

CITY COUNCIL REGULAR MEETING

APRIL 7, 2026

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, located at 401 E. Virginia Street, McKinney, Texas, on Tuesday, April 7, 2026, at 6:00 p.m.

The City Council Regular 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 meeting to order at 6:05 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 Justin Beller, Patrick Cloutier, Rick Franklin, Michael Jones, and Ernest Lynch.

City staff members present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Trevor Minyard, Assistant City Manager Steve Tilton, City Attorney Mark Houser, First Assistant City Attorney Benjamin Samples, City Secretary Administrative Assistant Sheridan Burns, City Secretary Accreditation & Reporting Specialist Edith Ruiz, City Secretary Permit Technician Katelyn Hardaway, City Secretary Empress Drane, Director of Housing & Community Development Margaret Li, Community Service Administrator Shirletta Best, Neighborhood Engagement Administrator Tammy Tervooren, Director of McKinney National Airport Ken Carley, Environmental Outreach & Engagement Coordinator Brenda Cates, Assistant Director of Human Resources Elliott Harper, Environmental Outreach & Engagement Coordinator Mary Abercrombie, Neighborhood Engagement Administrator Tammy Tervooren, Community Service Administrator Shirletta Best, Director of Parks, Recreation & Open Space (PROS) Amy Kinkade, Assistant Director of PROS Erica Lyght, Assistant Director of PROS Robert Gaylor, Sustainability Manager Sujata Gautam, Director of Engineering Gary Graham, Director of Planning Lucas Raley, and Director of Public Works Ryan Gillingham.

There were approximately forty (40) members of the public in the audience, including these appointed officials of the city: Capital Improvement Advisory Committee member Steve Wilson, Building & Standards Commission alternate member Logan Call,

McKinney Economic Development Corporation member Thad Helsley, McKinney Community Development Corporation member Deborah Bradford, Board of Adjustment alternate member Sam Franklin, and McKinney Main Street Board alternate member Ken Holladay.

Mayor Bill Cox called for the Invocation, given by Outreach Director Maureen Dudley, of The Church of Jesus Christ of Latter-day Saints.

Mayor Bill Cox called for the Pledge of Allegiance, led by McKinney Branch Members of the Boys & Girls Club of Collin County.

Mayor Bill Cox called for these Information Sharing items:

- 26-0253** Proclamation for Easter
- 26-0254** Proclamation for Child Abuse Prevention Month
- 26-0255** Proclamation for National Community Development Week and Month in McKinney
- 26-0256** Proclamation for the National Association of Real Estate Brokers, McKinney Community Day
- 26-0257** Proclamation for the North Texas Community Cleanup Challenge
- 26-0258** Proclamation for Earth Month

Mayor Bill Cox called for Public Comments on non-Public Hearing Agenda Items. No one requested to speak.

Mayor Bill Cox called for the Consent Agenda.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Mayor Pro Tem Geré Feltus, approve the Consent Agenda as presented:

- 26-0259** Minutes of the City Council Regular Meeting of March 17, 2026
- 26-0260** Minutes of the City Council Work Session of March 17, 2026
- 26-0261** Meeting Minutes of the Joint McKinney City Council and McKinney ISD Board of Trustees meeting of February 9, 2026
- 26-0137** Minutes of the Community Grants Advisory Commission for November 17, 2025
- 26-0138** Minutes of the Community Grants Advisory Commission for December 3, 2025

- 25-3403** Minutes of the Library Advisory Board Meeting of October 16, 2025
- 26-0005** Minutes of the Library Advisory Board Meeting of November 20, 2025
- 26-0127** Minutes of the Library Advisory Board Meeting of January 15, 2026
- 26-0178** Minutes of the McKinney Armed Services Memorial Board Meeting of February 11, 2026
- 26-0044** Minutes of the McKinney Economic Development Corporation Meeting of December 16, 2025
- 26-0182** Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of February 12, 2026
- 26-0262** Consider/Discuss/Act on an Ordinance of the City Council of the City of Mckinney, Texas, authorizing a certain Budget Amendment pertaining to the Fiscal Year 2025-2026 TIRZ 2 Annual Budget, to provide funding for the Mckinney National Airport Air Service Marketing Program; ordinance caption reading as follows:

ORDINANCE NO. 2026-04-035

CONSIDER/DISCUSS/ACT ON AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2025-2026 ANNUAL BUDGET TO PROVIDE FUNDING FOR THE MCKINNEY NATIONAL AIRPORT AIR SERVICE INCENTIVE AND MARKETING PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 26-0263** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Alliant Insurance Services, Inc. of San Diego, CA to Provide Insurance Broker of Record Services for Risk; resolution caption reading as follows:

RESOLUTION NO. 2026-04-037 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ALLIANT INSURANCE SERVICES, INC. OF SAN DIEGO, CALIFORNIA FOR INSURANCE BROKER OF RECORD

- 26-0264** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Halff Associates, Inc. for Professional Engineering Design Services for the Wilmeth Road - McIntyre Road Grade

Separation Project and Any Necessary Supplemental Agreements;
resolution caption reading as follows:

RESOLUTION NO. 2026-04-038 (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 \$3,129,100 WITH HALFF ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING DESIGN SERVICES FOR THE WILMETH ROAD – MCINTYRE ROAD GRADE SEPARATION PROJECT AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$3,600,000

26-0265 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Lockwood, Andrews & Newnam, Inc. for Professional Engineering Design Services for the Sanitary Sewer Main CIPP Lining (FY25) Project and Authorizing Any Necessary Supplemental Agreements; resolution caption reading as follows:

RESOLUTION NO. 2026-04-039 (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 \$404,370 WITH LOCKWOOD, ANDREWS, & NEWNAM, INC. FOR ENGINEERING DESIGN SERVICES FOR THE SANITARY SEWER MAIN CIPP LINING (FY25) PROJECT AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$450,000

26-0266 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Parkhill, Smith & Cooper, Inc. dba Parkhill of Frisco, Texas, for Planning and Engineering Services related to a Feasibility Study for the Multigenerational Recreation Center; resolution caption reading as follows:

RESOLUTION NO. 2026-04-040 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH PARKHILL, SMITH & COOPER, INC. DBA PARKHILL OF FRISCO, TEXAS, FOR PLANNING AND ENGINEERING SERVICES RELATED TO A FEASIBILITY STUDY FOR A MULTIGENERATIONAL RECREATION CENTER

26-0267 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Non-Exclusive Revocable License Agreement with Encore Wire

Corporation to Grant Permission to Construct, Install, and Maintain One Private Irrigation Line and One Data Conduit Line that will Encroach the Area Commonly known as South Airport Drive; resolution caption reading as follows:

RESOLUTION NO. 2026-04-041 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A NON-EXCLUSIVE REVOCABLE LICENSE AGREEMENT WITH ENCORE WIRE CORPORATION FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF ONE PRIVATE IRRIGATION LINE AND ONE DATA CONDUIT LINE WITHIN THE PUBLIC RIGHT-OF-WAY COMMONLY KNOWN AS SOUTH AIRPORT DRIVE; AND PROVIDING AN EFFECTIVE DATE

26-0268 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Halff Associates, Inc. for Professional Engineering Design Services for the Silverado Trail Lanes 3 & 4 Project; resolution caption reading as follows:

RESOLUTION NO. 2026-04-042 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH HALFF ASSOCIATES, INC. FOR ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE SILVERADO TRAIL LANES 3 & 4 PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$900,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$950,000

26-0269 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with WSB, LLC for Professional Engineering Design Services for the James Pitts Drive Realignment Project; resolution caption reading as follows:

RESOLUTION NO. 2026-04-043 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH WSB, LLC FOR ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE JAMES PITTS DRIVE REALIGNMENT PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$650,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$700,000

26-0270 Consider/Discuss/Act on a Resolution Authorizing the City Manager to

Execute an Agreement with the Texas Department of Transportation for the Temporary Closure of the State Right-of-Way for the Purpose of a Special Event; resolution caption reading as follows:

RESOLUTION NO. 2026-04-044 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY

26-0271 Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 26-05CSP, Erwin Park; resolution caption reading as follows:

RESOLUTION NO. 2026-04-045 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE FORMAL REJECTION OF ALL PROPOSALS RECEIVED UNDER SOLICITATION 26-05CSP ERWIN PARK

26-0272 Consider/Discuss/Act on a Resolution Authorizing the Conveyance of an Easement to the North Texas Municipal Water District, for 1) Approximately 1.866 acres of land for a permanent sewer easement and 2) Approximately 2.975 acres of land for a temporary construction easement situated in the Tarlton Cunis Survey, Abstract Number 211, Collin County, Texas; authorizing the City Manager to execute such easements and documents regarding the conveyance of property interests to the North Texas Municipal Water District; and providing for an effective date hereof; resolution caption reading as follows:

RESOLUTION NO. 2026-04-046 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CONVEYANCE OF AN EASEMENT TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT, FOR 1) APPROXIMATELY 1.866 ACRES OF LAND FOR A PERMANENT SEWER EASEMENT AND 2) APPROXIMATELY 2.975 ACRES OF LAND FOR A TEMPORARY CONSTRUCTION EASEMENT SITUATED IN THE TARLTON CUNIS SURVEY, ABSTRACT NUMBER 211, COLLIN COUNTY, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH EASEMENTS AND DOCUMENTS REGARDING THE CONVEYANCE OF PROPERTY INTERESTS TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 26-0273** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Letter of Intent to Enter into an Exclusive Negotiation Period with Parkhill to Lead, Develop, and Program the Development of Approximately 300 Acres of City-Owned Property for a Landmark Sports and Entertainment Complex; resolution caption reading as follows:

RESOLUTION NO. 2026-04-047 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER OF INTENT TO ENTER INTO AN EXCLUSIVE NEGOTIATION PERIOD WITH PARKHILL, SMITH, & COOPER TO LEAD, DEVELOP, AND PROGRAM THE DEVELOPMENT OF APPROXIMATELY 300 ACRES OF CITY-OWNED PROPERTY FOR A LANDMARK SPORTS AND ENTERTAINMENT COMPLEX

Mayor Bill Cox called for the Regular Agenda and Public Hearing items:

- 26-0274** Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Certain Easement Rights for Public Use by Eminent Domain for a Temporary Construction Easement Associated With the McKinney Amphitheater Improvements Project (ST2514) Which Property is Located Within the Northeast Quadrant of US 75 and Spur 399 and Authorizing the City Manager to Establish Procedures for Acquiring the Temporary Construction Easement on Said Property and Take All Steps Necessary to Acquire the Needed Easement Rights in Compliance with all Applicable Laws and Resolutions

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Patrick Cloutier, *“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 the necessary property interest from The McKinney Gateway Condominium Association, Inc., identified as owner of record by the Amended and Restated Condominium Declaration for the McKinney Gateway Condominium filed 06/27/2013, and recorded as Document No. 20130627000895180, Real Property Records, Collin County, Texas (the Property Owner), 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 depiction and description being incorporated in its entirety into*

this motion for all purposes including the construction, access and maintenance of infrastructure improvements located within the Northeast Quadrant of US 75 and Spur 399 associated with the McKinney Amphitheater Improvements Project (ST2514)." The resolution caption reads as follows:

RESOLUTION NO. 2026-04-048 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTY RIGHTS FOR PUBLIC USE BY EMINENT DOMAIN FOR A TEMPORARY CONSTRUCTION EASEMENT ASSOCIATED WITH THE MCKINNEY AMPHITHEATER IMPROVEMENTS PROJECT (ST2514); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID TEMPORARY CONSTRUCTION EASEMENT, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

26- Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0001SUP2 Permit Request for a Drive-Through Restaurant, Located at 8360 West University Drive, and Accompanying Ordinance

Alek Strimple (applicant), 2805 Dallas Parkway, Suite 600, Plano, Texas 75093, spoke in support of the request.

No other members of the public requested to speak.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Michael Jones, to close the public hearing and approve a Specific Use Permit Request for a Drive-Through Restaurant, Located at 8360 West University Drive, and Accompanying Ordinance; caption reading as follows:

ORDINANCE NO. 2026-04-036

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 A DRIVE-THROUGH RESTAURANT, LOCATED AT 8360 WEST UNIVERSITY 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

26-0001A / 26-0014Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 26-0001A) and a Request to Zone (Case No. 26-0014Z) the Subject Property to "AG" - Agriculture District, Located on Tract 2 of the Calvin Boles Survey, and Accompanying Ordinances

No one requested to make public comments.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Mayor Pro Tem Geré Feltus, to close the public hearing and approve a Petition to Annex (Case No. 26-0001A) and a Request to Zone (Case No. 26-0014Z) the Subject Property to "AG" - Agriculture District, Located on Tract 2 of the Calvin Boles Survey, and Accompanying Ordinances.

Annexation ordinance caption reading as follows:

ORDINANCE NO. 2026-04-037

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

Zoning ordinance caption reading as follows:

ORDINANCE NO. 2026-04-038

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 10.883-ACRE PROPERTY, Located ON TRACT 2 OF THE CALVIN BOLES SURVEY, IS ZONED TO "AG" - AGRICULTURE 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

26-0002A / 26-0015Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 26-0002A) and a Request to Zone (Case No. 26-0015Z) the Subject Property to "AG" - Agriculture District, Located at 4601 County Road 317, and Accompanying Ordinances

No one requested to make public comments.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Ernest Lynch, to close the public hearing and approve a Petition to Annex (Case No. 26-0002A) and a Request to Zone (Case No. 26-0015Z) the Subject Property to "AG" - Agriculture District, Located at 4601 County Road 317, and Accompanying Ordinances.

Annexation ordinance caption reading as follows:

ORDINANCE NO. 2026-04-039

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

Zoning ordinance caption reading as follows:

ORDINANCE NO. 2026-04-040

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 4-ACRE PROPERTY, Located AT 4601 COUNTY ROAD 317, IS ZONED TO "AG" - AGRICULTURE 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

26-0003A / 26-0016Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 26-0003A) and a Request to Zone (Case No. 26-0016Z) the Subject Property to "AG" - Agriculture District, Located on Tract 5 of the Calvin Boles Survey, and Accompanying Ordinances

No one requested to make public comments.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Patrick Cloutier, to close the public hearing and approve a Petition to Annex (Case No. 26-0003A) and a Request to Zone (Case No. 26-0016Z) the Subject Property to "AG" - Agriculture District, Located on Tract 5 of the Calvin Boles Survey, and Accompanying Ordinances

Annexation ordinance caption reading as follows:

ORDINANCE NO. 2026-04-041

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

Zoning ordinance caption reading as follows:

ORDINANCE NO. 2026-04-042

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 6-ACRE PROPERTY, Located ON TRACT 5 OF THE CALVIN BOLES SURVEY, IS ZONED TO "AG" - AGRICULTURE 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

25-0015A / 25-0176Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition

to Annex (Case No. 25-0015A) and a Request to Zone (Case No. 25-0176Z) the Subject Property to "R5" - Residential District, Located on the South Side of FM 1461 and Approximately 2,770 feet West of County Road 166, and Accompanying Ordinance(s)

Council member Rick Franklin recused from participating in discussion and action on this item.

Randal Hullett (applicant), 1700 Redbud Boulevard, Suite 300, McKinney, Texas 75069, spoke in support of the request.

No one else requested to make public comments.

The motion by Council member Patrick Cloutier, seconded by Mayor Pro Tem Geré Feltus, to close the public hearing and approve a Request to Zone (Case No. 25-0176Z) the Subject Property to "R5" - Residential District, Located on the South Side of FM 1461 and Approximately 2,770 feet West of County Road 166, and Accompanying Ordinance(s) carried with a vote of 6-0, none voting against, and Council member Rick Franklin having recused himself.

Annexation ordinance caption reading as follows:

ORDINANCE NO. 2026-04-043

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

Zoning ordinance caption reading as follows:

ORDINANCE NO. 2026-04-044

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 37 ACRE PROPERTY, Located ON THE SOUTH SIDE OF FM 1461 AND APPROXIMATELY 2,770 FEET WEST OF COUNTY ROAD 166, IS ZONED TO "R5" - 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

26-0004A / 26-0017Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 26-0004A) and a Request to Zone (Case No. 26-0017Z) the Subject Property to "I1" - Light Industrial District, "C2" - Local Commercial District, and "R12" - Residential District, Located on the West

Side of FM 546 and Approximately 2,100 Feet West of County Road 324,
and Accompanying Ordinances

Council member Rick Franklin recused himself from participating in discussion
and action regarding the item.

No one requested to make public comments.

The motion by Mayor Pro Tem Geré Feltus, seconded by Council member Ernest Lynch, to close the public hearing and approve a Request to Zone (Case No. 26-0017Z) the Subject Property to "I1" - Light Industrial District, "C2" - Local Commercial District, and "R12" - Residential District, Located on the West Side of FM 546 and Approximately 2,100 Feet West of County Road 324, and Accompanying Ordinances carried with a vote of 6-0, none voting against, and Council member Rick Franklin having recused himself.

Annexation ordinance caption reading as follows:

ORDINANCE NO. 2026-04-045

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

Zoning ordinance caption reading as follows:

ORDINANCE NO. 2026-04-046

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 239.44-ACRE PROPERTY, Located ON THE WEST SIDE OF FM 546 AND APPROXIMATELY 2,100 FEET WEST OF COUNTY ROAD 324, IS ZONED TO "I1" – LIGHT INDUSTRIAL DISTRICT, "C2" – LOCAL COMMERCIAL DISTRICT, AND "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

Council member Rick Franklin returned to the dais following action on the item.

26-0005A / 26-0018Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 26-0005A) and a Request to Zone (Case No. 26-0018Z) the Subject Property to "I1" - Light Industrial District, Located at 3843 County Road 317, and Accompanying Ordinances

No one requested to make public comments.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Mayor Pro Tem Geré Feltus, to close the public hearing and approve a Petition to Annex (Case No. 26-0005A) and a Request to Zone (Case No. 26-0018Z) the Subject Property to "I1" - Light Industrial District, Located at 3843 County Road 317, and Accompanying Ordinances

Annexation ordinance caption reading as follows:

ORDINANCE NO. 2026-04-047

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

Zoning ordinance caption reading as follows:

ORDINANCE NO. 2026-04-048

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 10.5969-ACRE PROPERTY, Located AT 3843 COUNTY ROAD 317, IS ZONED TO "I1" – LIGHT INDUSTRIAL 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

26-0006A / 26-0019Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 26-0006A) and a Request to Zone (Case No. 26-0019Z) the Subject Property to "AG" - Agriculture District, Located on the West Side of FM 546 and Approximately 760 Feet West of County Road 324, and Accompanying Ordinances

No one requested to make public comments.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Patrick Cloutier, to close the public hearing and approve a Petition to Annex (Case No. 26-0006A) and a Request to Zone (Case No. 26-0019Z) the Subject Property to "AG" - Agriculture District, Located on the West Side of FM 546 and Approximately 760 Feet West of County Road 324, and Accompanying Ordinances.

Annexation ordinance caption reading as follows:

ORDINANCE NO. 2026-04-049

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

Zoning ordinance caption reading as follows:

ORDINANCE NO. 2026-04-050

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-ACRE PROPERTY, Located ON THE WEST SIDE OF FM 546 AND APPROXIMATELY 760 FEET WEST OF COUNTY ROAD 324, IS ZONED TO "AG" - AGRICULTURE 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

26-0007A / 26-0020Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 26-0007A) and a Request to Zone (Case No. 26-0020Z) the Subject Property to "I1" - Light Industrial District and "AG" - Agriculture District, Located at 3908 County Road 317, and Accompanying Ordinances

No one requested to make public comments.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Mayor Pro Tem Geré Feltus, to close the public hearing and approve a Petition to Annex (Case No. 26-0007A) and a Request to Zone (Case No. 26-0020Z) the Subject Property to "I1" - Light Industrial District and "AG" - Agriculture District, Located at 3908 County Road 317, and Accompanying Ordinances.

Annexation ordinance caption reading as follows:

ORDINANCE NO. 2026-04-051

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

Zoning ordinance caption reading as follows:

ORDINANCE NO. 2026-04-052

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 19.22-ACRE PROPERTY, Located AT 3908 COUNTY ROAD 317, IS ZONED TO "I1" – LIGHT INDUSTRIAL DISTRICT AND "AG" – AGRICULTURE 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

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

Jeff Hall, (address not provided), spoke regarding a recent Proclamation for Ramadan and concerns of the “Islamization of North Texas.”

Ashley Loudon, 4213 Magnolia Dr, McKinney, Texas 75070, spoke regarding the freedom of religion and concerns of government remaining neutral regarding religion.

Deborah Bradford, (address not provided) thanked the City Council for acknowledging all nationalities and religions in the community and for supporting affordable housing initiatives.

Mayor Bill Cox called for Council and Manager Comments.

Council member Patrick Cloutier commended students and supporters of Serenity High School and encouraged eligible individuals who did not complete high school to consider doing so at the school.

Council member Michael Jones attended the recent Special Olympics event, Amazing Church groundbreaking event, and the first Easter celebration at One Community Church, all in McKinney. He also announced One Community Church expansion projects.

Mayor Pro Tem Geré Feltus commended Pastor Derrick Golden and long-serving activity in the community through Amazing Church. She also attended the McKinney Historic Neighborhood Association with Council member Justin Beller to discuss relevant issues. She participated in the recent Womens History Month discussion panel along with other women within the city, and commended Assistant City Manager Jennfier Arnold, city staff program organizers, and the first female McKinney Firefighter Desiree Novatzyk. The Mayor Pro Tem thanked Deborah Brandford and others for the National Association of Real Estate Brokers for the community engagement.

Mayor Bill Cox thanked residents for being involved and encouraged everyone to be involved with what happens in the city.

City Manager Paul Grimes made the following announcements and encouraged everyone to visit the city web page for more information:

- Arts in Bloom Festival begins Friday, April 10

- Water Conservation recommendations are in place April 1 through October 31

The City Council did not meet in Executive Session during the Regular Meeting.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Patrick Cloutier, to adjourn the meeting at 7:06 p.m.

The ordinance captions approved in this meeting were scheduled for publication in the Friday, April 10, 2026, edition of the McKinney Courier-Gazette and the Celina Record newspapers.

These minutes were approved by the City Council on April 21, 2026

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney
Collin County, Texas