



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, May 6, 2025

6:00 PM

Council Chambers  
401 E. Virginia Street  
McKinney, TX 75069

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### WATCH THE BROADCAST LIVE

This meeting will be streamed live through the City's website. Members of the public who wish to watch this meeting may watch the live stream online at

<https://mckinneytx.new.swagit.com/views/130>

### CALL TO ORDER

### INVOCATION AND PLEDGE OF ALLEGIANCE

### INFORMATION SHARING ITEMS

**25-2715**      [Proclamation for National Military Appreciation Month](#)

**Attachments:**   [Proclamation](#)

**25-2716**      [Proclamation for Historic Preservation Month](#)

**Attachments:**   [Proclamation](#)

**25-2717**      [Proclamation for Economic Development Week](#)

**Attachments:**   [Proclamation](#)

**25-2718**      [Proclamation for National Small Business Week](#)

**Attachments:**   [Proclamation](#)

**25-2719**      [Proclamation for National Travel and Tourism Week](#)

**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**

- 25-2720**      [Minutes of the City Council, McKinney Community Development Corporation, and McKinney Economic Development Corporation Joint Meeting of March 18, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-2721**      [Minutes of the City Council Work Session of March 18, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-2722**      [Minutes of the City Council Work Session of April 22, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-2577**      [Minutes of the McKinney Arts Commission Meeting of February 20, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-2681**      [Minutes of the McKinney Community Development Corporation Finance Subcommittee Meeting of March 17, 2025](#)

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

**25-2682**      [Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Subcommittee Meeting of March 17, 2025](#)

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

**25-2680**      [Minutes of the McKinney Community Development Corporation Meeting of March 27, 2025](#)

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

**25-2445**      [Minutes of the McKinney Economic Development Corporation Meeting of December 17, 2024](#)

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

**25-2643**      [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of March 13, 2025](#)

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

**25-2723**      [Consider/Discuss/Act on an Ordinance Amending and Restating Ordinance No. 2024-12-107 that Amended and Restated Ordinance No. 2024-06-046 that Enacted a Temporary Cessation on Any New Water or Wastewater Utility Line Connections, the Approval or Issuance of Any New Water Meters, or the Creation of Any New Retail Utility Service Accounts for Properties Located Outside the City's Incorporated Limits but Within the City of McKinney's Extraterritorial Jurisdiction and/or Certificates of Convenience and Necessity Areas](#)

**Attachments:** [Proposed Ordinance](#)  
[Ordinance No. 2024-06-046](#)  
[Ordinance No. 2024-12-107](#)

**Consent RESOLUTIONS**

- 25-2724**      [Consider/Discuss/Act on a Resolution Adopting the FY26 Department-level Objectives to Support Council's Strategic Goals](#)  
**Attachments:**   [Resolution](#)
- 25-2725**      [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Architectural and Engineering Services for Facilities Construction Projects, and Authorizing the City Manager to Execute Contracts for Professional Services](#)  
**Attachments:**   [Resolution](#)
- 25-2726**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept, if Awarded, and Implement an Urban Area Strategic Security Initiative \(UASI\) Program Grant Award from the Department of Homeland Security through the Office of the Governor \(OOG\) to Enhance Citizen Participation and Preparedness](#)  
**Attachments:**   [Resolution](#)
- 25-2727**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept, if Awarded, and Implement an Urban Area Security Initiative Program Grant Award from the Department of Homeland Security through the Office of the Governor to Enhance Responder Protection & Trauma Response for Active Attack Incidents](#)  
**Attachments:**   [Resolution](#)
- 25-2728**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept, if Awarded, and Implement an Urban Area Security Initiative \(UASI\) Program Grant Award from the Department of Homeland Security through the Office of the Governor \(OOG\) to Enhance Structural and Ground Stabilization Response](#)  
**Attachments:**   [Resolution](#)
- 25-2729**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept, if Awarded, and Implement an Urban](#)

[Area Security Initiative Program Grant Award from the Department of Homeland Security through the Office of the Governor to Purchase Gas Masks for the McKinney Police Department](#)

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

**25-2730**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Open Space TX, LLC, of The Colony, Texas for Controlled Livestock Targeted Grazing for the Parks and Recreation Department](#)

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

**25-2731**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Brinkley Sargent Wiginton Architects, Inc. \(BSW\) of Dallas, Texas for Architectural and Engineering Services in Conjunction with the Design and Construction of the APEX Centre Elevator Addition Project in McKinney Texas](#)

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

**25-2732**

[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](#)

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

**25-2733**

[Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Bids Received Under Solicitation 25-33AC for Irrigation Services Repair and Installation](#)

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

**25-2734**

[Consider/Discuss/Act on a Resolution Establishing the Summer School Zone Times for Faubion Middle School Holding Summer School in 2025](#)

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

**25-2735** [Consider/Discuss/Act on a Resolution Reaffirming and Consenting to the Decertification of Portions of McKinney's Water Certificate of Convenience and Necessity No. 10194 and Sewer Certificate of Convenience and Necessity No. 20071](#)

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

## 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.*

**25-2736** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget and Amending the 2025-2029 Capital Improvements Program to Provide Funds for the McKinney National Airport Eastside Infrastructure Project \(AI2250\) and Appropriating Bond Funding in the McKinney Economic Development Corporation Fund for the Purchase of Land](#)

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

**25-2737** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Guaranteed Maximum Price Amendment with Swinerton Builders for Construction Manager at Risk \(CMAR\) Services Related to the Design and Construction of the McKinney National Airport Eastside Infrastructure Project \(AI2250\)](#)

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

**25-2738**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Contract with Garver, LLC for Architecture/Engineering Services Related to the Design and Construction of the McKinney National Airport Eastside Infrastructure Project \(AI2250\)](#)

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

**25-2739**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Terracon Consultants Inc. for Construction Materials Observation, Engineering and Testing Services in Conjunction with the Design and Construction of the McKinney National Airport Eastside Infrastructure Project \(AI2250\)](#)

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

**25-2740**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Spinelli Construction LLC for Owner's Rep Services in Conjunction with the McKinney National Airport Eastside Infrastructure Project \(AI2250\)](#)

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

**25-2741**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Matador Engineering Inc. of McKinney, Texas for Building Systems Commissioning \(Cx\) Services in Conjunction with the Design and Construction of the McKinney National Airport Eastside Infrastructure Project](#)

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

**25-0005Z3**      [Conduct a Public Hearing to Consider/Discuss/Act on a](#)

[Request to Rezone the Subject Property from “AG” - Agriculture District and “RED-2” - Residential Estate District to “PD” - Planned Development District, Located on the Northwest Corner of Airport Drive and Old Mill Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 02.25.2025](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Citizen Comments](#)  
[Comprehensive Plan Maps](#)  
[Business and Aviation District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**25-0031Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “PD” - Planned Development District, Generally to Allow for Industrial Uses and to Modify the Development Standards, Located on the Northeast Corner of Industrial Boulevard and Airport Drive, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

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

**23-0093Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “PD” - Planned Development District, Generally to Allow Multi-Family Residential, Single Family Residential, and Commercial Uses and Modify the Development Standards, Located on the South Side of Bloomdale Road and Approximately 2,050 Feet West of County Road 161, and Accompanying Ordinance](#)



***Attachments:*** [Draft PZ Minutes 04.08.2025](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Northridge District](#)  
[Placetype Definitions](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2012-07-035](#)  
[Fiscal Analysis](#)  
[Ex. PD Ord. No. 2006-03-026](#)  
[Ex. PD Ord. No. 2006-04-047](#)  
[Ex. PD Ord. No. 2004-06-068](#)  
[Ex. PD Ord. No. 1770](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-E](#)  
[Presentation - Staff](#)  
[Presentation - Applicant](#)

**25-0001M2** [Conduct a Public Hearing to Consider/Discuss/Act on an Amendment to Chapter 150, entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, to make Certain Substantive Changes to Article 2 \(Zoning Regulations\) and specifically to Section 205 \(Use Regulations\) and to Section 206 \(Development Standards\) and accompanying Ordinance](#)

***Attachments:*** [Draft PZ Minutes 04.22.2025](#)  
[UDC Current](#)  
[UDC Article 2 Redlines](#)  
[Proposed Ordinance](#)  
[Exhibit A](#)  
[Presentation](#)

**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**

*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)

- Master Services Agreement by and between City of McKinney, Texas and Sierra-Cedar, LLC dated January 25, 2021

B. Section 551.071 (A) Pending or contemplated litigation

- Application of the City of McKinney to Decertify a Portion of its Certificate of Convenience and Necessity in Collin County, SOAH Docket No. 473-25-07888, PUC Docket No. 55656

- City of McKinney, Texas v. Hui Li, Zhe Sun, Hisun Motors Corp., U.S.A., and 310 E. University Drive, McKinney, Texas 75069, In Rem, Cause No. 471-06812-2024, 471st District Court of Collin County, Texas

- SLC McKinney Partners, LP vs. City of McKinney Cause No. 493-01983-2024

C. Section 551.074. Personnel Matters

- Presiding Municipal Courts Judge Annual Performance Evaluation

**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 May 2, 2025.*

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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](mailto: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>.*