

CITY COUNCIL REGULAR MEETING

MAY 19, 2026

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, May 19, 2026 at 6:00 p.m.

The meeting was broadcast streamed online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor Bill Cox called the meeting to order at 6:10 p.m. upon determining a quorum consisting of himself and the following Councilmember were present: Mayor Pro Tem Gere Feltus, and Councilmember Justin Beller, Rick Franklin, Michael Jones, and Ernest Lynch.

Councilmember Patrick Cloutier was absent.

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, First Assistant City Attorney Benjamin Samples, Assistant to the City Manager Nimra Zubair, Director of Organizational Development & Performance Management Joseph Mazzola, City Secretary Empress Drane, Director of Planning Lucas Raley, Director of Parks and Recreation Amy Kinkade, Director of Engineering Gary Graham, Executive Director of Development Services Michael Quint, Director of Code Services Phil Hubbard, Director of Strategic Services Brandon Opiela, Director of Airports Ken Carley, Fire Chief Paul Dow, Deputy City Secretary Tenitrus Parchman, Assistant Director of Parks & Recreation Erica Lyght, Assistant Director of Parks & Recreation Robert Gaylor, Facilities Construction Manager Patricia Jackson, Battalion Chief Ben Jones, Firefighter/EMT Chase Inman, Firefighter Joel Davis, Administrative Assistant Sheridan Burns, Accreditation and Reporting Specialist Edith Ruiz, Audio Visual Technician Joshua Arias, Video Producer Michael Johnson, and Police Officer Ronald Westbrooks.

There were approximately sixty-eight (68) members of the public present, including MCDL Secretary Deborah Bradford, Planning and Zoning Commissioner

Charles Wattley, McKinney Armed Services Memorial Board members Colin Kimball, Jerry Blow, Guy Green and Mark Hunt.

Mayor Cox called for the Invocation and Pledge of Allegiance. The invocation was lead by Pastor Deborah Bradford, New Jerusalem Baptist Church, and the Pledge of Allegiance led by the Alliance of Elite Youth Leadership.

Mayor Cox called for Information Sharing Items

26-0439 Proclamation for Emergency Medical Services Week

26-0440 Proclamation for National Military Appreciation Month

26-0394 Proclamation for Ja'Kobe Walter

Mayor Cox called for Public Comments On Agenda Items (for Non-Public Hearing Items) and Public Comments regarding matters not on the agenda.

Paul Ballesteros, 6508 Marvin Gardens, McKinney, TX 75070, addressed the council regarding homelessness.

Mayor Cox called for the Consent Agenda.

Council unanimously approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Feltus, to approve the Consent Agenda.

Consent MINUTES

26-0441 Minutes of the City Council Work Session of April 21, 2026

26-0442 Minutes of the City Council Meeting of April 21, 2026

26-0443 Minutes of the City Council Work Session of April 28, 2026

26-0444 Minutes of the City Council Special Meeting & Work Session of May 5, 2026

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

26-0226 Minutes of the Library Advisory Board Meeting of February 19, 2026

26-0228 Minutes of the McKinney Arts Commission of January 15, 2026

26-0303 Minutes of the McKinney Arts Commission of March 19, 2026

26-0344 Minutes of the McKinney Community Development Corporation Meeting of March 26, 2026.

- 26-0195** Minutes of the McKinney Main Street Board Meeting of February 12, 2026
- 26-0284** Minutes of the McKinney Main Street Board Meeting of March 12, 2026
- 25-3376** Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of October 21, 2025
- 25-3457** Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of November 18, 2025
- 26-0158** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of December 16, 2025
- 26-0385** Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of March 3, 2026
- 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
- 26-0207** Minutes of the Tax Increment Reinvestment Zone Number Two Board Meeting of May 6, 2025
- 26-0388** Minutes of the Tax Increment Reinvestment Zone Number Two Board Meeting of March 17, 2026
- 26-0357** Minutes of the Visit McKinney Board Meeting of March 31, 2026

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; ordinance caption reads as follows:

ORDINANCE NO. 2026-05-061

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

Consent RESOLUTIONS

- 26-0447** Consider/Discuss/Act on a Resolution Adopting the FY27 Department-level Objectives to Support Council's Strategic Goals; resolution caption reads as follows:

RESOLUTION NO. 2026-05-071 R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE COUNCIL'S FY27 STRATEGIC GOALS

- 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 Wattley Park Project; resolution caption reads as follows:

RESOLUTION NO. 2025-06-072 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR AND ACCEPT, IF AWARDED, THE COLLIN COUNTY PARKS AND OPEN SPACE PROJECT FUNDING ASSISTANCE PROGRAM FOR THE WATTLEY PARK PROJECT

- 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; resolution caption reads as follows:

RESOLUTION NO. 2026-05-073 (R)

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

- 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; resolution caption reads as follows:

RESOLUTION NO. 2026-05-074 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY,

TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONTRACT IN THE AMOUNT OF \$265,250 WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR ST2636 – GLEN OAKS DRIVE & RIDGE ROAD ROUNDABOUT ANALYSIS AND PRELIMINARY DESIGN AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$290,000

- 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; resolution caption reads as follows:

RESOLUTION NO. 2026-05-075 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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 OF LAND GENERALLY LOCATED EAST OF FM 1461 (FUTURE LAKE FOREST DRIVE) AND COUNTY ROAD 166 AND SOUTH OF COUNTY ROAD 168 AND FM 543; AND PROVIDING AN EFFECTIVE DATE

- 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; resolution caption reads as follows:

RESOLUTION NO. 2026-05-076 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AWARDING A CONTRACT TO ON DUTY HEALTH, PLLC FOR FIREFIGHTER MEDICAL AND FITNESS ASSESSMENTS ALIGNED WITH NFPA 1582 AND NFPA 1583

- 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; resolution caption reads as follows:

RESOLUTION NO. 2026-05-077(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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

- 26-0454** Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 26-49CSP McKinney APEX Centre Elevator Addition; resolution caption reads as follows:

RESOLUTION NO. 2026-05-078 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE FORMAL REJECTION OF ALL PROPOSALS RECEIVED UNDER SOLICITATION 26-49CSP MCKINNEY APEX CENTRE ELEVATOR ADDITION

- 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; resolution caption reads as follows:

RESOLUTION NO. 2026-05-079 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CONVEYANCE OF LAND TO CCD-RC, WHICH PARCEL CONTAINS MORE OR LESS 0.33 ACRES OF LAND SITUATED IN THE SAMUEL MCFALL SURVEY, ABSTRACT NO. 641, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHEAST QUADRANT OF NORTH REDBUD BOULEVARD AND WEST WHITE AVENUE; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED WITHOUT WARRANTY AND DOCUMENTS REGARDING THE SALE OF CITYOWNED PROPERTY; AND PROVIDING AN EFFECTIVE DATE

Mayor Cox called for Regular Agenda and Public Hearing Items.

- 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)

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Jones, to authorize 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); resolution caption reads as follows:

RESOLUTION NO. 2026-05-080 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AND ALL NECESSARY CHANGE ORDERS WITH CGC GENERAL CONTRACTORS INC., OF HALTOM CITY, TEXAS FOR THE CONSTRUCTION OF THE IMPROVEMENTS TO GRADY LITTLEJOHN SOFTBALL & BASEBALL COMPLEX AT TOWNE LAKE

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

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to authorize 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; resolution caption reads as follows:

RESOLUTION NO. 2026-05-081 R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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)

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Lynch, to authorize 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) ; resolution caption reads as follows:

RESOLUTION NO. 2026-05-082 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A GMP AMENDMENT TO THE CONTRACT WITH CROSSLAND CONSTRUCTION COMPANY INC. FOR CONSTRUCTION MANAGER AT RISK SERVICES RELATED TO THE MCKINNEY PUBLIC SAFETY BUILDING DESIGN AND RENOVATION PHASE VI PROJECT (FP2004)

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)

Council unanimously approved the motion by Councilmember Jones, seconded by Councilmember Franklin, to authorize 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) ; resolution caption reads as follows:

RESOLUTION NO. 2026-05-083 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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 POLICE DEPARTMENT GUN RANGE IMPROVEMENTS AND SUPPORT BUILDING PROJECT (FC1820/FP1820)

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

Elvin Turner, 4509 Rustic Ridge Dr, McKinney, Texas 75071, expressed his opposition to the request.

Council unanimously approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Feltus, to approve 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; ordinance caption reads as follows:

ORDINANCE NO. 2026-05-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 10.5 ACRE PROPERTY, LOCATED APPROXIMATELY 260 FEET NORTH OF U.S. HIGHWAY 380 (UNIVERSITY DRIVE) AND APPROXIMATELY 610 FEET EAST OF NORTH LAKE FOREST DRIVE, IS REZONED 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 MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

The applicant presentation for this item was not included on the posted agenda but is provided in these minutes as Appendix A: 26-001Z2 Applicant Presentation.

Mayor Cox called for Council and Manager Comments.

Councilmember Beller had no comments.

Councilmember Franklin had no comments.

Councilmember Lynch had no comments.

Councilmember Jones attended and spoke at the NAACP Ready to Serve Graduation event.

Mayor Pro Tem Feltus hosted and attended the National Day of Prayer held at City Hall and she thanked the following local pastors for their participation in the event:

Deborah Bradford with New Jerusalem, Kyle Reed with Parks Church, Tommy Brummett with First United Methodist Church, Carol Wood with City Church, Derrick Golden with Amazing Church, Gwendolyn Lau with Grace House Community Church, and Lewis Rosenthal with The McKinney First Baptist Church; she thanked Pastor Rosenthal for the event hosted in collaboration with the National Day of Prayer at the church as well; attended Fire Headquarters Ribbon Cutting; attended the Senior Signing Day at Boys & Girls Club; congratulated her nephew, Dylan Brown, who will be attending the University of Oklahoma and niece, Nena Ozumba, who attending Spelman College.

Mayor Cox stated the CJ Cup/Byron Nelson will be held at Craig Ranch starting this week and encouraged members of the public to attend; expressed what an honor it was to have Ja'Kobe Walter present for the proclamation acceptance.

City Manager Grimes stated City staff will be in full force as we host the upcoming CJ Cup/Byron Nelson taking place at Craig Ranch; the Police Department, Visit McKinney, City staff, McKinney Economic Development Corporation, and McKinney Community Development Corporation will be present to showcase the best of McKinney during this event. He stated each year while speaking with staff members of the Salesmanship Club or “red pants” and the feedback is positive of the event being hosted in McKinney. This is also additional exposure to showcase McKinney as this event will be nationally broadcast on The Golf Channel and CBS.



The McKinney Armed Services Memorial Board will be hosting the Memorial Day event at the RD Foster Veteran's Memorial Park on Monday, May 25 at 10:00 am. This event is to honor those services members in Collin County who lost their lives serving their country.



Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Lynch, to adjourn the meeting at 7:03 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, May 22, 2025, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on June 16, 2026.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

Appendix A: 26-001Z2 Applicant Presentation

PLANNED DEVELOPMENT ZONING APPLICATION

Forest View Senior Housing

A presentation to the City Council
Council for the City of McKinney
McKinney

HEARING DATE	May 19, 2026
APPLICANT	Storm Guard Franchise Systems, LLC
PROPERTY OWNER	KAYASA Holdings, LLC



01 · THE PROJECT

Development Program

222 Residential Units Across 3 buildings	7,853 SF Commercial First-floor, southernmost building	281 Parking Spaces UDC compliant; 27 guest spaces above minimum	55+ Age-Restricted 100% rent-restricted at average 60% AMI
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OPEN SPACE

3–4 acres of flood zone preserved as permanent greenspace on final plat.

AFFORDABILITY STRUCTURE

100% rent-restricted at an average 60% AMI for qualified senior households, ranging from 30% to 80% AMI.

FOREST VIEW SENIOR HOUSING

02 / 12

THE PROJECT · AFFORDABILITY

Rent & Income Limits

100% rent-restricted at an average 60% AMI, with units serving households from 30% to 80% AMI.

MAXIMUM MONTHLY RENT

UNIT	30% AMI	60% AMI	80% AMI
1 BR	\$660	\$1,320	\$1,761
2 BR	\$792	\$1,584	\$2,112

MAXIMUM HOUSEHOLD INCOME

HOUSEHOLD	30% AMI	60% AMI	80% AMI
1 Person	\$26,415	\$52,830	\$70,440
2 Person	\$29,925	\$59,850	\$79,800

Maximum amounts shown. Rent limits assume 1.5 persons per bedroom and are bedroom and are inclusive of a utility allowance.

FOREST VIEW SENIOR HOUSING

2025 MTSP · Collin County · Dallas HUD Metro FMR Area

03 / 12

Property & Zoning Request

LOCATION

Lot 4R2, Block A, B&L Cox Addition University Drive (US-380), 380), McKinney

TOTAL AREA

10.576
ACRES (APPROX.)

CONFIGURATION

3
TRACTS

TRACT 1
Planned Development (PD)
Senior residential + commercial

TRACT 2
MF-36
Multifamily residential — senior housing

TRACT 3
R-5
Subdivided and conveyed to adjacent homeowners
homeowners via replat

Comprehensive Plan Alignment — Medical District

Stand-alone businesses on the first floor of the southernmost building, closest to University Drive.

01 Designated as a multi-use health district anchored by Baylor Scott & White Medical Center. Ch. 8, p. 170

02 Targets "empty nesters and older individuals" seeking "maintenance free, yet highly-amenitized, housing." housing." Ch. 8, p. 171

03 "Retirement Communities" identified as a priority residential psychographic. Ch. 8, Land Use Diagram, p. 172

04 Professional Center placetype calls for "smaller medical offices, specialty clinics, labs, health and wellness facilities." wellness facilities." Ch. 8, p. 170

Comprehensive Plan Alignment — Housing Demand

60,200

RENTAL UNITS

Demand in McKinney Trade Area by 2040
Ch. 2, p. 28 (prose)

60% or more

RENTAL

Of new housing demand for households earning under \$50,000 \$50,000
Ch. 2, Fig. 2.9, p. 28

Fastest

GROWING SEGMENT

"Retirement Communities" — primarily middle-income, over half renters
Ch. 2, p. 22

Eroded

SAVINGS

"Boomers' New Reality" — financial pressures fuel demand for affordable alternatives
Ch. 2, pp. 24–25

Rationale for PD Zoning

01

No existing district fits

No standard McKinney zoning district accommodates senior multifamily residential combined with stand-alone commercial businesses.

03

Site-specific constraints

Topography, floodplain, and access conditions require limited limited modifications to standard MF-36 development regulations. regulations.

02

Comp Plan integration

PD provides flexibility to integrate uses consistent with the Comp Comp Plan's Medical District vision.

04

Mitigated and enhanced

Each modification is paired with specific mitigations and site site enhancements — addressed in the next slides.

Project Timeline

The affordable senior housing financing structure requires an accelerated, coordinated schedule. Timely zoning approval is critical to project feasibility.

DATE	MILESTONE	PHASE
Apr 22, 2026	Revised Zoning PD submitted to City	PRE-HEARING
Apr 28, 2026	P&Z Meeting	HEARING
May 19, 2026	Zoning approval by City Council	APPROVAL
May 26, 2026	Site Plan submission	SITE PLAN
Late Jun / Early Jul 2026	Site Plan approval	SITE PLAN
Jul – Aug 2026	Bond issuance	FINANCING
Q4 2026 (target)	Building permit issuance	CONSTRUCTION
Within 180 days of bond	Financial closing	FINANCING

Thank you.

We are available to discuss this request and answer any questions. questions.

DEVELOPER

Storm Guard Franchise Systems, LLC

Glenn Lynch817-233-1121

Shane Lynch817-881-3295

PROPERTY OWNER

KAYASA Holdings, LLC

John Christie972-529-7022