



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, June 3, 2025

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, TX 75069

WATCH THE MEETING 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

Led by Members of Cornerstone Ranch

INFORMATION SHARING ITEMS

- 25-2841** [Recognition of Outgoing City Council Members](#)
- 25-2842** [Presentation of the Tourism Friendly Texas Certification to Visit McKinney by the State of Texas, Office of the Governor, Economic Development & Tourism](#)
Attachments: [Image](#)
- 25-2843** [Recognition of McKinney Christian Academy Boys Baseball State Champions](#)

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.

ELECTION OF A MAYOR PRO TEM

25-2844 [Consider/Discuss/Act on the Election of a Mayor Pro Tem](#)

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

25-2818 [Minutes of the Joint Meeting of the McKinney City Council & McKinney Economic Development Corporation Meeting of February 18, 2025](#)

Attachments: [Minutes](#)

25-2819 [Minutes of the McKinney Economic Development Corporation Meeting of March 18, 2025](#)

Attachments: [Minutes](#)

25-2605 [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of December 3, 2024](#)

Attachments: [Minutes](#)

25-2695 [Minutes of the Visit McKinney Meeting of March 25, 2025](#)

Attachments: [Minutes](#)

25-2827 [Minutes of the Visit McKinney Meeting of April 29, 2025](#)

Attachments: [Minutes](#)

Consent ORDINANCES

25-2845 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget to Provide Funds for Infrastructure Improvements for the Cannon Beach Project \(4B2507\) and to Reappropriate Previously Awarded Funds for Parks Projects](#)

Attachments: [Ordinance](#)

25-2846 [Consider/Discuss/Act on an Ordinance to Designate a 20-minute Loading Zone on Chestnut Street between Louisiana Street and Cloyd Street and Designate 20-minute Loading Zones within the Public Parking Lot on the north side of Cloyd Street between Johnson Street and Chestnut Street](#)

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

25-2847 [Consider/Discuss/Act on an Ordinance to Modify the Effective Reduced Speed School Zones Times for School within the McKinney Independent School District](#)

Attachments: [Ordinance](#)

Consent RESOLUTIONS

25-2848 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with McKinney Independent School District for use of property for the July 3-5, 2025 Festival](#)

Attachments: [Resolution](#)
[Interlocal Agreement](#)
[Map](#)
[Map - Parking](#)

25-2849 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Chapter 380 Economic Development](#)

[Program and Agreement by and between the City of McKinney, Texas and Craig Ranch Luxury Hotel SPE Owner LP](#)

Attachments: [Resolution](#)
[Exhibit A](#)

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.

25-2850 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget and Amending the 2025-2029 Capital Improvements Program to Provide Funds for the Chestnut 0.5 MG Elevated Storage Tank Rehabilitation Project \(WA2240\)](#)

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

25-2851 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Blastco Texas Inc. for the Chestnut 0.5 MG Elevated Storage Tank Rehabilitation Project](#)

Attachments: [Resolution - Option No. 1](#)
[Resolution - Option No. 2](#)
[Resolution - Option No. 3](#)
[Letter of Recommendation](#)
[Location Map](#)
[Presentation](#)

25-0034Z2 [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, Located on the South Side of Old Mill Road and Approximately 1,500](#)

Feet West of County Road 317, and Accompanying Ordinance

Attachments: [Location Map and Aerial Exhibit](#)
[PZ Minutes 05-13-2025](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business Aviation District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

25-0023SP

[Conduct a Public Hearing to Consider/Discuss/Act on Design Exceptions to a Site Plan for a Mixed-Use Development \(Cotton Mill\), Located on the Southeast Corner of State Highway 5 \(McDonald Street\) and Elm Street](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Facade Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

23-0093Z3

[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 Multi-Family Residential, Single Family Residential, and Commercial Uses and Modify the Development Standards, Located on the South Side of Bloomdale Road and Approximately 2,050 Feet West of County Road 161, and Accompanying Ordinance](#)

Attachments: [04.08.2025 PZ Minutes](#)
[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. 1770](#)
[Ex. PD Ord. No. 2004-06-068](#)
[Ex. PD Ord. No. 2006-03-026](#)
[Ex. PD Ord. No. 2006-04-047](#)
[Ex. PD Ord. No. 2012-07-035](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-E](#)
[Presentation - Staff](#)
[Presentation - Applicant](#)

25-0002A/25-0036Z [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 25-0002A\) and Request to Zone \(Case No.25-0036Z\) the Subject Property to "R5" - Residential, Located North of County Road 124 and Approximately 2,850 feet West of County Road 161, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

Attachments: [Location Map and Aerial Exhibit](#)

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)

- Tucker Hill Facilities Agreement

B. Section 551.087. Deliberation Regarding Economic Development Matters

- Craig Ranch Luxury Hotel SPE Owner LP

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 May 30, 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>.