

## **CITY COUNCIL REGULAR MEETING**

**JULY 21, 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, July 21, 2026, at 6:00 p.m.

The meeting was 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 regular meeting to order at 6:01 p.m., upon determining a quorum consisting of himself and the following McKinney City Councilmembers were present: Mayor Pro Tem Rick Franklin and Councilmembers Justin Beller, Patrick Cloutier, Geré Feltus, Michael Jones, Bill Cox, and Ernest Lynch.

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, Management Analyst Madison Bushong, City Secretary Empress Drane, Director of Parks & Recreation Amy Kinkade, Director of Planning Lucas Raley, Director of Housing and Community Development Margaret Li, Deputy City Secretary Tenitrus Parchman, Assistant Director of Parks & Recreation Erica Lyght, Planning Manager Cassie Bumgarner, Assistant Director of Engineering Tracy Lund, Affordable Housing Administrator Cristel Todd, Senior Executive Communications & Public Relations Manager Aschelle Morgan, Administrative Assistant Sheridan Burns, City Secretary Intern Malichi Robinson, Audio Visual Technician Johsua Arias, and Police Officer Ronald Wesbrooks.

There were approximately eighty-three (83) members of the public present.

Mayor Cox called for the Pledge Of Allegiance.

Mayor Cox called for Public Comments on Agenda Items (for Non-Public Hearing Items); at which time there were none.

Mayor Cox called for the Consent Agenda.

Mayor Cox requested to pull down agenda item 26-0686.

Council unanimously approved the motion by Councilmember Feltus, seconded by Councilmember Jones, to approve the consent agenda excluding 26-0686.

Consent MINUTES

- 26-0679** Minutes of the City Council Work Session of July 13, 2026
- 26-0465** Minutes of the McKinney Arts Commission of April 16, 2026
- 26-0596** Minutes of the McKinney Community Development Corporation Meeting of May 28, 2026.
- 26-0597** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of May 7, 2026.
- 26-0461** Minutes of the McKinney Economic Development Corporation Meeting of April 21, 2026
- 26-0460** Minutes of the McKinney Economic Development Corporation Meeting of March 17, 2026
- 26-0429** Minutes of the McKinney Main Street Board Meeting of April 9, 2026
- 26-0536** Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting and McKinney Community Development Corporation Joint Meeting of May 14, 2026
- 26-0590** Minutes of the Visit McKinney Board Meeting of May 26, 2026

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"; ordinance caption reads as follows:

**ORDINANCE NO. 2026-07-081**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, BY AMENDING CHAPTER 26, "ANIMAL CONTROL," ARTICLE V, "RABIES CONTROL" BY AMENDING THE RABIES CONTROL REGULATIONS CONTAINED THEREIN; PROVIDING A PENALTY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE**

- 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"; ordinance caption reads as follows:

**ORDINANCE NO. 2026-07-082**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES, THROUGH THE AMENDMENT OF CHAPTER 26, "ANIMAL CONTROL"- ARTICLE VI "ANIMAL CONTROL IMPOUNDMENT" BY AMENDING SECTIONS (1) 26-36 "IMPOUNDMENT; NOTICE; DISPOSITION" AND (2) 26-37 "IMPOUNDMENT TIME; FEES; REDEMPTION OF ANIMAL"; PROVIDING FOR HEARINGS; PROVIDING FOR NOTICE OF HEARINGS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; ESTABLISHING GOVERNING LAW; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE**

**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; resolution caption reads as follows:

**RESOLUTION NO. 2026-07-122 (R)**

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

- 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; resolution caption reads as follows:

**RESOLUTION NO. 2026-07-123 (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 \$995,337.83 WITH SOUTHERN TRENCHLESS SOLUTIONS LLC, FOR THE CONSTRUCTION OF THE WILSON CREEK SANITARY SEWER MANHOLE REHABILITATION PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$1,100,000**

- 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) ; resolution caption reads as follows:

**RESOLUTION NO. 2026-07-124 (R)**

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

**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; resolution caption reads as follows:

**RESOLUTION NO. 2026-07-125 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN EIGHTH AMENDMENT TO AN AGREEMENT FOR LEGISLATIVE CONSULTANT SERVICES WITH RED MEDIA GROUP; AND PROVIDING AN EFFECTIVE DATE**

**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

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Cox, to table indefinitely 26-0686 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

Mayor Cox called for regular agenda and public hearing items.

**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

Josh Eams, applicant representative, addressed the Council regarding

this item.

Council approved the motion by Councilmember Beller, seconded by Mayor Pro Tem Franklin, to approve 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 with a vote of 4 - 3 – 0. Councilmembers Cloutier, Feltus, and Jones voting no.

**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".

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

**RESOLUTION NO. 202-07-127 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, FOLLOWING A PUBLIC HEARING PURSUANT TO TEXAS GOVERNMENT CODE § 2306.67071 AND TEXAS LOCAL GOVERNMENT CODE § 394.9025, FINDING NO OBJECTION TO THE APPLICATION BY SKYWAY VILLAS (TX) OWNER LP, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR A 4% TAX CREDIT, AND CONCURRING WITH THE PROPOSED ISSUANCE OF BONDS FOR THE ACQUISITION AND REHABILITATION OF AN EXISTING MULTIFAMILY HOUSING DEVELOPMENT KNOWN AS SKYWAY VILLAS APARTMENTS LOCATED AT 2000 SKYLINE DRIVE WITHIN THE CORPORATE LIMITS OF THE CITY OF MCKINNEY, TEXAS; AND PROVIDING AN EFFECTIVE DATE**

**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

Council approved the motion by Councilmember Beller, seconded by Councilmember Jones, to approve a Request to Amend the Project Plan for the Tax

Increment Reinvestment Zone Number One with a vote of 6 - 1 – 0. Councilmember Cloutier voting no; ordinance caption reads as follows:

**ORDINANCE NO. 2026-07-083**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS APPROVING THE TAX INCREMENT REINVESTMENT ZONE NUMBER 1 (TOWN CENTER) SIXTH AMENDED PROJECT PLAN, CITY OF MCKINNEY, AS ADOPTED BY ITS BOARD OF DIRECTORS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE**

**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

Council approved the motion by Councilmember Feltus, seconded by Councilmember Beller, to Approved 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 with a vote of 6 - 1 – 0. Councilmember Cloutier voting no; ordinance caption reads as follows:

**ORDINANCE NO. 2026-07-084**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS APPROVING THE TAX INCREMENT REINVESTMENT ZONE NUMBER 1 (TOWN CENTER) SECOND AMENDED FINANCE PLAN, CITY OF MCKINNEY, AS ADOPTED BY ITS BOARD OF DIRECTORS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE**

**26-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use  
**0006SUP2** 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

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

**ORDINANCE NO. 2026-07-085**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR AN 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; PROVIDING REGULATIONS; 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**

**26-0008A/** Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex

**26-0023Z** (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)

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Feltus, to tabled indefinitely 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.

**26-0009A/** Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex

**26-0058Z** (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)

Council unanimously approved the motion by Councilmember Feltus, seconded by Councilmember Jones, to approve 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; ordinance captions read as follows:

**ORDINANCE NO. 2026-07-086**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ANNEXING CERTAIN TERRITORIES TO THE CITY OF MCKINNEY; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE THEREOF**

**ORDINANCE NO. 2026-07-087**

**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 56.6-ACRE PROPERTY, LOCATED AT 4905 COUNTY ROAD 317, IS ZONED TO "R12" – RESIDENTIAL DISTRICT; 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**

**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

Alex Srur, applicant representative, 5000 Tompson Terrace, Colleyville, Texas 76034, addressed the Council regarding this item.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Feltus, to approve a Request to Rezone the Subject Property from "AG" - Agricultural District to "C2" - Local Commercial District, Located at 8301 W University Dr; ordinance caption reads as follows:

**ORDINANCE NO. 2026-07-088**

**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 1.41 ACRE PROPERTY, LOCATED AT 8301 W. UNIVERSITY DRIVE, IS REZONED FROM "AG" – AGRICULTURAL DISTRICT TO "C2" – LOCAL COMMERCIAL DISTRICT, GENERALLY TO ALLOW FOR COMMERCIAL USES; 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**

**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)

Councilmember Cloutier exited dais.

Council unanimously approved the motion by Councilmember Jones, seconded by Mayor Pro Tem Franklin, to table a Request to Rezone the Subject Property from "ML" - Light Manufacturing District to "I2" - Heavy Industrial District, Located 1710 Couch Drive, to the August 4 Regular City Council meeting.

Councilmember Cloutier returned to the dais.

Mayor Cox called for Public Comments regarding matters not on the agenda.



Marlena Radcliff, 1216 Hyde Park Dr, McKinney, Texas 75069 addressed the council regarding public safety and traffic control at city events.

The following members of the public expressed opposition to the site plan for a religious assembly (McKinney Islamic Association) located at Virginia Parkway.

Nancy Robertson, 7816 Harvest Hill Lane, McKinney, Texas 75071

Maryjane Manning, 900 Eagle Ridge Court, McKinney, Texas 75071

Ashley Loudon, no address provided.

Darlene Burke, 212 S. Village Drive, McKinney, Texas 75072

Karen Roe, no address provided

Trisha Roberts, 521 W. Hunt Street, McKinney, Texas

Debbie Lindstrom, no address provided

Paul Ballesteros, 6508 Marvine Gardens, McKinney, Texas 75070 addressed the Council regarding homelessness

Dash Hause, no address provided, addressed the Council regarding homelessness.

The following members of the public expressed opposition to the site plan for a religious assembly (McKinney Islamic Association) located at Virginia Parkway.

Ken Pittman, 2963 W. 15<sup>th</sup> Street, Plano, Texas 75075

N/A John Doe #1, no address provided

John Doe #2, no address provided

Mayor Cox called for Council and Manager comments.

Councilmember Lynch had no comments.

Councilmember Jones had no comments.

Mayor Pro Tem Franklin had no comments.

Councilmember Beller attended the groundbreaking of the Christian Heritage Center at Meyers Park along with his wife and Councilmember Cloutier.

Councilmember Feltus spoke at the Alliance of Elite Youth Leadership (AEYL) internship event along with Councilmember Jones and Cloutier; she also noted Common Good Medical has relocated to the westside of the City and the ribbon cutting will be Saturday, July 25 at 10:00 a.m.

Councilmember Cloutier addressed the McKinney Islamic Association relocation of the mosque and the site plan request.

Mayor Cox encouraged drivers to be aware of surrounds and drive safely as residents within the city have dealt with loss of life due to auto accidents; and he reminded residents to check on their neighbors.

City Manager Grimes mentioned the announcement of Light On's selection to locate the new North American headquarters and manufacturing campus to McKinney and this transformational investment represents more than six hundred new jobs and a \$919,000,000 investment into the community; he thanked the McKinney Economic Development Corporation; and he also stated the Procurement department is hosting an online surplus auction that is running through Thursday, July 23 and the auction includes a variety of surplus of city assets including vehicles, office furniture, equipment and other items no longer needed for City operations. Residents can learn more at [mckinneytexas.org](http://mckinneytexas.org)

Council unanimously approved the motion by Councilmember Feltus, seconded by Mayor Pro Tem Franklin, to adjourn the meeting at 7:48 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, July 24, 2026, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on August 18, 2026.

SIGNED:

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BILL COX, Mayor  
RICK FRANKLIN, Mayor Pro Tem

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas