



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, April 15, 2025

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, TX 75069

WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

INFORMATION SHARING ITEMS

- 25-2653** [Proclamation for Earth Day](#)
Attachments: [Proclamation](#)
- 25-2654** [Proclamation for National Community Development Week](#)
Attachments: [Proclamation](#)
- 25-2655** [Proclamation for National Autism Acceptance Month](#)
- 25-2656** [Recognition of McKinney Christian Academy Girls Soccer
Back-to-Back State Championships](#)

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

25-2657 [Minutes of the City Council Work Session of March 31, 2025](#)

Attachments: [Minutes](#)

25-2658 [Minutes of the City Council Regular Meeting of March 31, 2025](#)

Attachments: [Minutes](#)

25-2572 [Minutes of the Library Advisory Board Meeting of February 20, 2025](#)

Attachments: [Minutes](#)

25-2529 [Minutes of the McKinney Armed Services Memorial Board Meeting of February 12, 2025](#)

Attachments: [Minutes](#)

25-2586 [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of February 25, 2025](#)

Attachments: [Minutes](#)

25-2585 [Minutes of the McKinney Community Development](#)

[Corporation Meeting of February 27, 2025](#)

Attachments: [Minutes](#)

25-2536 [Minutes of the McKinney Main Street Board Meeting of February 13, 2025](#)

Attachments: [Minutes](#)

25-2581 [Minutes of the Visit McKinney Meeting of February 25, 2025](#)

Attachments: [Minutes](#)

Consent RESOLUTIONS

25-2659 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Garret Shields Infrastructure, LLC, for the Construction of the Citywide Street Rehabilitation Project](#)

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

25-2660 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Terracon Consultants, Inc. for Geotechnical and Materials Testing Services for the Construction of the Citywide Street Rehabilitation Project and Authorizing Any Necessary Supplemental Agreements](#)

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

25-2661 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with RJN, related to Smoke Testing Activities of the Sewer System, including Basin 24](#)

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

- 25-2662** [Consider/Discuss/ Act on a Resolution Authorizing the Formal Rejection of all Bids received under Solicitation 25-26AC for Traffic Signal & Miscellaneous Traffic Construction](#)
Attachments: [Resolution](#)
- 25-2663** [Consider/Discuss/Act on a Resolution Authorizing the Purchase of Restroom Buildings, Pavilions, an Overlook Structure, and a Maintenance Building for Erwin Park Improvements Located at 4300 CR 1006](#)
Attachments: [Resolution](#)
- 25-2664** [Consider/Discuss/Act on a Resolution Awarding a Contract to TRP Construction Group, LLC, of Fort Worth, TX, and Stripe-A-Zone, LLC of Grand Prairie, TX, for Street Striping and Pavement Marking Materials](#)
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.

- 24-0146Z3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BG" - General Business District to "PD" - Planned Development District, Located at 500 W University Drive, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 03.11.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Support](#)
[Letters of Opposition](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

25-0030Z2 [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: [Draft PZ Minutes 03.25.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Oak Hollow District](#)
[Placetype Definitions](#)
[Fiscal Impact Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 1563](#)
[Ex. PD Ord. No. 2003-10-090](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)
[Applicant Presentation](#)

25-2665 [Consider/Discuss/Act on a Resolution of the City Council of](#)

the City of McKinney, Texas, Showing Support for the Efforts of the McKinney Housing Authority to Partner with Presidium, to Construct a New Affordable Housing Development to be known as Cotton Mill Phase I

Attachments: [Resolution](#)
[Cotton Mill Phase I Request](#)
[Cotton Mill Scorecard](#)
[Presentation](#)

24-0008A/25-0006Z [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 24-0008A\) and Request to Zone \(Case No. 25-0006Z\) the Subject Property to "C1" - Neighborhood Commercial District, Located on the East side of County Road 166 and Approximately 500 Feet South of County Road 168, and Accompanying Ordinance\(s\)](#)

Attachments: [Draft P&Z Minutes 03.25.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Annexation Petition](#)
[1295 Certificate](#)
[Proposed Annexation Ordinance](#)
[Proposed Annexation Agreement](#)
[Proposed Annexation Exhibits A-D](#)
[25-0006Z - Zoning Request Information](#)
[Proposed Zoning Ordinance](#)
[Proposed Zoning Exhibits A-C](#)
[Presentation](#)

24-0083Z2 [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 a High-Rise Telecommunication Structure and to Modify the Development Standards, Located at 4877 West University Drive, and Accompanying Ordinance](#)

Attachments: [Draft PZ Minutes 03.25.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Citizen Comments](#)
[Comprehensive Plan Maps](#)
[Medical District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2008-05-052](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Layout - Informational Only](#)
[Elevations - Informational Only](#)
[Enlarged Cell Tower Layout - Informational Only](#)
[Propagation Maps - Informational Only](#)
[Presentation](#)

24-0110Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence to "PD" - Planned Development District, Generally to Allow for Trade School Uses and to Modify the Development Standards, Located on the Northeast Corner of Andrews Street and Green Street, and Accompanying Ordinance](#)

Attachments: [P&Z Minutes 04.08.2025 Draft](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Mill District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Lands Use Comparison Table](#)
[Elevations Exhibit - Information Only](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

24-0131Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “R5” - Residential District, Located on the Northeast Corner of South Tennessee Street and Christian Street, and Accompanying Ordinance](#)

Attachments: [P&Z Minutes 03.25.2025 Draft](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

25-2666 [Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District \(NTMWD\) Board of Directors](#)

Attachments: [Appointment Notice](#)
[Director Responsibilities](#)
[About NTMWD](#)

25-2668 [Consider/Discuss/Act on Appointing a Member to the Historic Preservation Advisory Board \(HPAB\)](#)

Attachments: [City Code, Sec. 146-166](#)
[About HPAB](#)

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
 - SLC McKinney Partners, LP vs. City of McKinney Cause No. 493-01983-2024
- C. Section 551.072. Deliberations about Real Property
 - Downtown City-Owned Property Redevelopment
- D. Section 551.074. Personnel Matters
 - City Manager Annual Performance Evaluation
- E. Section 551.087. Deliberation Regarding Economic Development Matters
 - Project Hemispheres
 - Project Lasso

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 April 15, 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-ada@compliance@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>.