



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, September 16, 2025

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 may watch online at: <https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Father Desmond Ndikum, St. Michael the Archangel Catholic Church

Pledge led by the Boys & Girls Club of Collin County - McKinney Branch

INFORMATION SHARING ITEMS

25-3159 [Proclamation for Constitution Week](#)

Attachments: [Proclamation](#)
 [Image](#)

25-3160 [Proclamation for Good Neighbor Day](#)

Attachments: [Proclamation](#)
 [Image](#)

25-3161 [Proclamation for Fire Prevention Week](#)

Attachments: [Proclamation](#)
 [Image](#)

25-3162 [Proclamation for 16 de Septiembre](#)

Attachments: [Proclamation](#)
 [Image](#)

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

25-3088 [Minutes of the McKinney Community Development Corporation Special Meeting of July 3, 2025](#)

Attachments: [Minutes](#)

25-3089 [Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee Meeting of July 8, 2025](#)

Attachments: [Minutes](#)

25-3090 [Minutes of the McKinney Community Development Corporation Finance Subcommittee Meeting of July 10, 2025](#)

Attachments: [Minutes](#)

25-3087 [Minutes of the McKinney Community Development Corporation Meeting of July 24, 2025](#)

Attachments: [Minutes](#)

25-2759 [Minutes of the McKinney Housing Finance Corporation Meeting of March 14, 2025](#)

Attachments: [Minutes](#)

25-3034 [Minutes of the McKinney Main Street Board Meeting of July 10, 2025](#)

Attachments: [Minutes](#)

25-3079 [Minutes of the Visit McKinney Meeting of June 24, 2025](#)

Attachments: [Minutes](#)

Consent RESOLUTIONS

25-3163 [Consider/Discuss/Act on a Resolution Authorizing an Annual Consumer Price Index-Urban Consumer \(CPI-U\) Cost Adjustment to Balcones Recycling Dallas, LLC for Recycling Processing Services](#)

Attachments: [Resolution](#)

25-3164 [Consider/Discuss/Act on a Resolution Authorizing an Annual Consumer Price Index-Urban Consumer \(CPI-U\) Cost Adjustment for Garbage and Trash Collection to the LETCO Group, LLC dba Living Earth for Organic Waste Processing Services](#)

Attachments: [Resolution](#)

25-3165 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Agreement with the Regional Transportation Council for Award of Transportation Development Credits for Expenses Related to the City's Transit Program](#)

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

25-3166 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with XIT Paving and Construction, Inc., for the Construction of the Medical Center Drive Improvements \(Frisco Road to Spur 399\) Project](#)

Attachments: [Resolution](#)
[Location Map](#)
[Letter of Recommendation](#)

25-3167 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Voya Services Company of Windsor, CT to Provide 457\(b\) Recordkeeping Services](#)

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

25-3168 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with WSB LLC for Professional Engineering Services for the Design of Traffic Signals at Three Locations Along State Highway 5 and Any Necessary Supplemental Agreements](#)

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

25-3169 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Freese and Nichols, Inc. for Professional Engineering Design Services for the Lela, Jones, Foote, and Bradley Street Infrastructure Improvements Project](#)

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

25-3170 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement for Law Enforcement Services Between the City of McKinney and the Texas Office of Court Administration](#)

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

25-3171 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Request Grant Funding from Keep Texas Beautiful to fund the McKinney Green Gardens Mural Project](#)

Attachments: [Resolution](#)

- 25-3172** [Consider/Discuss/Act on a Resolution to Amend the Lower 5 Plaza Infrastructure and Park Improvements Project and Authorize the Redirection of Efforts To Provide Additional Surface Grade Improvements Along State Highway 5 Between McMakin Street and Power House Street](#)

Attachments: [Resolution](#)
 [Online Survey Results](#)
 [Location Map](#)

- 25-3173** [Consider/Discuss/Act on a Resolution Supporting the Air North Texas Campaign of the North Central Texas Council of Governments and the Regional Transportation Council, and Committing to Regional Air Quality Improvement Efforts](#)

Attachments: [Resolution](#)

- 25-3174** [Consider/Discuss/Act on a Resolution Ratifying the Fifth Meet and Confer Agreement with the McKinney Police Association](#)

Attachments: [Resolution](#)
 [Agreement](#)
 [MOU - Police Holiday Buy Back](#)
 [MOU - Police Lump Sum](#)

- 25-3175** [Consider/Discuss/Act on a Resolution Ratifying the Sixth Meet and Confer Agreement with the Professional Fire Fighters of McKinney](#)

Attachments: [Resolution](#)
 [Agreement](#)
 [Article 29 Amendment](#)
 [Article 10 Amendment](#)

- 25-3176** [Consider/Discuss/Act on a Resolution to Distribute Funding to the McKinney Landlord, Individual, and Family Tenant \(LIFT\) Program](#)

Attachments: [Resolution](#)

Consent MISCELLANEOUS

25-0024DA [Consider/Discuss/Act on an Annexation Facilities Agreement with One Longhorn Corporation and North Texas Natural Select Materials Governing the Use, Development, and Annexation of Approximately 141 Acres of Land Generally Located at the Northeast Corner of U.S. Highway 75 and Spur 195](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Proposed 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.

25-0004M2 [Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, Entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas to: \(a\) Article 2 \(Zoning Regulations\) and particularly to Sections 203 \(Procedures\), 204 \(Zoning Districts\), 205 \(Use Regulations\), 206 \(Development Standards\), Appendix 2B \(McKinney Town Center MTC\), Appendix 2C \(Regional Employment Center \(REC\)\); and \(b\) Article 9 \(Terms and Definitions\) particularly to Section 902 \(Definitions\); to Chapter 150 \(Unified Development Code\), and Accompanying Ordinance](#)

Attachments: [Current UDC](#)
[Article 2 - Zoning Regulations - Redlines](#)
[Article 9 - Definitions - Redlines](#)
[Proposed Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)
[Presentation](#)

25-0005M [Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, Entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, Particularly to Article 3 \(Subdivision Regulations\) and particularly to Sections 305 \(Platting\) and 307 \(Design Standards\); to Chapter 150 \(Unified Development Code\), and Accompanying Ordinance](#)

Attachments: [Article 3 Subdivision Regulations \(Redlines\)](#)
[Proposed Ordinance](#)
[Exhibit A](#)
[Presentation](#)

25-0005SUP3 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant \(McDonalds\), Located at 3300 Virginia Parkway \(REQUEST TO BE TABLED\)](#)

Attachments: [Location Map and Aerial Exhibit](#)

25-0010SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Drive-Through Restaurant \(Smalls Sliders\), Located at 1700 North Custer Road, and Accompanying Ordinance](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2021-09-095](#)
[Proposed Exhibits A-C](#)
[Proposed Ordinance](#)
[Presentation](#)

25-3177 [Consider/Discuss/Act on an Ordinance Amending Chapter 70 \(Offenses and Miscellaneous Provisions\) of the McKinney Code of Ordinances to Incorporate a New Article, Entitled "Article XII \(Physical Occupancy within Downtown Public Spaces\)"](#)

Attachments: [Proposed Ordinance](#)
 [Presentation](#)

25-3178 [Consider/Discuss/Act on an Ordinance Amending Chapter 74 \(Parks and Recreation\) and Chapter 70 \(Offenses and Miscellaneous Provisions\) of the McKinney Code of Ordinances Pertaining to the Prohibition of Camping in Parks or Public Areas](#)

Attachments: [Proposed Ordinance](#)
 [Presentation](#)

25-3179 [Consider/Discuss/Act on an Ordinance Amending Chapter 78 \(Peddlers and Solicitors\) of the McKinney Code of Ordinances to Incorporate a New Section, 78-9 \(Aggressive Panhandling Prohibited\)](#)

Attachments: [Proposed Ordinance](#)
 [Presentation](#)

25-3180 [Consider/Discuss/Act on Appointing an Alternate Member to the Board of Adjustment](#)

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

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 551.072. Deliberations about Real Property

- Municipal Facilities

C. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

- 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, on September 9, 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>.