



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, September 1, 2026

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, TX 75069

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

PLEDGE OF ALLEGIANCE

INFORMATION SHARING ITEMS

26-0832 [Proclamation for National Preparedness Month](#)

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 two (2) 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

26-0757 [Minutes of the McKinney Armed Services Memorial Board Meeting of July 8, 2026](#)

Attachments: [Minutes](#)

26-0627 [Minutes of the McKinney Urban Transit District Board Meeting of May 05, 2026](#)

Attachments: [Minutes](#)

26-0761 [Minutes of the Parks, Recreation and Open Space Board Meeting of July 9, 2026](#)

Attachments: [Minutes](#)

Consent ORDINANCES

26-0833 [Consider/Discuss/Act on an Ordinance Establishing a Self-Funded Self-Insurance Program in accordance with Texas Government Code Chapter 2259 and Establishing a Self-Funded Retainage](#)

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

26-0834 [Consider/Discuss/Act on an Ordinance Modifying the Effective Reduced Speed School Zone Times for Comstock Elementary on Silverado Trail](#)

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

Consent RESOLUTIONS

26-0835 [Consider/Discuss/Act on a Resolution Adopting a Ten-Year Water Rate Study with Willdan Financial Services](#)

Attachments: [Resolution](#)

26-0836 [Consider/Discuss/Act on a Resolution Amending Resolution No. 2026-07-122 \(R\) and Authorizing the City Manager, or Designee, to Apply for a Revised Grant Award and Scope of](#)

Work from the Federal Aviation Administration through the Fiscal Year 2026 Airport Improvement Program for Work on Phases II and III of the Taxiway C Extension Project and Accept Funding if Awarded

Attachments: Resolution

26-0837

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Approve and Execute an Amendment to the Professional Services Contract with Alliant Insurance Services, Inc., the City's Designated Broker of Record, or One or More Separate Agreements Presented by and through Said Broker of Record, for the Purchase of Certain Layered Excess or Surplus Insurance Coverages from Various Insurance Carriers Identified by and Acquired through Alliant Insurance Services, Inc., to Protect the City's Interests for the Policy Period Beginning October 1, 2026, through September 30, 2027

Attachments: Resolution
Agreement

26-0838

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Contract with Garver, LLC for Architecture/Engineering Services (A/E) for Additional Facility Improvements Related to the McKinney National Airport Commercial Terminal Project (AI2250)

Attachments: Resolution
Proposal

26-0839

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with Matador Engineering Inc. for Building Systems Commissioning (Cx) Services for Additional Facility Improvements Related to the McKinney National Airport Commercial Terminal Project (AI2250)

Attachments: [Resolution](#)
[Proposal - Support Building](#)
[Proposal - Concessions](#)
[Proposal - Ticket Office](#)

26-0840 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with Spinelli Construction LLC for Owner's Representative Services for Additional Facility Improvements Related to the McKinney National Airport Commercial Terminal Project \(AI2250\)](#)

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

26-0841 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with Terracon Consultants, Inc. for Additional Construction Materials Observation, Engineering and Testing Services for the Additional Facility Improvements Related to the McKinney National Airport Commercial Terminal Project \(AI2250\)](#)

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

26-0842 [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Approving A Negotiated Settlement Between the Atmos Cities Steering Committee \("ACSC"\) and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2026 Rate Review Mechanism Filing; Declaring Existing Rates to be Unreasonable; Adopting Tariffs That Reflect Rate Adjustments Consistent with the Negotiated Settlement; Finding the Rates to be Set by the Attached Settlement Tariffs to be Just and Reasonable and in the Public Interest; Approving an Attachment Establishing A Benchmark for Pensions and Retiree Medical Benefits; Requiring the Company to Reimburse ACSC's Reasonable Ratemaking Expenses; Determining That This Resolution was Passed In](#)

[Accordance with the Requirements of the Texas Open Meetings Act; Adopting a Savings Clause; Declaring an Effective Date; and Requiring Delivery of this Resolution to the Company and the ACSC's Legal Counsel](#)

Attachments: [Resolution](#)
[Attachment 1 CY25 MTX RRM - Tariffs](#)
[Attachment 2 CY25 MTX RRM - Pension Benchmark](#)

26-0004M2 [Consider/Discuss/Act on a Resolution Removing and Replacing the City of McKinney's Reforestation Plan per Article 4 \(Tree Preservation\) of the Unified Development Code in the City of McKinney Code of Ordinances](#)

Attachments: [Resolution](#)
[Plan \(Current\)](#)
[Plan \(Proposed\)](#)
[Exhibit A \(Proposed\)](#)
[Presentation](#)

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.

26-0843 [Conduct Public Hearing to Consider/Discuss/Act on the Adoption of the Budget Appropriation Ordinance for Fiscal Year 2026-27](#)

Attachments: [Ordinance](#)
[FY27 Proposed Budget](#)
[Taxpayer Impact Statement](#)

26-0844 [Consider/Discuss/Act on an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2026-27 Budget as a Result of the City Receiving More Revenues from Property](#)

Taxes than the Previous Fiscal Year

Attachments: Ordinance
FY2027 Proposed Budget
Taxpayer Impact Statement

26-0845 Conduct Public Hearing to Consider/Discuss/Act on an Ordinance Adopting a Tax Rate for Fiscal Year 2026-27 (Tax Year 2026)

Attachments: Ordinance

26-0846 Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services

Attachments: Ordinance
Ordinance (Redline)
Fee Change List

26-0013SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Passenger Vehicle Fuel Sales (Wildwood Marketplace), Located on the South Side of Future Laud Howell Parkway and Approximately 700 Feet West of County Road 201, and Accompanying Ordinance

Attachments: Project Maps
Letter of Intent
Ex. PD Ord. No. 2024-09-075
Proposed Ordinance
Proposed Exhibits A-C
Presentation

26-0074Z/26-0010A Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 26-0010A) and a Request to Zone (Case No. 26-0074Z) the Subject Property to "MF36" - Multi-Family Residential District, Located on the South Side of Baxter Well Road and Approximately 1,200 Feet West of FM 1461, and Accompanying Ordinance(s)

Attachments: [Project Maps](#)
[Letter of Intent](#)
[Annexation Petition](#)
[1295 Certificate](#)
[Proposed Annexation Ordinance](#)
[Proposed Annexation Exhibits A-D](#)
[Proposed Annexation and Development Agreement](#)
[26-0074Z - Zoning Request Information](#)
[Proposed Zoning Ordinance](#)
[Proposed Zoning Exhibits A-C](#)
[Presentation](#)

26-0086Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “C2” - Local Commercial District, Located on the South Side of Eldorado Parkway and Approximately 180 Feet East of South Custer Road, and Accompanying Ordinance](#)

Attachments: [Project Maps](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Established Community District](#)
[Placetype Definitions](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2003-02-015](#)
[Ex. PD Ord. No. 1997-06-36](#)
[Ex. PD Ord. No. 1995-03-19](#)
[Ex. PD Ord. No. 1621](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

26-0847 [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Article VI, Conveyance of Land for Recreational Areas and Facilities, of](#)

[the Code of Ordinances](#)

Attachments: [Ordinance](#)
[Ordinance Exhibit A Redlines](#)
[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)

- City of McKinney, Texas v. City of Melissa, Texas, Civil Action Case No. 494-05254-2026, in the 494th District Court of Collin County, Texas

B. Section 551.072. Deliberations about Real Property

- 606 Standifer Street

- Municipal Facilities

C. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Kepler

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 August 25, 2026.

*Empress Drane, TRMC
City Secretary
Tenitrus Parchman, TRMC
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>.