



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, May 19, 2026

6:00 PM

Council Chambers  
401 E. Virginia Street  
McKinney, TX 75069

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Revised to include revised proclamation for 26-0397.

### 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 Pastor Deborah Bradford, New Jerusalem Baptist Church*

*Pledge of Allegiance led by Derrick Robinson, Alliance of Elite Youth Leadership*

### INFORMATION SHARING ITEMS

**26-0439**      [Proclamation for Emergency Medical Services Week](#)

**Attachments:**    [Proclamation](#)

**26-0394**      [Proclamation for Ja'Kobe Walter](#)

**Attachments:**    [Proclamation](#)

**26-0440**      [Proclamation for National Military Appreciation Month](#)

**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.*

## **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**

- 26-0441**      [Minutes of the City Council Work Session of April 21, 2026](#)  
**Attachments:**    [Minutes](#)
- 26-0442**      [Minutes of the City Council Meeting of April 21, 2026](#)  
**Attachments:**    [Minutes](#)
- 26-0443**      [Minutes of the City Council Work Session of April 28, 2026](#)  
**Attachments:**    [Minutes](#)
- 26-0444**      [Minutes of the City Council Special Meeting & Work Session of May 5, 2026](#)  
**Attachments:**    [Minutes](#)
- 26-0445**      [Minutes of the City Council Regular Meeting of May 5, 2026](#)
- 26-0365**      [Minutes of the Community Grants Advisory Commission for the meeting of February 26, 2026](#)  
**Attachments:**    [Minutes](#)
- 26-0226**      [Minutes of the Library Advisory Board Meeting of February 19, 2026](#)

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

**26-0228** [Minutes of the McKinney Arts Commission of January 15, 2026](#)

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

**26-0303** [Minutes of the McKinney Arts Commission of March 19, 2026](#)

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

**26-0344** [Minutes of the McKinney Community Development Corporation Meeting of March 26, 2026.](#)

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

**26-0195** [Minutes of the McKinney Main Street Board Meeting of February 12, 2026](#)

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

**26-0284** [Minutes of the McKinney Main Street Board Meeting of March 12, 2026](#)

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

**25-3376** [Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of October 21, 2025](#)

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

**25-3457** [Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of November 18, 2025](#)

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

**26-0158** [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of December 16, 2025](#)

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

**26-0385** [Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of March 3, 2026](#)

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

- 25-2616** [Minutes of the Tax Increment Reinvestment Zone Two \(TIRZ2\) Board Meeting of May 7, 2024](#)
- 25-2713** [Minutes of the Tax Increment Reinvestment Zone Number Two \(TIRZ2\) Board Meeting of March 31, 2025](#)  
**Attachments:** [Minutes](#)
- 26-0207** [Minutes of the Tax Increment Reinvestment Zone Number Two Board Meeting of May 6, 2025](#)  
**Attachments:** [Minutes](#)
- 26-0388** [Minutes of the Tax Increment Reinvestment Zone Number Two Board Meeting of March 17, 2026](#)  
**Attachments:** [Minutes](#)
- 26-0357** [Minutes of the Visit McKinney Board Meeting of March 31, 2026](#)  
**Attachments:** [Minutes](#)

**Consent ORDINANCES**

- 26-0446** [Consider/Discuss/Act on Certain Amendments to Chapter 130, entitled "Land Development Regulations," of the Code of Ordinances, City of McKinney Texas to: Section 130-22 Definitions, Updating the Definition of the Capital Improvements Advisory Committee \(CIAC\) to Align with Local Government Code Ch. 395; Providing for Severability; and Providing for an Effective Date](#)  
**Attachments:** [Ordinance](#)

**Consent RESOLUTIONS**

- 26-0447** [Consider/Discuss/Act on a Resolution Adopting the FY27 Department-level Objectives to Support Council's Strategic Goals](#)

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

**26-0448** [Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a Collin County Parks and Open Space Project Funding Assistance Program for the Wattle Park Project](#)

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

**26-0449** [Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for an Implementation Grant with Supplemental Action Plan Activities through the FY2026 Safe Streets and Roads for All \(SS4A\) Funding Program from the U.S. Department of Transportation and Accept Funding if Awarded](#)

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

**26-0450** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Kimley-Horn and Associates, Inc. for ST2636 - Glen Oaks Drive & Ridge Road Roundabout Analysis and Preliminary Design](#)

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

**26-0451** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Non-Binding Term Sheet with McKinney Ranch, LTD., Honey Creek Investments, LLC, Barcelona 93, Ltd., and MRP HTMHCB, LLC, Governing the Development of Approximately 1,786-acres, which is Generally Located East of FM 1461 \(Future Lake Forest Drive\) and County Road 166 and South of County Road 168 and FM 543](#)

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

- 26-0452**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with On Duty Health, PLLC for Firefighter Medical and Fitness Assessments Aligned with NFPA 1582 and NFPA 1583](#)
- Attachments:**    [Service Agreement](#)  
                          [Exception Letter](#)  
                          [Resolution](#)
- 26-0453**      [Consider/Discuss/Act on a Resolution Approving and Authorizing the City Manager to Execute an Interlocal Cooperation Agreement between the City of McKinney and the Department of Public Safety of the State of Texas for the Design and Construction of a Public Safety Aviation Facility at McKinney National Airport](#)
- Attachments:**    [Resolution](#)
- 26-0454**      [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 26-49CSP McKinney APEX Centre Elevator Addition](#)
- Attachments:**    [Resolution](#)
- 26-0455**      [Consider/Discuss/Act on a Resolution Authorizing the Sale of Approximately 0.33 Acres of Land as More Particularly Described Hereinafter, Located on North Redbud Boulevard, North of its Intersection with West White Avenue to CCD-RC \(Catholic Charities of Dallas\), the Adjacent Property Owner, for the Construction of the McKinney Neighbor HUB Project; and Authorizing the City Manager to Execute the Deed and Documents Regarding the Sale of Said City-Owned Property to Catholic Charities of Dallas](#)
- Attachments:**    [Resolution](#)  
                          [Exhibit A](#)  
                          [Location Map](#)  
                          [Informational Concept 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.*

- 26-0456**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Construction Contract and All Necessary Change Orders with CGC General Contractors Inc., Haltom City, TX for Construction of the Improvements to Grady Littlejohn Softball & Baseball Complex at Towne Lake \(PK2448\)](#)
- Attachments:**    [Bid Tabulation](#)  
                          [Award Recommendation](#)  
                          [Resolution](#)
- 26-0457**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to execute a Contract with Mario Sinacola & Sons Excavating, Inc. for construction of the Mckinney National Airport Taxiway A Phase II Project \(AI2633\) and authorizing all necessary change orders under said contract up to the aggregate contract amount, inclusive of any change orders](#)
- Attachments:**    [Resolution](#)  
                          [Recommendation of Award Letter](#)  
                          [Form 1295](#)  
                          [Presentation](#)
- 26-0458**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Guaranteed Maximum Price \(GMP\) Amendment to the Construction Manager at Risk \(CMAR\) Contract with Crossland Construction Company, Inc. \(Crossland\) for CMAR Services Related to the Design and Construction of McKinney Public Safety Building Renovation Phase VI \(FP2004\)](#)
- Attachments:**    [Resolution](#)  
                          [Proposal](#)
- 26-0459**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Guaranteed Maximum Price \(GMP\)](#)

[Contract with Crossland Construction Company, Inc. \(Crossland\) for Construction Manager at Risk \(CMAR\) Services Related to the Design and Construction of Police Department Gun Range Improvements and Support Building Project \(FC1820/FP1820\)](#)

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

**26-0011Z2**

[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, "MF36" - Multi-Family Residential District, and "R5" - Residential District, Generally to Allow for Multi-family Residential, Single Family Residential, and Commercial Uses and to Modify the Development Standards, Located Approximately 260 Feet North of U.S. Highway 380 \(University Drive\) and Approximately 610 Feet East of North Lake Forest Drive, and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Medical District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ordinance 2012-08-037](#)  
[Proposed Zoning Ordinance](#)  
[Exhibits A-D](#)  
[Presentation](#)

## **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 Melissa / McKinney Mutual Boundary Agreement

- City of McKinney, Texas v. John Doyle Odom, Sharon Edelman, and the Real Property at 708 Finch Avenue, McKinney, Texas 75069, In Rem, Cause No. 471-02500-206, 471st District Court of Collin County, Texas

- 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

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Craig Ranch Luxury Hotel SPE Owner, LP Chapter 380 Agreement

- Project Plum Blossom

- 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, originally posted on May 12, 2026; revised agenda posted May 13, 2026.*

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*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: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>.*