



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, March 4, 2025

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, TX 75069

WATCH THE BROADCAST LIVE

This meeting will be streamed live on 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

*Led by Eminent Commander Cedric Cascio, Knights Templar of Texas - McKinney
Commandery No. 34*

INFORMATION SHARING ITEMS

- 25-2511** [Proclamation for American Red Cross Month and Red Cross Giving Day](#)

- 25-2512** [Proclamation for National Developmental Disabilities Awareness Month](#)

- 25-2513** [Proclamation for Severe Weather Awareness Week](#)

- 25-2514** [Recognition of Paul Sparkman, Public Works](#)

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

25-2429 [Minutes of the McKinney Armed Services Memorial Board Meeting of January 8, 2025](#)

Attachments: [Minutes](#)

25-2341 [Minutes of the McKinney Arts Commission Meeting of November 21, 2024](#)

Attachments: [Minutes](#)

25-2437 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of December 12, 2024](#)

Attachments: [Minutes](#)

25-2401 [Minutes of the Visit McKinney Meeting of November 26, 2024](#)

Attachments: [Minutes](#)

Consent RESOLUTIONS

25-2515 [Consider/Discuss/Act on a Resolution Adopting the Budget Policies and Guidelines for Fiscal Year 2025-26](#)

Attachments: [Resolution](#)
[Policies & Guidelines](#)

- 25-2516** [Consider/Discuss/Act on a Resolution Approving Fiscal Year 2024-25 Community Support Grant for Emmanuel Labor as Recommended by the Community Grants Advisory Commission](#)
Attachments: [Resolution](#)
- 25-2517** [Consider/Discuss/ Act on a Resolution Approving the First Amendment and Exercise of Option Term of the Interlocal Cooperation Agreement between the City of McKinney, Texas, and Dallas Area Rapid Transit \(DART\) Mobility Services, Local Government Corporation the related First Amendment and Exercise of Option Term of the Interlocal Cooperation Agreement for "GoPass@," Subscription and License](#)
Attachments: [Resolution](#)
 [ILA - DART](#)
 [ILA - GoPass](#)
- 25-2518** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Cell Tower Lease Agreement with Anthemnet, Inc. for a Stealth Telecommunication Structure, Located on the South Side of the Intersection of Stars Avenue and Wellness Way](#)
Attachments: [Resolution](#)
 [Agreement](#)
- 25-2519** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Hellas Construction, Inc. of Austin, Texas, for the Construction of the McKinney Soccer Complex Renovations \(PK1906\)](#)
Attachments: [Resolution](#)
 [Site Plan](#)
 [Scoring Matrix](#)
 [Form 1295 Certificate](#)

- 25-2520** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Alliance Geotechnical Group, Inc. for Materials Testing Services for the Construction of the McKinney Soccer Complex Renovation Project and Authorizing Any Necessary Supplemental Agreements](#)
Attachments: [Resolution](#)
 [Form 1295 Certificate](#)
- 25-2521** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Binkley & Barefield, Inc. for Professional Engineering Services for the WW2541 - US 75 Parallel Line Master Plan Improvement Project and Any Necessary Supplemental Agreements](#)
Attachments: [Resolution](#)
 [Location Map](#)
- 25-2522** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Precision Fireworks, LLC to Produce the 2025 Red, White and Boom Pyrotechnical Display at Towne Lake Park](#)
Attachments: [Resolution](#)
 [Procurement Exemption](#)
- 25-2523** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute and File Applications for Federal Assistance on Behalf of the City of McKinney, Texas with the Federal Transit Administration for Federal Transportation Assistance Authorized by Certain Federal Statutes and to be Named as a Direct Recipient under 49 U.S.C. Section 5307](#)
Attachments: [Resolution](#)
 [Opinion of Counsel](#)
- Consent MISCELLANEOUS**
- 25-2524** [Consider/Discuss/Act on the Annual Audit Results, the Acceptance of the Annual Comprehensive Financial Report](#)

[\(ACFR\) and the Federal/State Single Audit Reports for the Fiscal Year Ended September 30, 2024](#)

Attachments: [Report - 2024 ACFR](#)
[Report - 2024 Single Audit](#)

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.

25-2525 [Consider/Discuss/Act on a Resolution to Expand the Program Categories under the Community Support Grant Program](#)

Attachments: [Resolution](#)

25-2526 [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 \(Remnant at Greenwood II\) Located on the Northwest Corner of Drexel Street and Throckmorton Street and Southwest Corner of Drexel Street and Throckmorton Place](#)

Attachments: [NEZ Application](#)
[Letter of Intent](#)
[Site Plan](#)
[Elevations](#)
[Section 98-85 NEZ](#)
[Staff Presentation](#)
[Applicant Presentation](#)

25-2527 [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 \(Remnant at](#)

[Greenwood I\) Located on the South Side of Fitzhugh Street and on the East and West Sides of South Murray Street](#)

Attachments: [NEZ Application](#)
[Letter of Intent](#)
[Site Plan](#)
[Elevations](#)
[Section 98-85 NEZ](#)
[Staff Presentation](#)
[Applicant Presentation](#)

24-0103Z2 [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 Detached Accessory Structures and to Modify the Development Standards, Located at 2041 Redbud Boulevard, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 02.11.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2003-10-090](#)
[Ex. PD Ord. No. 1563](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)
[Applicant Presentation](#)

24-0125Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "R12" - Residential District, "C2" - Local Commercial District, and "I1" - Light Industrial District, Located Approximately 900 Feet Northwest of the Intersection of County Road 317 and County Road 325 and](#)

on the North Side of County Road 317, and Accompanying Ordinance

Attachments: [PZ Minutes 02.11.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Comprehensive Plan Maps with Subject Property](#)
[Business and Aviation District](#)
[Homestead District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Proposed Zoning Exhibit \(Colored\)](#)
[Presentation](#)

24-0005SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow a Stealth Telecommunication Structure, Located on the South Side of the Intersection of Stars Avenue and Wellness Way, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 02.11.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex. PD Ord. No. 2003-01-004](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Propagation Maps](#)
[Presentation](#)

24-0075Z3 [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 Multi-Family Residential, Single-Family](#)

[Residential, and Commercial Uses, and to Modify the Development Standards, Located on the Southeast and Southwest corner of Custer Road and FM 1461, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 02.11.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Northridge District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Landuse Comparison Table](#)
[Existing Zoning PD2010-11-051](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

25-2528 [Consider/Discuss/Act on Appointing a Member to the McKinney Arts Commission](#)

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)

B. Section 551.071 (A) Pending or contemplated litigation

- 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

- McKinney PD Case #24-009574

C. Section 551.072. Deliberations about Real Property

- Downtown City-Owned Property Redevelopment

- Honey Creek Development Agreement Amendment

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF ONE OR MORE CITY BOARDS AND / OR COMMISSIONS MAY BE PRESENT. NO CITY BOARD OR COMMISSION ACTION WILL BE TAKEN.

Posted in accordance with Texas Government Code, Chapter 551, on February 28, 2025.

*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>.