

CITY COUNCIL REGULAR MEETING

AUGUST 5, 2025

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, August 5, 2025, at 6:00 p.m.

The meeting was streamed live 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 regular meeting to order at 6:00 p.m. upon determining a quorum of himself and the following McKinney City Councilmembers were present: Councilmembers Justin Beller, Patrick Cloutier, Michael Jones, and Ernest Lynch.

Mayor Pro Tem Geré Feltus and Councilmember Rick Franklin were absent.

These city staff members 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, City Secretary Empress Drane, Executive Director of Development Services Michael Quint, Housing and Community Development Director Margaret Li, MCDC President Cindy Schneible, Deputy City Secretary Tenitrus Parchman, Planning Manager Caitlyn Strickland, Affordable Housing Administrator Cristel Todd, Community Services Administrator Shirletta Best, Neighborhood Engagement Administrator Tammy Tervooren, City Secretary Office Administrative Assistant Sheridan Burns, Audio Visual Technician Joshua Arias, and Management Analyst Emily Brier.

There were approximately 22 (twenty-two) members of the public present including Root Policy Research Director Avila Bueno.

Mayor Cox called for the Invocation and Pledge of Allegiance. The invocation was led by Vedika Chamaria.

Mayor Cox called for Information Sharing Items.

25-3022 Presentation Honoring Universal Oneness Day

Mayor Cox called for Public Comments on Agenda Items (for Non-Public Hearing Items) and Non-Agenda Items.

Manesh Chamaria, 10804 Casmir Dr, McKinney, TX 75072 spoke regarding International Oneness Day.

Paul Ballesteros, 6508 Marvin Gardens, McKinney, TX 75070 spoke regarding homelessness.

Mayor Cox called for the Consent Agenda.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Jones, to approve the Consent Agenda.

Consent MINUTES

- 25-3007** Minutes of the City Council Work Session of July 15, 2025
- 25-3008** Minutes of the City Council Regular Meeting of July 15, 2025
- 25-3009** Minutes of the City Council Special Meeting and Work Session of July 22, 2025
- 25-2891** Minutes of the Community Grants Advisory Commission of May 14, 2025
- 25-2892** Minutes of the Community Grants Advisory Commission of May 15, 2025
- 25-2937** Minutes of the McKinney Armed Services Memorial Board Meeting of June 11, 2025
- 25-2773** Minutes of the McKinney Arts Commission of April 17, 2025
- 25-2961** Minutes of the McKinney Economic Development Corporation Meeting of June 17, 2025

Consent ORDINANCES

- 25-3010** Consider/Discuss/Act on an Ordinance to Modify the Effective Reduced Speed School Zones Times for Schools within the Prosper Independent School District; ordinance caption reads as follows:

ORDINANCE NO. 2025-08-063

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
McKINNEY, TEXAS TO MODIFY THE EFFECTIVE REDUCED SPEED
SCHOOL ZONE TIMES FOR SCHOOLS WITHIN THE PROSPER
INDEPENDENT SCHOOL DISTRICT; AMENDING THE CODE OF
ORDINANCES, CITY OF McKINNEY, TEXAS; PROVIDING FOR
PUBLICATION OF THE CAPTION OF THE ORDINANCE, EFFECTIVE
DATE HEREOF AND A PENALTY CLAUSE**

Consent RESOLUTIONS

- 25-3011** Consider/Discuss/Act on a Resolution Authorizing a Contract for

Professional Auditing Services with Weaver and Tidwell, LLP; resolution captions reads as follows:

RESOLUTION NO. 2025-08- (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CONTRACT WITH WEAVER AND TIDWELL, LLP FOR PROFESSIONAL AUDITING SERVICES

- 25-3012** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Birkhoff, Hendricks & Carter, L.L.P. for Professional Engineering Design Services for the WA2415 - Miscellaneous Pump Station Improvements Project and Any Necessary Supplemental Agreements; resolution caption reads as follows:

RESOLUTION NO. 2025-08-113 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$731,500 WITH BIRKHOFF, HENDRICKS & CARTER, L.L.P FOR PROFESSIONAL ENGINEERING DESIGN SERVICES FOR THE MISCELLANEOUS PUMP STATION IMPROVEMENTS PROJECT (WA2415), FOR A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$805,000

- 25-3013** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with LJB Inc. for Professional Engineering Design Services for the Gerrish Pump Station 18 Inch Waterline Replacement Project (WA2549) and Authorizing Any Necessary Supplemental Agreements; resolution caption reads as follows:

RESOLUTION NO. 2025-08-114 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$287,235 WITH LJB INC. FOR ENGINEERING DESIGN SERVICES FOR THE GERRISH PUMP STATION 18 INCH WATERLINE REPLACEMENT PROJECT (WA2549), AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$330,000

- 25-3014** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Pace Construction Services LLC DBA Pace Turf Solutions, of Melissa, Texas for Irrigation Installation Services; resolution caption reads as follows:

RESOLUTION NO. 2025-08-115 (R)

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

TEXAS, AUTHORIZING AWARD OF CONTRACT WITH PACE CONSTRUCTION SERVICES LLC DBA PACE TURF SOLUTIONS, OF MELISSA, TEXAS, FOR IRRIGATION INSTALLATION SERVICES

- 25-3015** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with LJA Engineering Inc., of McKinney, Texas, for Professional Architectural and Engineering Design Services for the McKinney Light Walk at Towne Lake Park; resolution caption reads as follows:

RESOLUTION NO. 2025-07-116 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH LJA ENGINEERING, INC. (LJA) FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE MCKINNEY LIGHT WALK AT TOWNE LAKE PARK PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$96,500 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$118,875

- 25-3016** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with LJA Engineering, of McKinney, Texas, for Professional Architectural and Engineering Design Services for the Wilson Creek Greens Trail Phase 2; resolution caption reads as follows:

RESOLUTION NO. 2025-08-117 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH LJA ENGINEERING, INC. (LJA) FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES THE WILSON CREEK GREENS TRAIL PHASE 2 PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$237,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$378,650

- 25-3017** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Term Sheet with Trammell Crow Company No. 43, Ltd., Crow-Billingsley McKinney 380 Ltd., Crow-Billingsley Stover Creek Ltd., UBP/McKinney, LLC, BCC/McKinney, LLC, 380 North/McKinney, LLC, Henry/McKinney, LLC, SLC McKinney Partners, LP, and Karl Williams Governing Amendments to a 2008 Facilities Agreement for Approximately 1,223.5 Acres of Land in in the City of Mckinney, Generally Located Between US 380 and South of Bloomdale Road adjacent to Stonebridge

Drive; resolution caption reads as follows:

RESOLUTION NO. 2025-08-118 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A TERM SHEET WITH TRAMMELL CROW COMPANY NO. 43, LTD., CROW-BILLINGSLEY MCKINNEY 380 LTD., CROW-BILLINGSLEY STOVER CREEK LTD., UBP/MCKINNEY, LLC, BCC/MCKINNEY, LLC, 380 NORTH/MCKINNEY, LLC, HENRY/MCKINNEY, LLC, SLC MCKINNEY PARTNERS, LP, AND KARL WILLIAMS GOVERNING THE PUBLIC INFRASTRUCTURE NEEDED TO DEVELOP APPROXIMATELY 1,223.5 ACRES OF LAND IN IN THE CITY OF MCKINNEY GENERALLY LOCATED BETWEEN US 380 AND SOUTH OF BLOOMDALE ROAD ADJACENT TO STONEBRIDGE DRIVE

- 25-3018** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Request, Accept, and Implement a Residential Curbside Recycling Grant Program Award from The Recycling Partnership, Inc.; resolution caption reads as follows:

RESOLUTION NO. 2025-08-119 R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO REQUEST AND ENTER INTO A GRANT AGREEMENT WITH THE RECYCLING PARTNERSHIP, INC., TO INCREASE ACCESS TO AND PARTICIPATION IN RESIDENTIAL RECYCLING PROGRAMS AND TO DECREASE RESIDUAL CONTAMINATION; AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Cox called for Regular Agenda and Public Hearing Items.

- 25-3019** Consider/Discuss/Act on Fiscal Year 2025-26 Proposed Tax Rate, Take Record Vote and Set Public Hearing and Adoption Date

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Lynch, to approve the Fiscal Year 2025-26 Proposed Tax Rate, Take Record Vote and Set Public Hearing and Adoption Date; with the following declaration and roll call vote:

"I move that the City of McKinney propose to adopt a Fiscal Year 2026 Total Tax Rate of \$0.413921, which is higher than the Fiscal Year 2026 no-new-revenue tax rate of \$0.398018, and call for a public hearing; the public hearing to be held on September 2, 2025, at 6:00 p.m. Further, a record vote on the tax rate adoption will be held on September 2, 2025 at 6:00 p.m. All meetings will be held in the McKinney City Hall Council Chambers at 401 East Virginia Street, McKinney TX 75069."

Mayor CoxAye
Councilmember Jones.....Aye
Councilmember LynchAye
Councilmember CloutierAye
Councilmember BellerAye

25-3020 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution
Approving the Draft 2025-2029 Consolidated Plan

The following members of the public spoke in support of this item:

Ellen Magnis, 19373 Preston Rd, Dallas, TX 75252

Paul Ballesteros, 6508 Marvin Gardens, McKinney, TX 75070

Lee Stark, 412 Magnolia St, Anna, TX 75409

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Jones, to approve a Resolution Approving the Draft 2025-2029 Consolidated Plan; resolution caption reads as follows:

RESOLUTION NO. 2025-08-120 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE DRAFT 2025-2029 CONSOLIDATED PLAN AND PROVIDING AN EFFECTIVE DATE

25-3021 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution
Approving the 2025-2026 Annual Action Plan

Council unanimously approved the motion by Councilmember Jones, seconded by Councilmember Cloutier, to approve a Resolution Approving the 2025-2026 Annual Action Plan; resolution caption reads as follows:

RESOLUTION NO. 2025-08-121 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE FY 2026 (PY 2025) ANNUAL ACTION PLAN FOR CDBG AND HOME FEDERAL FUNDS AND PROVIDING AN EFFECTIVE DATE

25-001722 Conduct a Public Hearing to Consider/Discuss/Act on a Request to
Rezone the Subject Property from "C2" - Local Commercial District to
"PD" - Planned Development District, Located on the West Side of Trinity
Falls Parkway and Approximately 3,385 feet North of the Intersection of
the Trinity Falls Parkway and Laud Howell Parkway, and Accompanying
Ordinance

Ralph Wyngarden, 1428 Trailside Ct NW, Grand Rapids, MI 49504 applicant representative address the council.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Jones, to approve a Request to Rezone the Subject Property from "C2" - Local Commercial District to "PD" - Planned Development District, Located on the West Side of Trinity Falls Parkway and Approximately 3,385 feet North of the Intersection of the Trinity Falls Parkway and Laud Howell Parkway; ordinance caption reads as follows:

ORDINANCE NO. 2025-08-064

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 1.69 ACRE PROPERTY, LOCATED ON THE WEST SIDE OF TRINITY FALLS PARKWAY AND APPROXIMATELY 3,385 FEET NORTH OF THE INTERSECTION OF THE TRINITY FALLS PARKWAY AND LAUD HOWELL PARKWAY, IS REZONED FROM “C2” – LOCAL COMMERCIAL DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO 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

25-0078Z2 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 for Multi-Family Residential Uses and Modify the Development Standards, Located 2901 McKinney Ranch Parkway, and Accompanying Ordinance

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Lynch, to approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for Multi-Family Residential Uses and Modify the Development Standards, Located 2901 McKinney Ranch Parkway; ordinance caption reads as follows:

ORDINANCE NO. 2025-08-065

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 18.22 ACRE PROPERTY, LOCATED AT 2901 MCKINNEY RANCH PARKWAY, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR MULTI-FAMILY RESIDENTIAL 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**

24-0026Z3 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 for Self-Storage and Commercial Uses and Modify the Development Standards, Located at 2250 South Central Expressway, and Accompanying Ordinance (REQUEST TO BE TABLED)

Council unanimously approved the motion by Councilmember Jones, seconded by Councilmember Cloutier, to deny a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for Self-Storage and Commercial Uses and Modify the Development Standards, Located at 2250 South Central Expressway.

Mayor Cox called for Council and Manager Comments.

Councilmember Cloutier attended the Binnerri Presbyterian Church grand opening; he attended the Drum Corp International event; and he thanked all of the McKinney residents for their desire to serve on a board or commission as the interview sessions are near conclusion.

Councilmember Jones encouraged board and commission incumbents to attend the interview sessions for the upcoming appointment process; he attended the Binnerri Presbyterian Church grand opening; he attended the airport groundbreaking; and he wished all of the new students well on the start of the new school year.

City Manager Grimes encouraged members of the public to participate in the consolidated plan survey that can be found on the city's website; and there will be a community conversation related to McKinney's unhoused community held at the City Hall on August 13 at 5:30 p.m.

Council unanimously approved the motion by Councilmember Lynch, seconded by Councilmember Beller, to adjourn the regular meeting at 7:24 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, August 8, 2025, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on August 19, 2025.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas