



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, June 2, 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 online at: <https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

INFORMATION SHARING ITEMS

26-0502 [Proclamation for Father's Day](#)

Attachments: [Proclamation](#)

26-0503 [Proclamation for Clean Air Action Day](#)

Attachments: [Proclamation](#)
[Resolution - Air North Texas](#)

26-0504 [Proclamation for Juneteenth](#)

Attachments: [Proclamation](#)

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 TEMPORE

26-0505 [Consider/Discuss/Act on the Election of a Mayor Pro Tempore](#)

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

26-0412 [Minutes of the McKinney Armed Services Memorial Board Meeting of April 8, 2026](#)

Attachments: [Minutes](#)

Consent ORDINANCES

26-0506 [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 City Data Center Hardware Refresh Project \(IT2639\)](#)

Attachments: [Ordinance](#)

26-0507 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Provide Funds for the Downtown Parking Management Pilot Program](#)

Attachments: [Ordinance](#)

26-0508 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget for the Neighborhood Heroes Program](#)

Attachments: [Ordinance](#)

26-0509 [Consider/Discuss/Act on an Ordinance Amending the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Project Plan](#)

Attachments: [Ordinance](#)
 [Exhibit A](#)
 [Project Plan \(redlines\)](#)
 [Project Plan \(clean\)](#)

Consent RESOLUTIONS

26-0510 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement and Memorandum of Understanding Between the City of Plano, the City of McKinney, the City of Frisco, and Collin County for the Application and Administration of the Department of Justice 2025 Byrne Justice Assistance Grant, and Designating the City Manager, or His Designee, as the Official Representative of the City of McKinney in Matters Relating to the Program](#)

Attachments: [Resolution](#)
 [Interlocal Agreement](#)
 [Memorandum of Understanding](#)

26-0511 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with XIT Paving and Construction, Inc., for the Construction of the Intersection Capacity Improvements \(FY23\) Project](#)

Attachments: [Resolution](#)
 [Recommendation Letter](#)
 [Location Map](#)
 [Bid Tab](#)

- 26-0512** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. for Professional Engineering Design Services for the US 380 Utility Relocations Phase 1 Project and Authorizing Any Necessary Supplemental Agreements](#)
Attachments: [Resolution](#)
 [Location Map](#)
- 26-0513** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Lockwood, Andrews and Newnam, Inc \(LAN\) for Professional Engineering Design Services for the US 380 Utility Relocations Phase 2 Project and Authorizing Any Necessary Supplemental Agreements](#)
Attachments: [Resolution](#)
 [Location Map](#)
- 26-0514** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Non-Exclusive Revocable License Agreement with Denton County Electric Cooperative Inc., d/b/a CoServ Electric to Grant Permission to Construct, Install, and Maintain an Electrical Service Line to Serve the McKinney Soccer Complex](#)
Attachments: [Resolution](#)
 [Exhibit A](#)
- 26-0515** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Hilltop Securities Asset Management, LLC \(HSAM\) for Arbitrage Rebate Compliance Services](#)
Attachments: [Resolution](#)
 [Agreement](#)
 [Memo](#)
- 26-0516** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Huitt Zollars Inc., of Dallas, Texas, for Landscape and](#)

[Engineering Services for Tom Allen Jr. Park Located at 3301 Bahnman Drive](#)

Attachments: [Resolution](#)

26-0517

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Freese and Nichols, Inc. for Professional Engineering Services for the Construction Inspection Services for Public Infrastructure in the Trinity Falls Municipal Utility District Development and Related TCEQ Bond Inspections](#)

Attachments: [Resolution](#)
[Location Map](#)
[Form 1295](#)

26-0518

[Consider/Discuss/Act on a Resolution Establishing the McKinney Neighborhood Heroes Program for the Acquisition and Maintenance of Automated External Defibrillators \(AEDs\)](#)

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

26-0519

[Consider/Discuss/Act on a Resolution Recognizing and Accepting a Donation from Baylor Scott & White Supporting the Acquisition and Maintenance of Automated External Defibrillators for the McKinney Neighborhood Heroes Program](#)

Attachments: [Resolution](#)

Consent - MISCELLANEOUS

26-0031SP

[Consider/Discuss/Act on a Site Plan for Gym or Fitness Studio \(Crunch Fitness\), Located at 1707 West University Drive](#)

Attachments: [Standard Conditions for Site Plan Approval](#)
[Location Map](#)
[Letter of Intent](#)
[EX. PD Ord. 1332](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)

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.

26-0520 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of The NRP Group, to the Texas Department of Housing and Community Affairs, for a 4% Housing Tax Credit to Construct a New Housing Development to be Known as “The Franklin Branch Apartments”](#)

Attachments: [Resolution of No Objection](#)
[Evaluation](#)
[Presentation](#)

26-0027Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “TR1.8” - Townhome Residential District, Located at 1001 North Kentucky Street, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 05.12.2026](#)
[Project Maps](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A - C](#)
[Presentation](#)

26-0037Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "MF36" - Multi-Family Residential District, Located Approximately 1,100 Feet East of Custer Road and Approximately 280 Feet South of Eldorado Parkway, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 05.12.2026](#)
[Project Maps](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Ex. PD Ord. No. 1621](#)
[Ex. PD Ord. No. 1723](#)
[Ex. PD Ord. No. 95-03-19](#)
[Ex. PD Ord. No. 97-06-36](#)
[Ex. PD Ord. No. 97-12-66](#)
[Ex. PD Ord. No. 2003-02-015](#)
[Proposed Zoning Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

26-0521 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Garver, LLC for Construction Phase Services for the McKinney National](#)

[Airport Taxiway A Phase II Project \(AI2633\)](#)

Attachments: [Resolution](#)
[Form 1295](#)
[Proposal](#)

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)
- B. Section 551.071 (A) Pending or contemplated litigation
 - City of McKinney, Texas v. City of Melissa, Texas (boundary agreement)
 - North Texas Conservation Association et al, Plaintiffs, v. McKinney Community Development Corporation et al, Defendants, 471st District Court, Collin County, Texas, Cause No. 471-01849-2026
 - Vicki Baker v. City of McKinney, Texas; Appeal No. 22-40644, Fifth Circuit Court of Appeals
- C. Section 551.087. Deliberation Regarding Economic Development Matters
 - 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 May 26, 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. 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>.