



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Monday, March 31, 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

25-2607 [Proclamation for Child Abuse Prevention Month](#)

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

- 25-2608** [Minutes of the City Council and McKinney Independent School District Board of Trustees Joint Meeting of February 28, 2025](#)
Attachments: [Minutes](#)
- 25-2466** [Minutes of the Library Advisory Board Meeting of January 16, 2025](#)
Attachments: [Minutes](#)
- 25-2547** [Minutes of the McKinney Economic Development Corporation Meeting of January 21, 2025](#)
Attachments: [Minutes](#)
- 25-2548** [Minutes of the McKinney Economic Development Corporation Meeting of February 18, 2025](#)
Attachments: [Minutes](#)
- 25-2543** [Minutes of the McKinney Housing Finance Corporation Meeting of December 13, 2024](#)
Attachments: [Minutes](#)
- 25-2540** [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of February 13, 2025](#)
Attachments: [Minutes](#)
- 24-1517** [Minutes of the Tax Increment Reinvestment Zone Number 2 \(TIRZ2\) Board Meeting of November 7, 2023](#)
Attachments: [Minutes](#)

Consent ORDINANCES

- 25-2609** [Consider/Discuss/Act of an Ordinance Amending Chapter 38, "Elections", by Amending Section 38-75, "Premises Exhibits," to Add a New Exhibit that Depicts the Areas Designated for Lawful Electioneering Activities at the New City Hall Located](#)

at 401 E. Virginia Street

Attachments: Ordinance

Consent RESOLUTIONS

25-2610 Consider/Discuss/Act on a Resolution Approving the Revised City of McKinney Procurement Policy and Procedures Manual

Attachments: Resolution
Policy - FY25 Revised
Policy - FY25 Revised (Redline)

25-2611 Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of an Outdoor Recreation Legacy Partnership (ORLP) Program Grant for Old Settler's Park Improvements Project

Attachments: Resolution

25-2612 Consider/Discuss/Act on a Resolution Awarding a Contract to Stationwise, Inc. to Provide and Implement Scheduling and Staffing Software for the McKinney Fire Department

Attachments: Resolution
Scoring Summary

25-2613 Consider/Discuss/Act on a Resolution by the City Council of the City of McKinney, Texas, Consenting to the Inclusion of the City's Extraterritorial Jurisdiction in the Proposed Collin County Emergency Services District No. 1; Providing for Findings Related Thereto; and Providing an Effective Date

Attachments: Resolution
ESD No. 1 Notification Letter
Notice of Termination Letter
Collin County ESD Presentation - January 2025

25-2614 Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Authorizing The City Manager to Negotiate a License Agreement with the Seed Project

[Foundation for the Development of a City Owned Park Property Known as Gray Branch Park; And Providing for Certain Key Term; and Providing an Effective Date](#)

Attachments: [Resolution](#)

25-2615 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Additional Services Agreement with Garver, LLC for McKinney National Airport Project AI2264, East Side Environmental Assessment \(EA\)](#)

Attachments: [Resolution](#)

Consent MISCELLANEOUS

25-2618 [Consider/Discuss/Act on a Mutual Release and Rescission Agreement with Central & Fannin Wilson 155, LLLP, for the Wilson 155 Project](#)

Attachments: [Agreement](#)
[Location Map](#)
[13-018DA - Development Agreement](#)

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.

24-0008M4 [Conduct a Public Hearing to Consider/Discuss/Act on Certain Amendments to Chapter 150, Entitled "Unified Development Code," of the Code of Ordinances, City of McKinney, Texas, to: \(1\) Correct Typographical Errors and Make Nonsubstantive Editorial Changes to Article 2 \(Zoning Regulations\), including Appendix 2B \(McKinney Town Center MTC\); and \(2\) Make Certain Substantive Changes to Article 2 \(Zoning Regulations\), Specifically to Section 205 \(Use Regulations\) and Appendix 2B \(McKinney Town Center MTC\), and Accompanying Ordinance](#)

Attachments: [03.11.25 PZ Minutes](#)
[UDC Current](#)
[Appendix 2B Current](#)
[Section 205 Use Regulations redlines](#)
[Appendix 2B McKinneyTownCenter MTC redlines](#)
[Summary of Land Use Changes](#)
[Proposed Ordinance](#)
[Exhibit A](#)
[Presentation](#)

25-0016RP [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Replat for Kostial Addition, Located at 815 North Kentucky Street](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Replat Exhibit](#)
[Conditions of Approval Summary](#)

24-0018Z2 [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 Uses and Modify the Development Standards, Located on the South Side of Laud Howell Parkway and Located on the Northeast and Northwest Intersections of Laud Howell Parkway and Trinity Falls Parkway, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 03.11.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Honey Creek District](#)
[Placetype Definitions](#)
[Fiscal Impact Analysis](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2013-07-065](#)
[Ex. PD Ord. No. 2017-03-031](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)
[Applicant Presentation](#)

24-0146Z2 [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 Opposition](#)
[Comprehensive Plan Maps](#)
[Town Center District](#)
[Placetype Definitions](#)
[Fiscal Analysis](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[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)

B. Section 551.072. Deliberations about Real Property

- Honey Creek Development Agreement Amendment

C. Section 551.074. Personnel Matters

- City Manager Annual Performance Evaluation

D. 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 March 28, 2025, on or before 4:00 p.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-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>.