



# CITY OF McKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, February 3, 2026

6:00 PM

Council Chambers  
401 E. Virginia Street  
McKinney, TX 75069

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#### **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**

#### **INFORMATION SHARING ITEMS**

**26-0084**      [Proclamation for Acts of Kindness Day](#)

**Attachments:**    [Proclamation](#)

#### **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**

**25-3516** [Minutes of the Animal Services Facilities Advisory Committee Meeting of April 9, 2025](#)

**Attachments:** [Minutes](#)

**26-0003** [Minutes of the McKinney Armed Services Memorial Board Meeting of November 12, 2025](#)

**Attachments:** [Minutes](#)

**Consent ORDINANCES**

**26-0085** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Provide Funds for the Purpose of Irrigation Control Replacement and Maintenance at Oak Hollow Golf Course](#)

**Attachments:** [Ordinance](#)

**26-0086** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Re-appropriate Previously Awarded Funds for Parks Projects - PK1827 \(Wilson Creek Trail\) and PK4393 \(Towne Lake\)](#)

**Attachments:** [Ordinance](#)

**Consent RESOLUTIONS**

**26-0087** [Consider/Discuss/Act on a Resolution Approving a Contract Amendment with CIGNA for Employee Assistance Program Services](#)

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

**26-0088** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Guaranteed Maximum Price \(GMP\) Amendment to the Contract for Construction Manager at Risk \(CMAR\) Services with Thos. S. Byrne, Inc. dba Byrne](#)

[Construction Services of Fort Worth, Texas for Services](#)  
[Related to the McKinney Performing Arts Center Renovation](#)  
[Project \(FC2504\) in McKinney, Texas](#)

**Attachments:** [Resolution](#)  
[Proposal](#)  
[Form 1295](#)

**26-0089** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Parkhill, Smith & Cooper, Inc. dba Parkhill of Frisco, Texas for Architectural and Engineering Services in Conjunction with the Master Site Planning Project for 111 Acre Multidisciplinary Civic Campus](#)

**Attachments:** [Resolution](#)  
[Proposal](#)

**26-0090** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with LJA Engineering, of McKinney, Texas, for Professional Planning and Engineering Services for Towne Lake Park](#)

**Attachments:** [Resolution](#)  
[Exhibit](#)

**26-0091** [Consider/Discuss/Act on a Resolution Awarding a Contract to David's Paint and Body, Inc. of McKinney, Texas, for Automotive Paint and Body Services](#)

**Attachments:** [Resolution](#)  
[Bid Tabulation](#)  
[Scoring Summary](#)

**26-0092** [Consider/Discuss/Act on a Resolution Awarding a Contract to RoadXChange Melissa LLC of Melissa, Texas for Road Materials, Asphalt Concrete](#)

**Attachments:** [Resolution](#)  
[Bid Tabulation](#)

**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.*

**25-0099Z/25-0008A** [Conduct a Public Hearing to Consider/ Discuss/Act on a Petition to Annex \(Case No. 25-0008A\) and a Request to Zone \(Case No. 25-0099Z\) the Subject Property to "MR" - Mixed Residential District, Located on the North Side of Bloomdale Road and Approximately 540 Feet West of FM 1461, and Accompanying Ordinance\(s\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Annexation Petition](#)  
[1295 Certificate](#)  
[Proposed Annexation Ordinance](#)  
[Proposed Annexation Exhibits A-D](#)  
[Proposed Annexation and Development Agreement](#)  
[25-0099Z - Zoning Request Information](#)  
[Proposed Zoning Ordinance](#)  
[Proposed Zoning Exhibits A-C](#)  
[Presentation](#)  
[Applicant Presentaion](#)

**25-0125Z/25-0012A** [Conduct a Public Hearing to Consider/ Discuss/Act on a Petition to Annex \(Case No. 25-0012A\) and a Request to Zone \(Case No. 25-0125Z\) the Subject Property to "MF36" - Multi-Family Residential District, Located on the Southwest Corner of FM 1461 and Baxter Well Road, and Accompanying Ordinance\(s\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Annexation Petition](#)  
[1295 Certificates](#)  
[Proposed Annexation Ordinance](#)  
[Proposed Annexation Exhibits A-D](#)  
[Proposed Annexation and Development Agreement](#)  
[25-0125Z - Zoning Request Information](#)  
[Proposed Zoning Ordinance](#)  
[Proposed Zoning Exhibits A-C](#)  
[Presentation](#)

**25-0137Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agriculture District to “I1” - Light Industrial District, Located on the Southeast Corner of State Highway 5 \(North McDonald Street\) and Wilmeth Road, and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Oak Hollow District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**25-0151Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “C1” - Neighborhood Commercial District Located on the Southwest Corner of South Hardin Boulevard and Aspen Drive, and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 1997-11-59](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**25-0016SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Passenger Vehicle Fuel Sales \(Murphy Oil USA\), Located on the Southwest Corner of North Central Expressway \(US Highway 75\) and Virginia Parkway, and Accompanying Ordinance](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Applicant Presentation](#)  
[Presentation](#)

**25-0019SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Minor Vehicle Repair \(Brake Masters\), Located at 12021 West University Drive, and Accompanying Ordinance](#)

**Attachments:** [20260113 PZ Minutes Draft](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Exhibits A-C](#)  
[Presentation](#)

**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 551.072. Deliberations about Real Property

- License Agreement regarding 62.043 acres of land, situated in the Leonard Searcy Survey, Abstract No. 828 and the Leonard Searcy Survey, Abstract No. 829, in the City of McKinney, Collin County

**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 January 27, 2026.*

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*EMPRESS DRANE, City Secretary  
TENITRUS PARCHMAN, 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>.*