

## **CITY COUNCIL REGULAR MEETING**

**FEBRUARY 17, 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, February 17, 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 meeting to order at 6:01 p.m. upon determining a quorum consisting of himself and the following City Council members were present: Mayor Pro Tem Geré Feltus, and Council members Patrick Cloutier, Rick Franklin, Michael Jones, and Ernest Lynch.

Councilmember Justin Beller was absent.

These City staff were present: City Manager Paul Grimes, Assistant City Manager Steve Tilton, Assistant City Manager Barry Shelton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, First Assistant City Attorney Benjamin Samples, City Secretary Empress Drane, Director of Engineering Gary Graham, Director of Planning Lucas Raley, Deputy City Secretary Tenitrus Parchman, Administrative Assistant Sheridan Burns, Audio Visual Technician Joshua Arias and Police Officer Ronald Westbrooks.

There were approximately nine (9) members of the public present.

Mayor Cox called for the Invocation and Pledge of Allegiance. The invocation was led by Pastor Tommy Brumett, United Methodist Church and the attendees remained standing for the pledge led by McKinney Branch Members of the Boys & Girls Club of Collin County.

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.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Feltus, to approve the 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

- 26-0111** Minutes of the City Council Work Session of January 6, 2026
- 26-0112** Minutes of the City Council Regular Meeting of January 6, 2026
- 26-0113** Minutes of the City Council Work Session of January 20, 2026
- 26-0114** Minutes of the City Council Regular Meeting of January 20, 2026
- 26-0115** Minutes of the City Council Work Session of February 3, 2026
- 26-0049** Minutes of the McKinney Community Development Corporation Meeting of December 18, 2025.
- 25-3480** Minutes of the McKinney Arts Commission of October 16, 2025
- 25-3445** Minutes of the McKinney Main Street Board Meeting of November 13, 2025

Consent RESOLUTIONS

- 26-0116** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Quorum Architects, Inc. to Provide Architectural and Engineering Services for Housing Rehab of Single-Family Residence Reconstruction Projects and Authorizing Any Supplemental Agreements; resolution captions reads as follows:

**RESOLUTION NO. 2026-02-015 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH QUORUM ARCHITECTS, INC. OF FORT WORTH, TEXAS, FOR ARCHITECTURAL AND ENGINEERING PROFESSIONAL SERVICES FOR HOUSING REHAB – SINGLE-FAMILY RESIDENCE RECONSTRUCT PROJECTS**

- 26-0117** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Second Modification of Memorandum of Understanding Between the North Texas Municipal Water District and the Cities of Allen, Frisco, McKinney, Plano, and Richardson Regarding the Amended and Restated Regional Composting Interlocal Agreement; resolution captions reads as follows:

**RESOLUTION NO. 2026-02-016 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND MODIFICATION OF MEMORANDUM OF UNDERSTANDING BETWEEN THE NORTH TEXAS MUNICIPAL WATER DISTRICT AND THE CITIES OF ALLEN, FRISCO, MCKINNEY, PLANO, AND RICHARDSON REGARDING THE AMENDED AND RESTATED REGIONAL COMPOSTING PROGRAM INTERLOCAL AGREEMENT**

- 26-0118** Consider/Discuss/Act on a Resolution Awarding a Contract to PrintDallas Inc. dba AlphaGraphics #54 of Dallas, Texas, for Vehicle Graphics and Installation Services; resolution captions reads as follows:

**RESOLUTION NO. 2026-02-017 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF CONTRACT TO DALLASPRINT, INC. DBA ALPHAGRAPHS #54 OF DALLAS, TEXAS, FOR VEHICLE GRAPHICS AND INSTALLATION SERVICES**

Mayor Cox called for 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.

- 26-0119** Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Certain Property in Fee Simple and Easement Rights for Public Use by Eminent Domain for Right-of-Way (in Fee Simple), a Drainage Easement, and a Slope Easement associated with the Collin McKinney Parkway Extension Project (DEV2024-00135) which Property is Located East of Hardin Boulevard Between McKinney Ranch Parkway and SH 121 and Authorizing the City Manager to Establish Procedures for Acquiring the Right-of-Way (in Fee Simple) and Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Cloutier, to approve a Resolution Determining a Public Necessity to Acquire Certain Property in Fee Simple and Easement Rights for Public Use by Eminent Domain for Right-of-Way (in Fee Simple), a Drainage Easement, and

a Slope Easement associated with the Collin McKinney Parkway Extension Project (DEV2024-00135) which Property is Located East of Hardin Boulevard Between McKinney Ranch Parkway and SH 121 and Authorizing the City Manager to Establish Procedures for Acquiring the Right-of-Way (in Fee Simple) and Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions; with the following declaration and roll call vote:

*"I move that the City of McKinney, Texas, City Council approve this item as written and adopt the Resolution described in this agenda item and authorize the use of the power of eminent domain to acquire for public use all necessary property interests from Oncor Electric Delivery Company LLC, identified as owner of record by the Collin Central Appraisal District, and any other persons or entities claiming an interest to the property depicted on and described by metes and bounds attached to said Resolution, said depictions and descriptions being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements located east of Hardin Boulevard between McKinney Ranch Parkway and SH 121 associated with the Collin McKinney Parkway Extension Project (ST1842)."*

Mayor Cox .....Aye  
Mayor Pro Tem Feltus .....Aye  
Councilmember Lynch .....Aye  
Councilmember Jones .....Aye  
Councilmember Cloutier .....Aye  
Councilmember Franklin .....Aye

*Resolution caption reads as follows:*

**RESOLUTION NO. 2026-02-018 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE PROPERTY RIGHTS IN FEE SIMPLE AND EASEMENTS FOR PUBLIC USE BY EMINENT DOMAIN FOR RIGHT-OF-WAY (IN FEE SIMPLE), A DRAINAGE EASEMENT, AND A SLOPE EASEMENT ASSOCIATED WITH THE COLLIN MCKINNEY PARKWAY EXTENSION PROJECT (ST1842); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID RIGHT-OF-WAY (IN FEE SIMPLE) AND EASEMENTS, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS**

**25-0165Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "BG" - General Business District, and "AG" - Agriculture District to "I1" - Light Industrial District, Located on the Southwest Corner of State Highway 5 (North McDonald Street) and Wilmeth Road, and Accompanying Ordinance

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Jones, to approve a Request to Rezone the Subject Property from

"PD" - Planned Development District, "BG" - General Business District, and "AG" - Agriculture District to "I1" - Light Industrial District, Located on the Southwest Corner of State Highway 5 (North McDonald Street) and Wilmeth Road; ordinance caption reads as follows:

**ORDINANCE NO. 2026-02-021**

**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 5.342-ACRE PROPERTY, LOCATED ON THE SOUTHWEST CORNER OF NORTH MCDONALD STREE (STATE HIGHWAY 5) AND WILMETH ROAD, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT, "BG" – GENERAL BUSINESS DISTRICT, AND "AG" – AGRICULTURE DISTRICT TO "I1" – LIGHT INDUSTRIAL DISTRICT, GENERALLY TO ALLOW FOR LIGHT INDUSTRIAL 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**

Mayor Cox called for Public Comments regarding matters not on the agenda; at which time there were none.

Mayor Cox called for Council and Manager Comments.

Councilmember Lynch attended and participated in the Krewe of Barkus Parade on Sunday.

Councilmember Jones attended the Chamber Business Development update along with Mayor Cox.

Mayor Pro Tem Feltus congratulated District 3 resident James Jenkins on the opening of his new office, Risk Well, located on Eldorado; and last week she attended the Black History Month event about the legacy neighborhoods in McKinney hosted by Beth Bentley and with neighborhood representatives Larry and Linda Jagours, Mr. Malvern, Mr. McGowen, Pastor Charles Wattle and the Evans family.

Councilmember Cloutier added the Police Academy graduation ceremony.

Mayor Cox thanked city staff for all of their hard work and wished Councilmember Beller a happy birthday.

City Manager Grimes announced the Parks and Recreation department will be hosting a summer job fair on March 7 at City Hall; and APEX and the city recreation centers will be hosting Spring Break camps next month more information can be found on the website [mckinneyparks.org/camps](http://mckinneyparks.org/camps).

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to adjourn the meeting at 6:18 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, February 20, 2026, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on March 3, 2026.

SIGNED:

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BILL COX, Mayor  
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas