



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, August 5, 2025

6:00 PM

Council Chambers
401 E. Virginia Street
McKinney, TX 75069

Revised to include agenda item #25-3022

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INFORMATION SHARING ITEMS

25-3022 [Presentation Honoring Universal Oneness Day](#)

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

- 25-3007** [Minutes of the City Council Work Session of July 15, 2025](#)
Attachments: [Minutes](#)
- 25-3008** [Minutes of the City Council Regular Meeting of July 15, 2025](#)
Attachments: [Minutes](#)
- 25-3009** [Minutes of the City Council Special Meeting and Work Session of July 22, 2025](#)
Attachments: [Minutes](#)
- 25-2891** [Minutes of the Community Grants Advisory Commission of May 14, 2025](#)
Attachments: [Minutes](#)
- 25-2892** [Minutes of the Community Grants Advisory Commission of May 15, 2025](#)
Attachments: [Minutes](#)
- 25-2937** [Minutes of the McKinney Armed Services Memorial Board Meeting of June 11, 2025](#)
Attachments: [Minutes](#)
- 25-2773** [Minutes of the McKinney Arts Commission of April 17, 2025](#)
Attachments: [Minutes](#)
- 25-2961** [Minutes of the McKinney Economic Development Corporation Meeting of June 17, 2025](#)
Attachments: [Minutes](#)

Consent ORDINANCES

- 25-3010** [Consider/Discuss/Act on an Ordinance to Modify the Effective Reduced Speed School Zones Times for Schools](#)

within the Prosper Independent School District

Attachments: Ordinance

Consent RESOLUTIONS

25-3011 Consider/Discuss/Act on a Resolution Authorizing a Contract for Professional Auditing Services with Weaver and Tidwell, LLP

Attachments: Resolution
Scoring Summary

25-3012 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Birkhoff, Hendricks & Carter, L.L.P. for Professional Engineering Design Services for the WA2415 - Miscellaneous Pump Station Improvements Project and Any Necessary Supplemental Agreements

Attachments: Resolution
Location Map

25-3013 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with LJB Inc. for Professional Engineering Design Services for the Gerrish Pump Station 18 Inch Waterline Replacement Project (WA2549) and Authorizing Any Necessary Supplemental Agreements

Attachments: Resolution
Location Map

25-3014 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Pace Construction Services LLC DBA Pace Turf Solutions, of Melissa, Texas for Irrigation Installation Services

Attachments: Resolution
Bid Tab

25-3015 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with LJA Engineering Inc., of McKinney, Texas, for Professional

Architectural and Engineering Design Services for the
McKinney Light Walk at Towne Lake Park

Attachments: Resolution
Scope of Service
Form 1295 Certificate

25-3016

Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Execute a Supplemental Agreement with LJA
Engineering, of McKinney, Texas, for Professional
Architectural and Engineering Design Services for the Wilson
Creek Greens Trail Phase 2

Attachments: Resolution
Scope of Services
Form 1295 Certificate

25-3017

Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Execute a Term Sheet with Trammell Crow
Company No. 43, Ltd., Crow-Billingsley McKinney 380 Ltd.,
Crow-Billingsley Stover Creek Ltd., UBP/McKinney, LLC,
BCC/McKinney, LLC, 380 North/McKinney, LLC,
Henry/McKinney, LLC, SLC McKinney Partners, LP, and Karl
Williams Governing Amendments to a 2008 Facilities
Agreement for Approximately 1,223.5 Acres of Land in in the
City of Mckinney, Generally Located Between US 380 and
South of Bloomdale Road adjacent to Stonebridge Drive

Attachments: Resolution
Term Sheet

25-3018

Consider/Discuss/Act on a Resolution Authorizing the City
Manager to Request, Accept, and Implement a Residential
Curbside Recycling Grant Program Award from The
Recycling Partnership, Inc.

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.

25-3019 [Consider/Discuss/Act on Fiscal Year 2025-26 Proposed Tax Rate, Take Record Vote and Set Public Hearing and Adoption Date](#)

25-3020 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the Draft 2025-2029 Consolidated Plan](#)

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

25-3021 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the 2025-2026 Annual Action Plan](#)

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

25-0017Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "PD" - Planned Development District, Located on the West Side of Trinity Falls Parkway and Approximately 3,385 feet North of the Intersection of the Trinity Falls Parkway and Laud Howell Parkway, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 07.08.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek Entertainment District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibit A-D](#)
[Layout – Informational Only](#)
[Elevations – Informational Only](#)
[Propagation Map - Informational Only](#)
[Engineer's Fall Letter - Informational Only](#)
[Presentation](#)

25-0078Z2 [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 Uses and Modify the Development Standards, Located 2901 McKinney Ranch Parkway, and Accompanying Ordinance](#)

Attachments: [070825 PZ Draft Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2024-03-016](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

24-0026Z3 [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 Self Storage and Commercial Uses and Modify the Development Standards, Located at 2250 South Central Expressway, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

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

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

C. Section 551.072. Deliberations about Real Property

- Lower 5 Plaza

- Municipal Facility

D. Section 551.074. Personnel Matters

- Public Safety Meet and Confer Agreement

E. Section 551.087. Deliberation Regarding Economic Development Matters

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, originally posed on August 1, 2025, reposted on August 2, 2025 at 10:45 a.m.

*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>.