



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, December 2, 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

Invocation given by Wayne McLaws, The Church of Jesus Christ of Latter-day Saints

Pledge of Allegiance led by Cedric Cascio, of McKinney Commandery - Knights Templar

INFORMATION SHARING ITEMS

25-3422 [Fire Department Recognition of Technical Rescue Personnel](#)

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

25-3149 [Minutes of the Board of Adjustment Meeting August 13, 2025](#)

Attachments: [Minutes](#)

25-3269 [Minutes of the Library Advisory Board Meeting of September 18, 2025](#)

Attachments: [Minutes](#)

25-3274 [Minutes of the McKinney Arts Commission of August 21, 2025](#)

Attachments: [Minutes](#)

25-3343 [Minutes of the McKinney Armed Services Memorial Board Meeting of October 08, 2025](#)

Attachments: [Minutes](#)

25-3346 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of October 9, 2025](#)

Attachments: [Minutes](#)

Consent ORDINANCES

25-3423 [Consider/Discuss/Act on an Ordinance Amending Chapter 46 \(Food Establishment Regulations\) and Section 46-17 of Appendix A \(Schedule of Fees\) of the Code of Ordinances](#)

Attachments: [Ordinance](#)

Consent RESOLUTIONS

25-3424 [Consider/Discuss/Act on a Resolution Adopting Guiding Principles for the Destination Sports Park](#)

Attachments: [Resolution](#)
[Guiding Principles](#)

25-3425 [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Landscape Architect Services for Parks CIP Projects](#)

Attachments: [Resolution](#)

25-3426 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Stealth Partner Group, LLC of Scottsdale, AZ to Provide Stop Loss Insurance](#)

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

25-3427 [Consider/Discuss/Act on a Resolution Awarding a Contract to FlyLight Drones, LLC of Carrollton, Texas, for Drone and Pyrotechnic Display Services](#)

Attachments: [Resolution](#)
[26-20RFP Cost Proposal Form](#)

25-3428 [Consider/Discuss/Act on a Resolution Supporting the Issuance of Tax Exempt Bonds by the Crawford Education Facilities Corporation for the McKinney Christian Academy Expansion Project, Located at 3601 Bois D'Arc Road](#)

Attachments: [Resolution](#)

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.

25-3429 [Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Certain Property in Fee Simple and Easement Rights for Public Use by](#)

Eminent Domain for Right-of-Way (in Fee Simple), a Slope Easement, and a Temporary Construction Easement associated with the Laud Howell Parkway Project (DEV2025-00063) which Property is Located on County Road 202 East of County Road 201 and West of Armadillo Ridge Road and Authorizing the City Manager to Establish Procedures for Acquiring the Right-of-Way (in Fee Simple) and Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

Attachments: Resolution
Exhibit A
Location Map

25-0013A/25-0132Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No.25-0013A) and a Request to Zone (Case No. 25-0132Z) the Subject Property to PD" - Planned Development District, Generally to Allow for Multi-Family Residential and Industrial Uses, Located at the Northeast Corner of North Central Expressway (U.S. Highway 75) and Spur 195, and Accompanying Ordinance(s)

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Annexation Petition
1295 Certificate
Proposed Annexation Ordinance
Proposed Annexation Exhibits A-D
Pre-Annexation and Development Agreement
25-0132Z - Zoning Request Information
Proposed Zoning Ordinance
Proposed Zoning Exhibits A-D
Presentation

25-0014SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Major Vehicle Repair Facility (Classic Collision), Located on the Northwest Corner of Redbud Boulevard and Wilmeth Road, and Accompanying

Ordinance

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

25-0083Z2

[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 Commercial Uses and a New and Unlisted Use \(Non-Profit and Community Service Center\) and to Modify the Development Standards, Located Approximately 300 Feet North of West White Street and on the East Side of Redbud Boulevard, and Accompanying Ordinance](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 1996-06-24](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

25-0103Z2

[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 Commercial Uses and to Modify the Development Standards, Located on the Northwest Corner of North Central Expressway \(U.S. Highway 75\) and Laud Howell Parkway, and Accompanying Ordinance](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 2021-05-051](#)
[Proposed Zoning Ordinance](#)
[Proposed Zoning Exhibits A-D](#)
[Presentation](#)

25-0108Z2 [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 and Commercial Uses, and to Modify the Development Standards, Located Approximately 940 Feet North of Laud Howell Parkway and on the East Side of Trinity Falls Parkway, and Accompanying Ordinance](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 2021-05-051](#)
[Proposed Ordinance](#)
[Proposed Zoning Exhibits A-D](#)
[Presentation](#)

25-0133Z2 [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 Commercial and Auto Garage Uses \(Luxury Auto Garages\), and to Modify the Development Standards, Located Approximately 290 Feet South of Virginia Parkway and Approximately 220 Feet West of South Hardin Boulevard, and Accompanying Ordinance](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Landuse Comparison Table](#)
[Ex PD Ord No 2024-04-028](#)
[Proposed Zoning Ordinance](#)
[Proposed Zoning 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)

- Second Amendment to 2022 Amended and Restated Development Agreement—Trinity Falls

B. Section 551.071 (A) Pending or contemplated litigation

- Application of the City of McKinney to Decertify a Portion of its Certificate of Convenience and Necessity in Collin County, SOAH Docket No. 473-25-07888, PUC Docket No. 55656, Before the State Office of Administrative Hearings

- Block 1, Lot 8 of the H. A. Finch Addition, City of McKinney, Collin County, Texas

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Venu Holding Corporation, Successor-by-Name to Notes Live, Inc., Chapter 380 Grant, and Development Agreement, as amended

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with Texas Government Code, Chapter 551, on November 24, 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>.