



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, May 20, 2025

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, TX 75069

WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and
online at <https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Senior Pastor Tommy Brumett, First United Methodist Church

INFORMATION SHARING ITEMS

25-2794 [Installation of City Council Members for District 1 and District 3, Elected on May 3, 2025](#)

Attachments: [Certificates](#)

25-2795 [Presentation by the National Association of Realist in Appreciation for 2025 Community Day Partnership](#)

25-2796 [Recognition of McKinney Christian Academy Boys Baseball State Champions](#)

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

25-2797 [Minutes of the City Council Work Session of May 6, 2025](#)

25-2798 [Minutes of the City Council Regular Meeting of May 6, 2025](#)

25-2799 [Minutes of the City Council Special Meeting of May 14, 2025](#)

Attachments: [Minutes](#)

25-2766 [Minutes of the Community Grants Advisory Commission Meeting of April 24, 2025](#)

Attachments: [Minutes](#)

25-2672 [Minutes of the Library Advisory Board Meeting of March 20, 2025](#)

Attachments: [Minutes](#)

25-2443 [Minutes of the McKinney Arts Commission Meeting of January 16, 2025](#)

Attachments: [Minutes](#)

25-2648 [Minutes of the McKinney Arts Commission of March 20, 2025](#)

Attachments: [Minutes](#)

25-2640 [Minutes of the McKinney Main Street Board Meeting of March 13, 2025](#)

Attachments: [Minutes](#)

25-2702 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of April 10, 2025](#)

Attachments: [Minutes](#)

Consent ORDINANCES

25-2800 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget and Amending the 2025-2029 Capital Improvements Program to Provide Funds for the Gabe Nesbitt Practice Field and Apex Centre Open Area \(PK2554\) Project](#)

Attachments: [Ordinance](#)

25-2801 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget and Amending the 2025-2029 Capital Improvements Program, to Provide Funds for the Recreation Center at Towne Lake Improvements \(PK4397\)](#)

Attachments: [Ordinance](#)

25-2802 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget for the Purposes of the Local Gap Voucher Program](#)

Attachments: [Ordinance](#)

Consent RESOLUTIONS

25-2803 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order to the Design/Build \(D/B\) Services Agreement with PassBuilt Construction, LLC for Roof Replacement related to the Recreation Center at Towne Lake \(RCTL\) Renovation Project \(PK4397\) located at](#)

2001 S. Central Expwy, McKinney, Texas 75070

Attachments: Resolution
Proposal - Flat Roof
Proposal - Metal Roof

25-2804 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Construction Contract and All Necessary Change Orders with C. Green Scaping, LP of Ft. Worth, Texas for Construction of the Gabe Nesbitt Practice Field and Apex Center Open Area (PK 2554)

Attachments: Resolution
Scoring Summary

25-2805 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Teague, Nall, and Perkins, Inc. for Professional Engineering Design Services for the Bloomdale Road and Spur 195 Realignment Project and Authorizing Any Necessary Supplemental Agreements

Attachments: Resolution
Location Map

25-2806 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Second Amended and Restated Facilities Agreement with Timber Creek Properties, LLC, for the Timber Creek Subdivision Located South of Bloomdale Road and on Both Sides of Hardin Boulevard

Attachments: Resolution
Location Map
Facilities Agreement

25-2807 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 Texas Commission on Environmental Quality Bond Inspections

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

25-2808 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Parkhill, Smith & Cooper, Inc. for Professional Architectural and Engineering Design Services for Old Settler's Park Improvements Located at 1201 East Louisiana St](#)

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

25-2809 [Consider/Discuss/ Act on a Resolution Authorizing the Formal Rejection of all Proposals received under Solicitation 25-39RFP for Aircraft Towing Vehicle](#)

Attachments: [Resolution](#)

25-2810 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Real Estate Sales Contract for the Purchase of a Tract of Land Being All of Lots 9 and 10, Block 6, of the H&TC RR Addition](#)

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

25-2811 [Consider/Discuss/Act on a Resolution Authorizing the Use of Funds for the Local Gap Voucher Program on Behalf of the McKinney Public Facility Corporation](#)

Attachments: [Resolution](#)

Consent MISCELLANEOUS

25-2812 [Consider/Discuss/Act on the First Amendment to the Honey Creek Annexation and Development Agreement between the City of McKinney and McKinney Ranch, LTD, Honey Creek Investments, LLC, and Barcelona 93, LTD](#)

Attachments: [Proposed Amendment](#)
[Proposed Amendment Exhibit B](#)
[Proposed Amendment Exhibit F](#)
[Honey Creek Annexation and Development Agreement](#)
[Form 1295](#)

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.

25-2813 [Consider/Discuss/Act on an Ordinance of the City Council of the City of McKinney, Texas, Restating the Home Rule Charter in accordance with the Results of the Charter Election Held on November 5, 2024](#)

Attachments: [Ordinance](#)
[Charter \(redline\)](#)
[Restated Charter \(clean\)](#)

25-2814 [Citizen Input on the FY 2025-26 Budget](#)

Attachments: [Presentation](#)

24-0083Z3 [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 a High-Rise Telecommunication Structure and to Modify the Development Standards, Located at 4877 West University Drive, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 03.25.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2008-05-052](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Layout - Informational Only](#)
[Enlarged Cell Tower Layout - Informational Only](#)
[Elevations - Informational Only](#)
[Propagation Maps - Informational Only](#)
[Due Diligence Study](#)
[Presentation](#)

25-0031Z4 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “AG” Agricultural District to “PD” - Planned Development District, Generally to Allow for Industrial Uses and to Modify the Development Standards, Located on the Northeast Corner of Industrial Boulevard and Airport Drive, and Accompanying Ordinance](#)

Attachments: [04.22.2025 PZ Minutes](#)
[05.13.2025 PZ Minutes Draft](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Business and Aviation District](#)
[Placetype Definitions](#)
[Fiscal Analysis Model](#)
[Land Use Comparison Table](#)
[Existing Ordinance 1680](#)
[Existing Ordinance 1898](#)
[Proposed Ordinance](#)
[Exhibits A-D](#)
[Conceptual Site Exhibit - Information Only](#)
[Conceptual Building Elevations -Information Only](#)
[Presentation](#)

25-0002M2 [Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, to: \(1\) Correct Typographical Errors and Make Nonsubstantive Editorial Changes to Article 2 \(Zoning Regulations\), including Appendix 2B \(McKinney Town Center MTC\); and \(2\) Make Certain Substantive Changes to Article 2 \(Zoning Regulations\), Specifically to Appendix 2B \(McKinney Town Center MTC\), and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 05.13.2025](#)
[UDC Current](#)
[Appendix 2B \(Redlines\)](#)
[Proposed Ordinance](#)
[Exhibit A](#)
[Presentation](#)

25-2815 [Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property](#)

[Easement Rights for Public Use by Eminent Domain for a Temporary Construction Easement associated with the Honey Creek Sanitary Sewer Trunk Main Project \(WW1638\) which Property is Located East of U.S. Highway 75, West of Spur 195, and North of Bloomdale Road and Authorizing the City Manager to Establish Procedures for Acquiring the Easement 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](#)

25-2816 [Consider/Discuss/Act on Appointing a Member to the McKinney Housing Finance Corporation](#)

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)

B. Section 551.071 (A) Pending or contemplated litigation

- City of McKinney, Texas v. Sierra-Cedar LLC, Civil Action No. 4:24cv290 (E.D. Texas)

- SLC McKinney Partners, LP vs. City of McKinney Cause No. 493-01983-2024

C. Section 551.087. Deliberation Regarding Economic Development Matters

- Cannon Development Company Texas, LLC

- CR JW Hotel, LLC

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 16, 2025.

*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>.