



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

---

Tuesday, March 3, 2026

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

**26-0161**      [Recognition of the McKinney North High School Jazz Ensemble Finalist Selection for the Essentially Ellington High School Jazz Band Competition & Festival](#)

**26-0162**      [Proclamation for Severe Weather Awareness Week](#)  
**Attachments:**    [Proclamation](#)  
                          [Image](#)

#### 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**

- 26-0163**      [Minutes of the City Council Work Session of February 17, 2026](#)  
**Attachments:**    [Minutes](#)
- 26-0164**      [Minutes of the City Council Regular Meeting of February 17, 2026](#)  
**Attachments:**    [Minutes](#)
- 26-0165**      [Minutes of the City Council Strategic Goals Work Session of February 20, 2026](#)  
**Attachments:**    [Minutes](#)
- 26-0098**      [Minutes of the McKinney Armed Services Memorial Board Meeting of January 14, 2026](#)  
**Attachments:**    [Minutes](#)
- 26-0102**      [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of December 11, 2025](#)  
**Attachments:**    [Minutes](#)

**Consent ORDINANCES**

- 26-0166**      [Consider/Discuss/Act on an Ordinance Amending Chapter 54 "Licenses and Business Regulations" of the Code of Ordinances by Establishing Article VII "Short-Term Rental Registration" to Require the Annual Registration of All Short-Term Rentals Located within the City's Corporate Limits](#)

**Attachments:** [Proposed Ordinance](#)  
[20160125 Presentation](#)  
[20241105 Presentation](#)  
[20260303 Presentation](#)  
[Allen STR Registration Ordinance](#)  
[Frisco STR Registration Ordinance](#)  
[Plano STR Registration Ordinance](#)

**26-0167** [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 the Downtown Parking Structure and City Park Relocation Project \(FC2634\)](#)

**Attachments:** [Ordinance](#)

#### Consent RESOLUTIONS

**26-0168** [Consider/Discuss/Act on a Resolution Appointing Judge Stephen Feil as a Contract Municipal Court Judge; and Providing for an Effective Date](#)

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

**26-0169** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with CP&Y Inc. dba STV Infrastructure for Professional Engineering Design Services for the Stonebridge Drive \(US 380 to Bloomdale Road\) Project and Authorizing Any Necessary Supplemental Agreements](#)

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

**26-0170** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Conduit Architecture + Design, LLC of McKinney, Texas for Architectural and Engineering Services Related to the McKinney Fire Drivers Training Facility Located on a 10-acre Site at the Southeast Corner of Bloomdale Road and Redbud Blvd](#)

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

**26-0171** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Fishbeck of Dallas, Texas for Phase I Professional Architectural and Engineering Services in Conjunction with the Downtown McKinney Parking Structure Project \(FC2634\)](#)

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

**26-0172** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Dunaway Associates., of Fort Worth, Texas, for Professional Architectural and Engineering Design Services for Wattley Park](#)

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

**26-0173** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Term Sheet with Provident Realty Advisors, Inc., Governing the Annexation, Zoning, and Development of Approximately 65 Acres of Land Generally Located East of State Highway 5 and south of State Highway 121](#)

**Attachments:** [Resolution](#)  
[Term Sheet](#)  
[Location Map](#)

#### **Consent MISCELLANEOUS**

**26-0174** [Consider/Discuss/Act on the Annual Audit Results, the Acceptance of the Annual Comprehensive Financial Report \(ACFR\) and the Federal/State Single Audit Reports for the Fiscal Year Ended September 30, 2025](#)

#### **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.*

**26-0175**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with the University of Texas at Dallas to Provide Facilitation Services for the Better Together Initiative and Authorizing Any Supplemental Agreements](#)

**Attachments:**    [Resolution](#)  
                          [Draft Proposal](#)  
                          [Scoring Summary](#)  
                          [Presentation](#)

**25-0170Z2**      [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 a New and Unlisted Use \(Hangar Home\) and to Modify the Development Standards, Located Approximately 515 Feet North of Virginia Parkway and Approximately 550 Feet West of Virginia Hills Drive and Located 830 Feet North of Virginia Parkway and Approximately 640 feet West of Virginia Hills Drive, and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Ex. PD Ordinance 1998-08-44](#)  
[Ex. PD Ordinance 2008-11-106](#)  
[Ex. PD Ordinance 2009-12-082](#)  
[Ex. PD Ordinance 2013-06-058](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**26-0001Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agriculture District and “PD” - Planned Development District to “C2” - Local Commercial District, Located on the Southwest Corner of Virginia Parkway and South Jordan Road, and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 1778](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**25-0018SUP**  
**2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant, Located Approximately 1,030 Feet West of North Custer Road and on the South Side of US Highway 380 \(West University Drive\), and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 2015-07-071](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation - Staff](#)  
[Presentation - Applicant](#)

**26-0001M2**

[Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to: \(a\) Article 1 \(General Provisions\) and particularly to Sections 106 \(Transition from Previous Ordinances\), 108 \(Maintenance, Enforcement, and Penalties\), \(b\) Article 2 \(Zoning Regulations\) and particularly to Sections 201 \(Administration\), 203 \(Procedures\), 204 \(Zoning Districts\), 205 \(Use Regulations\), 206 \(Development Standards\), \(c\) Appendix 2A \(Approved Plant List\), \(d\) Article 4 \(Tree Preservation\) and particularly to Sections 402 \(Tree Preservation Standards\), 403 \(Tree Protection Measures\), 404 \(Tree Removal Procedures\), 405 \(Tree Mitigation and Replacement\), and \(e\) Article 9 \(Terms and Definitions\) particularly to Section 902 \(Definitions\), and Accompanying Ordinance](#)

**Attachments:** [Unified Development Code current](#)  
[Article 1 General Provisions redlines](#)  
[Article 2 Zoning Regulations redlines](#)  
[Appendix 2A Approved Plant List redlines](#)  
[Article 4 Tree Preservation redlines](#)  
[Article 9 Definitions redlines](#)  
[Proposed Ordinance](#)  
[Exhibit A - Article 1](#)  
[Exhibit B - Article 2](#)  
[Exhibit C - Appendix 2A](#)  
[Exhibit D - Article 4](#)  
[Exhibit E - Article 9](#)  
[Presentation](#)

**26-0002M** [Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to: Article 3 \(Subdivision Regulations\) and particularly to Sections 301 \(Administration\), 302 \(Special Provisions\), 303 \(Submittal Procedures\), 304 \(Subdivision Regulations Amendments\), and 306 \(Flexibility and Relief Procedures\), and Accompanying Ordinance](#)

**Attachments:** [Unified Development Code current](#)  
[Article 3 Subdivision Regulations redlines](#)  
[Proposed Ordinance](#)  
[Exhibit A - Article 3](#)  
[Presentation](#)

**26-0176** [Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Certain Properties in Fee Simple and Easement Rights for Public Use by Eminent Domain for Rights-of-Way \(in Fee Simple\), Temporary Construction Easements, and a Pedestrian Access Easement Associated With the McKinney Amphitheater Improvements Project \(ST2514\) Which Properties are Bounded Approximately by US 75 to the West, Eldorado Parkway to the North, Medical Center Drive to the East, and Spur 399 to the South and Authorizing the City Manager to Establish Procedures for Acquiring the Rights-of-Way \(in Fee Simple\), Temporary Construction Easements, and a Pedestrian Access Easement on Said Properties and Take All Steps Necessary to Acquire the Needed Properties Rights in Compliance with all Applicable Laws and Resolutions](#)

**Attachments:** [Resolution](#)  
[Exhibit A](#)  
[Location Map](#)

## END OF REGULAR AGENDA AND PUBLIC HEARING ITEMS

### PUBLIC COMMENTS regarding 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)

- Urban Area Security Initial Grant (UASI)

B. Section 551.071 (A) Pending or Contemplated Litigation

- Application under Section 13.255(b) Texas Water Code concerning approximately 40.782 acres in R.H. Locke Survey Number 517 and the Calvin Boles Survey, Abstract Number 28, Collin County, Texas

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

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

## 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 February 24, 2026.*

---

*Empress Drane, TRMC  
City Secretary  
Tenitrus Parchman, TRMC  
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](mailto: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>.*