



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, July 21, 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

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

26-0679 [Minutes of the City Council Work Session of July 13, 2026](#)

Attachments: [Minutes](#)

26-0465 [Minutes of the McKinney Arts Commission of April 16, 2026](#)

Attachments: [Minutes](#)

26-0596 [Minutes of the McKinney Community Development Corporation Meeting of May 28, 2026.](#)

Attachments: [Minutes](#)

26-0597 [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of May 7, 2026.](#)

Attachments: [Minutes](#)

26-0461 [Minutes of the McKinney Economic Development Corporation Meeting of April 21, 2026](#)

Attachments: [Minutes](#)

26-0460 [Minutes of the McKinney Economic Development Corporation Meeting of March 17, 2026](#)

Attachments: [Minutes](#)

26-0429 [Minutes of the McKinney Main Street Board Meeting of April 9, 2026](#)

Attachments: [Minutes](#)

26-0536 [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting and McKinney Community Development Corporation Joint Meeting of May 14, 2026](#)

Attachments: [051426 Joint Meeting minutes](#)

26-0590 [Minutes of the Visit McKinney Board Meeting of May 26, 2026](#)

Attachments: [Minutes](#)

Consent ORDINANCES

26-0680 [Consider/Discuss/Act on an Ordinance Amending Chapter 26, "Animal Control," by Amending Section 26-35, "Domestic](#)

animals that exhibit rabies symptoms or reasonably indicate rabies symptoms"

Attachments: Ordinance

- 26-0681** Consider/Discuss/Act on an Ordinance Amending Chapter 26, "Animal Control," by Amending Section 26-36, "Impoundment; notice; disposition" and Section 26-37, "Impoundment time; fees; redemption of animal"

Attachments: Ordinance

Consent RESOLUTIONS

- 26-0682** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for Discretionary Funding from the Fiscal Year 2026 Airport Improvement Program from the Federal Aviation Administration for Phases II and III Planning and Design for the Extension of Taxiway C and Accept Funding If Awarded

Attachments: Resolution

- 26-0683** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Southern Trenchless Solutions LLC, for the Construction of the Wilson Creek Sanitary Sewer Manhole Rehabilitation Project

Attachments: Resolution
Location Map
Letter of Recommendation
Bid Tabulation

- 26-0684** Consider/Discuss/Act on a Resolution authorizing the City Manager to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc. for the McKinney National Airport Master Plan Update (AI2501)

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

26-0685 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the Eighth Amended Agreement For State Legislative Consulting Services from Red Media Group of Austin, Texas](#)

Attachments: [Resolution](#)

26-0686 [Consider/Discuss/Act on a Resolution Ratifying the City Manager's Approval of an Extension to an Agreement for State Legislative & Regulatory Consulting Services from Focused Advocacy, LLC of Austin, Texas](#)

Attachments: [Resolution](#)
[Extension Letter](#)

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.

26-0687 [Consider/Discuss/Act on a Request for the Waiver of Roadway Impact Fees in Accordance with the Neighborhood Empowerment Zone Impact Fee Waiver Program for a Proposed Multi-Family Development \(Cotton Mill\) Located on the Southeast Corner of State Highway 5 \(McDonald Street\) and Elm Street](#)

Attachments: [NEZ Application](#)
[NEZ Letter of Intent](#)
[Site Plan](#)
[Elevations](#)
[Section 98-85 NEZ](#)
[Staff Presentation](#)

26-0688 [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 Skyway Villas \(TX\) Owner LP, to the Texas Department of Housing and Community Affairs, for a 4% Housing Tax Credit for the Acquisition and Rehabilitation of an Existing Housing Development Known as "Skyway Villas Apartments"](#)

Attachments: [Resolution](#)
[Presentation](#)
[Location map](#)

26-0689 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Amend the Project Plan for the Tax Increment Reinvestment Zone Number One, and Accompanying Ordinance](#)

Attachments: [Ord. 2026-06-077](#)
[Project Plan Redlines](#)
[Proposed Ordinance](#)
[Exhibit A](#)
[Staff Presentation](#)

26-0690 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Amend the Finance Plan for the Tax Increment Reinvestment Zone Number One, and Accompanying Ordinance](#)

Attachments: [Ord. 2026-06-077](#)
[Second Financing Plan Redlines](#)
[Proposed Ordinance](#)
[Exhibit A](#)
[Staff Presentation](#)

26-0006SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales \(Enterprise\), Located Approximately 650 feet South of Justice Road and on the East Side of James Pitts Drive, and Accompanying Ordinance](#)

Attachments: [Project Maps](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Exhibits A-C](#)
[Presentation](#)

26-0008A/26-0023Z [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 26-0008A\) and a Request to Zone \(Case No. 26-0023Z\) the Subject Property to "PD" - Planned Development, Generally to allow for Residential Uses and Modify Development Standards, Located on the West Side of County Road 161 and Approximately 1,350 feet North of County Road 124, and Accompanying Ordinance\(s\) \(REQUEST TO BE TABLED\)](#)

Attachments: [Project Maps](#)

26-0009A/26-0058Z [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 26-0009A\) and a Request to Zone \(Case No. 26-0058Z\) the Subject Property to "R12" - Residential District, Located at 4905 County Road 317, and Accompanying Ordinance\(s\)](#)

Attachments: [Project Maps](#)
[Letter of Intent](#)
[Annexation Petition](#)
[Proposed Annexation Ordinance](#)
[Proposed Annexation Exhibits A-D](#)
[Proposed Annexation Agreement](#)
[26-0058Z - Zoning Request Information](#)
[Proposed Zoning Ordinance](#)
[Proposed Zoning Exhibits A-C](#)
[Presentation](#)

26-0030Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C2" - Local Commercial District, Located at 8301 W University Dr, and Accompanying Ordinance](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparision Table](#)
[Proposed Zoning Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

26-0041Z3 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "ML" - Light Manufacturing District to "I2" - Heavy Industrial District, Located 1710 Couch Drive, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

Attachments: [Project Maps](#)

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

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Plum Blossom

- Venu Holding Corporation, Successor-by Name 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 July 14, 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>.