](#)
 [Rich Leidl Contract](#)
- 25-3065** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement with the Cities of Richardson, Texas and Plano, Texas for Participation in the Basic Police Officer Training Academy](#)
- Attachments:** [Resolution](#)
 [Agreement](#)
- 25-3066** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement with the North Central Texas Emergency Communications District \(NCT 9-1-1\) To Operate and Maintain the Systems Utilized for the Provision of 9-1-1 Emergency Communication Services, and Providing an Effective Date](#)
- Attachments:** [Resolution](#)
 [Agreement](#)
- 25-3067** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract for Construction Manager at Risk \(CMAR\) Services with Thos. S. Byrne, Inc. dba Byrne Construction Services of Fort Worth, Texas for Preconstruction Services Related to the McKinney Performing Arts Center Renovation Project \(FC2504\) in McKinney, Texas](#)

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

25-3068 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Garver, LLC for Engineering Services for CO2437 - Spur 399 Utility Relocations Project and Any Necessary Supplemental Agreements](#)

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

25-3069 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Term Sheet with HC McKinney 3, LLC and McKinney Ridge, LLC, Governing the Use, Development, and Provision of Municipal Utilities to Approximately 575 Acres of Land in Unincorporated Collin County Generally Located North of F.M. 1461 and West of C.R. 166](#)

Attachments: [Resolution](#)

25-3070 [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 Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus for their Respective Roles in the National Opioid Crisis and Authorizing the City Manager to Execute Documents related Thereto](#)

Attachments: [Resolution](#)

25-3071 [Consider/Discuss/Act on a Resolution Authorizing the City of McKinney to Participate in the Proposed Opioids Settlement Agreement regarding the State of Texas' and other Governmental Entities' Litigation against Purdue Pharma, L.P. and its Affiliated Debtors for their Role in the National Opioid Crisis and Authorizing the City Manager to Execute Documents related Thereto](#)

Attachments: [Resolution](#)

25-3072 [Consider/Discuss/Act on a Resolution Awarding a Contract to Aqua Bore, LLC of Terrell, Texas for Boring Services](#)

Attachments: [Resolution](#)
[Scoring Summary](#)
[Bid Tabulation](#)

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.

25-3073 [Citizen Input on the FY 2025-26 Budget](#)

25-0001Z3 [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 East of North Custer Road and Approximately 690 Feet North of Easy Lane, and Accompanying Ordinance](#)

Attachments: [070825 PZ Minutes Approved](#)
[072225 PZ Minutes Draft](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Northridge District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2013-03-009](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

25-0010Z2 [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 a New and Unlisted Use \(Multi-Family, Senior Living\) and Modify the Development Standards, Located on the South Side of McKinney Ranch Parkway and Approximately 950 Feet West of South Lake Forest Drive, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 07.22.2025](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Established Community District](#)
 [Placetype Definitions](#)
 [Fiscal Analysis](#)
 [Land Use Comparison Table](#)
 [Ex. PD Ord. No. 2003-01-007](#)
 [Proposed Ordinance](#)
 [Proposed Exhibits A-D](#)
 [Presentation](#)

25-0082Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request from the McKinney Housing Finance Corporation on Behalf of the City of McKinney to Rezone the Subject Property from “O1” - Office District to “PD” - Planned Development District, Located on the West Side of North Lake Forest Drive and Approximately 135 Feet North of Bridgeport Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 07.22.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

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)

- Legislative Update: SB 840

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- Downtown City-Owned Property Redevelopment

- Lot 3R, Block A, McKinney Flour Mill Addition, McKinney, Collin County, Texas

- Lower 5 Plaza

- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

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

Posted in accordance with Texas Government Code, Chapter 551, on August 15, 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>.

