

CITY COUNCIL REGULAR MEETING

MAY 3, 2022

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, located at 222 N. Tennessee Street, McKinney, Texas, on Tuesday, May 3, 2022 at 6:00 p.m.

Mayor George Fuller called the meeting to order at 6:01 p.m. upon determining a quorum of the Council consisting of himself and the following City Council Members were present: Justin Beller, Rick Franklin, Charlie Philips, Patrick Cloutier

Council Member Geré Feltus joined the meeting at 6:45 p.m. during discussion of agenda item #22-005SUP2.

Mayor Pro Tem Rainey Rogers was absent.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Director of Planning Jennifer Arnold, Director of Strategic Services Trevor Minyard, City Secretary Administrative Assistant Blenda Sims, Director of McKinney National Airport Kenneth Carley, Assistant Director of Parks, Recreation & Open Space Ryan Mullins, Parks Planning & Development Manager Jenny Baker, Planning Manager Caitlyn Strickland, and City Secretary Empress Drane

There were approximately thirty (30) Members of the public present in the audience including Parks, Recreation & Open Space Advisory Board Member Samuel Franklin and Animal Services Facility Advisory Board Member Steven Spainhouer.

Mayor Fuller called for the Invocation given by Bill Rosnett, Norwest Christian Church / Dayspring Counseling. Mr. Rosnett also led the Pledge of Allegiance.

Mayor Fuller called for the Information Sharing item:

22-0399 Proclamation for McKinney Morning Pride Lions Club 20th Anniversary

Mayor Fuller called for Public Comments regarding non-Public Hearing agenda items. There were no requests to speak to the City Council about such items.

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Cloutier, to approve the Consent items as follows:

22-0400 Minutes of the City Council Work Session of April 26, 2022

- 22-0182** Minutes of the Community Grants Advisory Commission Meeting of November 11, 2021
- 22-0227** Minutes of the McKinney Arts Commission Meeting of January 20, 2022
- 22-0303** Minutes of the McKinney Housing Finance Corporation Meeting of November 12, 2021
- 22-0313** Minutes of the McKinney Main Street Board Meeting of March 10, 2022
- 22-0325** Minutes of the McKinney Urban Transit District Board Meeting of February 16, 2022
- 22-0383** Minutes of the Planning and Zoning Commission Regular Meeting of April 12, 2022
- 22-0401** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget and the 2022-2026 Capital Improvements Program to Provide Funds for Project AI4315, Airfield Maintenance & Storage Building. Ordinance caption reads as follows:

ORDINANCE NO. 2022-05-047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2021-2022 ANNUAL BUDGET AND THE 2022-2026 CAPITAL IMPROVEMENTS PROGRAM, TO PROVIDE FUNDING FOR PROJECT AI4315, AIRFIELD MAINTENANCE & STORAGE BUILDING; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 22-0402** Consider/Discuss/Act on a Resolution Awarding a Contract to WaterCentric, LLC of Carrollton, Texas and A N D, INC. dba A New Deal Irrigation of Wylie, Texas for Irrigation Services: Repair and Installation.

RESOLUTION NO. 2022-05-060 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO WATERCENTRIC, LLC OF CARROLLTON, TEXAS AND A N D, INC. dba A NEW DEAL IRRIGATION OF WYLIE, TEXAS FOR IRRIGATION SERVICES: REPAIR AND INSTALLATION

- 22-0403** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kleinfelder, Inc. for Materials Testing and Building Systems Commissioning Services on the McKinney Ranch Pump Station Improvements Project (WA1626). Resolution caption reads as follows:

RESOLUTION NO. 2022-05-061 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$212,453 WITH KLEINFELDER, INC. FOR MATERIAL TESTING AND BUILDING SYSTEMS COMMISSIONING SERVICES FOR THE CONSTRUCTION OF THE MCKINNEY RANCH PUMP STATION IMPROVEMENTS PROJECT (WA1626) AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$235,000

- 22-0404** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Cam-Crete Contracting, Inc., for the Construction of the FY22 Street Repairs Project. Resolution caption reads as follows:

RESOLUTION NO. 2022-05-062 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$2,838,028.75 WITH CAM-CRETE CONTRACTING, INC., FOR THE CONSTRUCTION OF THE FY22 STREET REPAIRS PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$3,200,000

- 22-0029SP** Consider/Discuss/Act on a Site Plan for a Restaurant Including a Drive-Through Window (Dutch Bros Coffee), Located at 1605 Eldorado Parkway

Mayor Fuller called for Plat Consideration Under Texas Local Government Code Chapter 212:

- 22-0049PF** Consider/Discuss/Act on a Preliminary-Final Plat for Calvin Boles Estates, Located in the ETJ of McKinney, Approximately 2,330 Feet North of County Road 325 and on the West Side of County Road 318

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Rick Franklin, to Approve a Preliminary-Final Plat for Calvin Boles Estates, Located in the ETJ of McKinney, Approximately 2,330 Feet North of County Road 325 and on the West Side of County Road 318

Mayor Fuller called for the Regular Agenda and Public Hearing items:

- 21-0010A / 22-0012ZZ** Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 21-0010A) and a Request to Zone (Case No. 22-0012Z) on Certain Land (the "Property") to "PD" - Planned Development District,

Located on the West Side of State Highway 5 (McDonald Street) and
Approximately 2,800 Feet North of Telephone Road, and Related
Ordinance(s) and Agreements

Council Member Rick Franklin recused himself from discussion and action
pertaining to this item.

(Applicant) Martin Sanchez spoke in support of the request.

The motion by Council Member Patrick Cloutier, seconded by Council Member
Justin Beller, to close the public hearing and approve the Request to Zone (Case No.
22-0012Z) on Certain Land (the "Property") to "PD" - Planned Development District,
Located on the West Side of State Highway 5 (McDonald Street) and Approximately
2,800 Feet North of Telephone Road, and Related Ordinance(s) and Agreements carried
with a vote of 4-0-2, None voting against. Annexation and Rezoning Ordinance captions
read as follows:

ORDINANCE NO. 2022-05-048

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY,
TEXAS, ANNEXING CERTAIN TERRITORIES TO THE CITY OF MCKINNEY;
PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE AND
PROVIDING FOR AN EFFECTIVE DATE THEREOF**

ORDINANCE NO. 2022-05-049

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY,
TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS;
SO THAT AN APPROXIMATELY 11.65 ACRE PROPERTY, LOCATED ON THE
WEST SIDE OF STATE HIGHWAY 5 (MCDONALD STREET) AND
APPROXIMATELY 2,800 FEET NORTH OF TELEPHONE ROAD, IS ZONED
TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW
FOR COMMERCIAL AND HEAVY MACHINERY SALE AND STORAGE USES;
PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF,
PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE
PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A
PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING
FOR AN EFFECTIVE DATE HEREOF**

22-0026Z2 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 Modify the Development
Standards and to Allow for a Telecommunications Tower, Located on the
North Side of Hidden Haven Drive and Approximately 640 Feet West of
Independence Parkway, and Accompanying Ordinance

The following individuals spoke in opposition to the request:

Gary Harnack, 10105 Sailboard Dr, McKinney TX 75072

Lesley Hobby, 10104 Blue Skies Dr, McKinney TX 75072

Kathi Harnack, 10105 Sailboard Dr, McKinney TX 75072

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Charlie Philips, to close the public hearing the request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for a Telecommunications Tower, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway, and Accompanying Ordinance which caption reads as follows:

ORDINANCE NO. 2022-05-051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 7.44 ACRE PROPERTY, LOCATED ON THE NORTH SIDE OF HIDDEN HAVEN DRIVE AND APPROXIMATELY 640 FEET WEST OF INDEPENDENCE PARKWAY, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS AND TO ALLOW A TELECOMMUNICATIONS TOWER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit
0005SUP2 to Allow for Telecommunications Tower Uses, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway, and Accompanying Ordinance

(Applicant) Mason Griffin spoke in support of the request.

The following individuals spoke in opposition to the request:

Lesley Hobby, 10104 Blue Skies Dr, McKinney TX 75072

Luc Sicotte, 10101 Old Eagle River Ln, McKinney TX 75072

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Geré Feltus, to close the public hearing and approve a Specific Use Permit to Allow for Telecommunications Tower Uses, Located on the North Side of Hidden Haven Drive and Approximately 640 Feet West of Independence Parkway, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-05-052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A TELECOMMUNICATIONS TOWER USE, LOCATED ON THE NORTH SIDE OF HIDDEN HAVEN DRIVE AND APPROXIMATELY 640 FEET WEST OF INDEPENDENCE PARKWAY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

22-0405 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Settlement Agreement and Mutual Release incident to Hemphill, LLC v. City of McKinney, Texas Civil Action No. 4:21-cv-00655, United States District Court, Eastern District of Texas (Sherman Division) and a related Land Option and Lease Agreement by and between Said Parties.

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Rick Franklin, to approve a Resolution Authorizing the City Manager to Execute a Settlement Agreement and Mutual Release incident to Hemphill, LLC v. City of McKinney, Texas Civil Action No. 4:21-cv-00655, United States District Court, Eastern District of Texas (Sherman Division) and a related Land Option and Lease Agreement by and between Said Parties, resolution caption reads:

RESOLUTION NO. 2022-05-063 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SETTLEMENT AGREEMENT AND MUTUAL RELEASE INCIDENT TO HEMPHILL, LLC V. CITY OF MCKINNEY, TEXAS CIVIL ACTION NO. 4:21-CV-00655, UNITED STATES DISTRICT COURT, EASTERN DISTRICT OF TEXAS (SHERMAN DIVISION) AND A RELATED LAND OPTION AND LEASE AGREEMENT BY AND BETWEEN SAID PARTIES

22-0003SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit for Automobile Dealership Sales (Best Price Auto Group), Located at 751 North Central Expressway, and Accompanying Ordinance

(Applicant) Bob Roeder spoke in support of the request.

Steven Spainhouer, 1836 Virginia, McKinney TX 75069, spoke in support of the request.

Council unanimously approved the motion by Council Member Geré Feltus, seconded by Council Member Rick Franklin, to lose the public hearing.

Council approved the motion by Council Member Rick Franklin, seconded by Council Member Charlie Philips, to approve a Specific Use Permit for Automobile Dealership Sales (Best Price Auto Group), Located at 751 North Central Expressway, and Accompanying Ordinance with a vote of 4 – 2 (Council Members Geré Feltus and Patrick Cloutier voting no). Ordinance caption reads as follows:

ORDINANCE NO. 2022-05-050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR AUTOMOBILE DEALERSHIP SALES (BEST PRICE AUTO GROUP), LOCATED AT 751 NORTH CENTRAL EXPRESSWAY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

21-0187Z2 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 Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of Stacy Road and on the East Side of McKinney Ranch Parkway, and Accompanying Ordinance

(Applicant) Martin Sanchez spoke in support of the request.

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Geré Feltus, to Close the public hearing.

Council unanimously approved the motion by Council Member Geré Feltus, seconded by Council Member Rick Franklin, to approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to allow for Single Family Residential and Commercial Uses and to Modify the Development Standards, Located on the North Side of Stacy Road and on the East Side of McKinney Ranch Parkway, and Accompanying Ordinance which caption reads as follows:

ORDINANCE NO. 2022-05-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 20.9 ACRE PROPERTY, LOCATED ON THE NORTH SIDE OF STACY ROAD AND ON THE EAST SIDE OF MCKINNEY

RANCH PARKWAY, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT AND, GENERALLY TO ALLOW FOR SINGLE FAMILY RESIDENTIAL AND COMMERCIAL USES, AND MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

21-0188Z3 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 Modify the Development Standards and to Allow for a Telecommunications Tower, Located 3109 South Custer Road, and Accompanying Ordinance

(Applicant) Vincent Huebinger spoke in support of the request.

Council unanimously approved the motion by Council Member Charlie Philips, seconded by Council Member Patrick Cloutier, to table the request until the City Council Regular Meeting of June 21, 2022. The applicant presentation not available at the time of agenda posting is included with these minutes as *Appendix A*.

22-0002M3 Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Appendix G (MTC - McKinney Town Center Zoning District) of the Code of Ordinances, and Accompanying Ordinance

There were no requests to speak regarding the request.

Council unanimously approved the motion by Council Member Patrick Cloutier, seconded by Council Member Rick Franklin, to close the public hearing and approve the Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Appendix G (MTC - McKinney Town Center Zoning District) of the Code of Ordinances, and Accompanying Ordinance which caption reads as follows:

ORDINANCE NO. 2022-05-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING APPENDIX G (MTC – MCKINNEY TOWN CENTER ZONING DISTRICT) OF CHAPTER 146 (ZONING REGULATIONS) OF THE CODE OF ORDINANCES; ESTABLISHING PRESUMPTIONS; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

22-0406 Consider/Discuss/Act on a Resolution Nominating a Member to the Collin Central Appraisal District Board of Directors

Council unanimously approved the motion by Council Member Geré Feltus, seconded by Council Member Rick Franklin, to a Resolution Nominating Deidre Woodard to the Collin Central Appraisal District Board of Directors. Resolution caption reads as follows:

RESOLUTION NO. 2022-05-064 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, NOMINATING AN INDIVIDUAL FOR CONSIDERATION TO FILL A VACANCY ON THE BOARD OF DIRECTORS FOR THE CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY, TEXAS, AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Fuller called for Public Comments regarding matters not on the agenda.

Dan Porzio, 5500 McKinney Place Dr, McKinney TX 75070, spoke regarding the McKinney Independent School District Board of Trustees and community involvement with various books available through school libraries.

Mayor Fuller called for Council and Manager Comments.

Council Member Charlie Philips commended McKinney Boyd High School junior Devin Drinan who was selected to be a part of the ninth annual National Youth Orchestra of the United States of America (NYO-USA), which is a group of 109 outstanding musicians from across the country chosen by Carnegie Hall to perform around the world. Council Member Philips drew laughter from the audience and Council when proudly announcing his 28th consecutive award for being the Philips & Epperson Employee of the Year, as he is the sole member of the award selection committee.

Council Member Geré Feltus spoke regarding the process for challenging books available in school libraries, expressed concerns for removing the Story of Ruby Bridges and similar stories from libraries, and encourages activists with opposing viewpoints to listen and work together for solutions.

Council Member Justin Beller commended the Habitat for Humanity organization and volunteers working on the Cotton Grove community; and commended Jaxson Turner and Superbowl Champion Ronald Jones for speaking to members of the AEYL program; Chestnut Square Food Walk and Farmers Market vendors had a great event recently; Council Member Beller and other city leaders recently attended an event hosted by the

Dawoodi Bohra Community of Collin County Eid Mela, which was a market to promote women entrepreneurs.

Council Member Rick Franklin reminded everyone that the AT&T Byron Nelson golf tournament would be returning to the city next week and expresses appreciation for the Salesmanship Club of Dallas for their work on the tournament as well as support of school children.

Council Member Patrick Cloutier spoke on attending the Dawoodi Bohra event with Council Member Beller, his personal connection to the immigrant experience and the experiences of his family during World War II, and the importance of voting.

City Manager Paul Grimes announced the development of a neighbor preservation plan for east McKinney neighborhoods and encouraged the public to provide input via the online survey at www.McKinneyTexas.org; commended the Communications & Marketing Department for winning the Golden Post Award, a national award for the best Instagram presence by a governmental entity; and announced June 4 as the 20th anniversary for the Senior Recreation Center with celebration planning currently underway.

Council Member Charlie Philips recognized Hugs Café and Cornerstone Ranch for their work supporting individuals with special needs and thanks the Council Members who were able to attend the recent fundraiser for Cornerstone Ranch.

Mayor Fuller spoke in support of the McKinney ISD Board of Trustees, regarding the process for challenging books available in school libraries, he and encouraged members to vote in the various area elections including those for school boards.

Council unanimously approved the motion by Council Member Charlie Philips, seconded by Council Member Geré Feltus, to adjourn the meeting at 8:30 p.m.

Video recording of this meeting is available to the public through the City of McKinney public meetings archive.

These minutes approved by the City Council on May 17, 2022.

GEORGE C. FULLER
Mayor of McKinney, Texas

ATTEST:

EMPRESS DRANE
City Secretary
JOSHUA STEVENSON
Deputy City Secretary

Verizon Eldorado Custer Zone 2021-0188



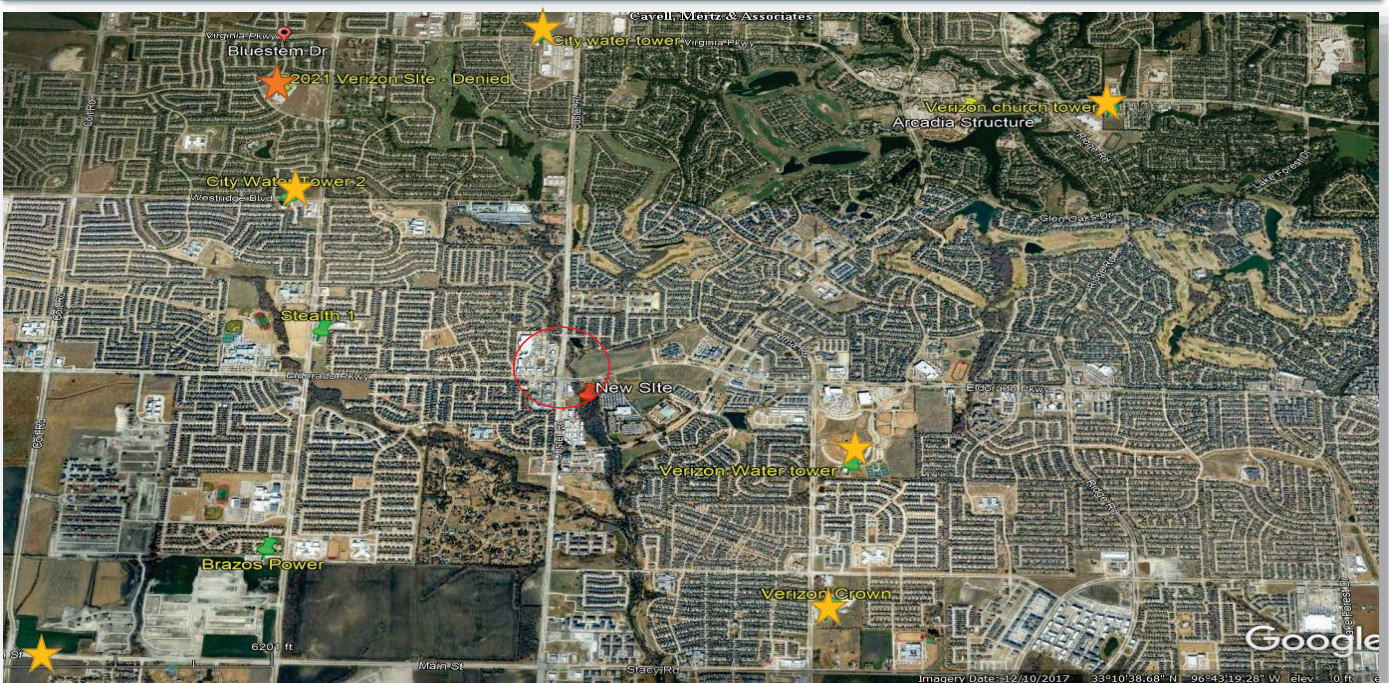
Vincent Gerard & Associates, Inc.
Land Planning, Development & Zoning Consultants
1715 South Capital Of Texas Highway, Suite 207
Austin, Texas 78746
Vincentgerard.com | (512) 328-2693

Site Location



Verizon Eldorado Custer • McKinney Texas

Existing Structures & Sites

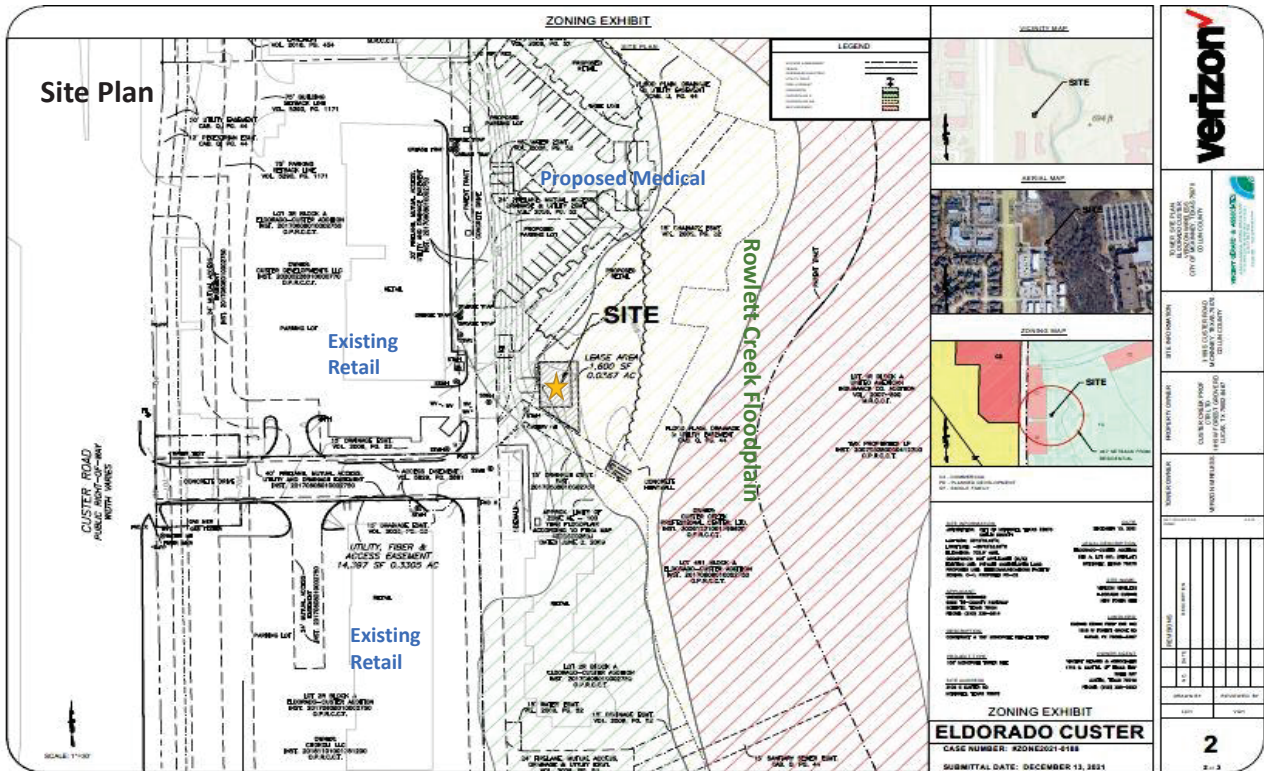


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Search Ring

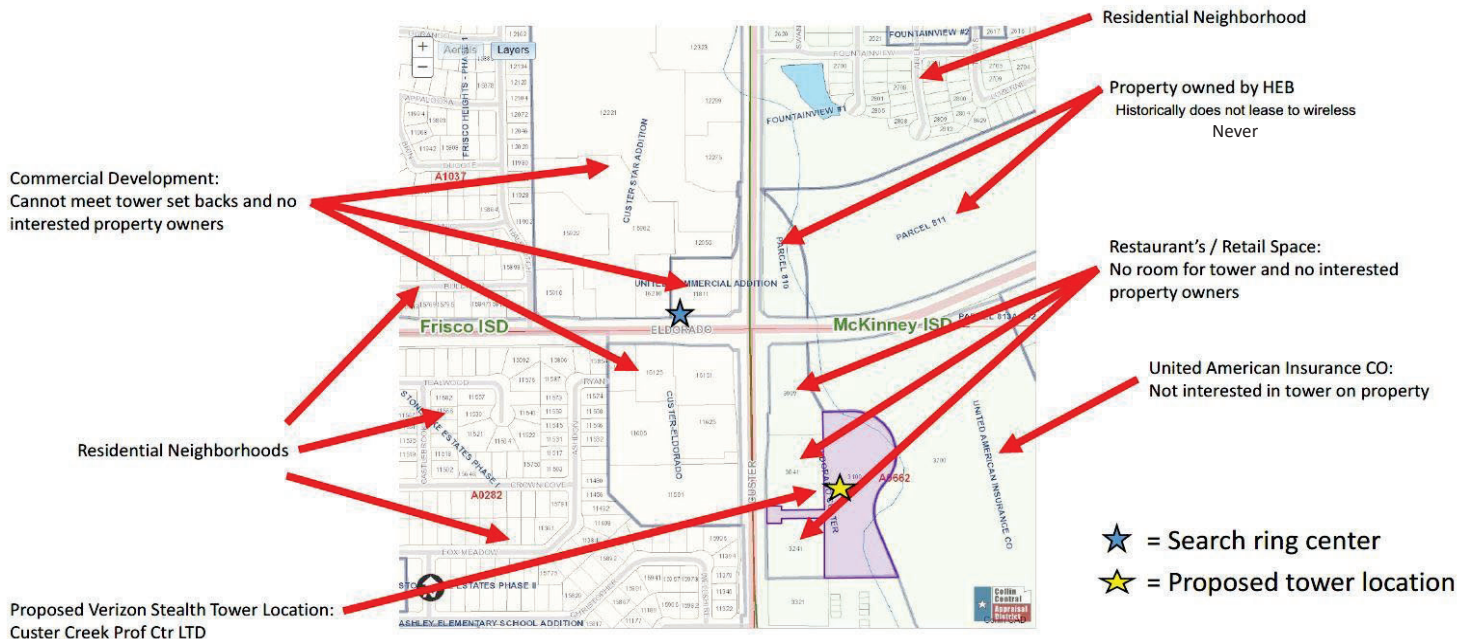


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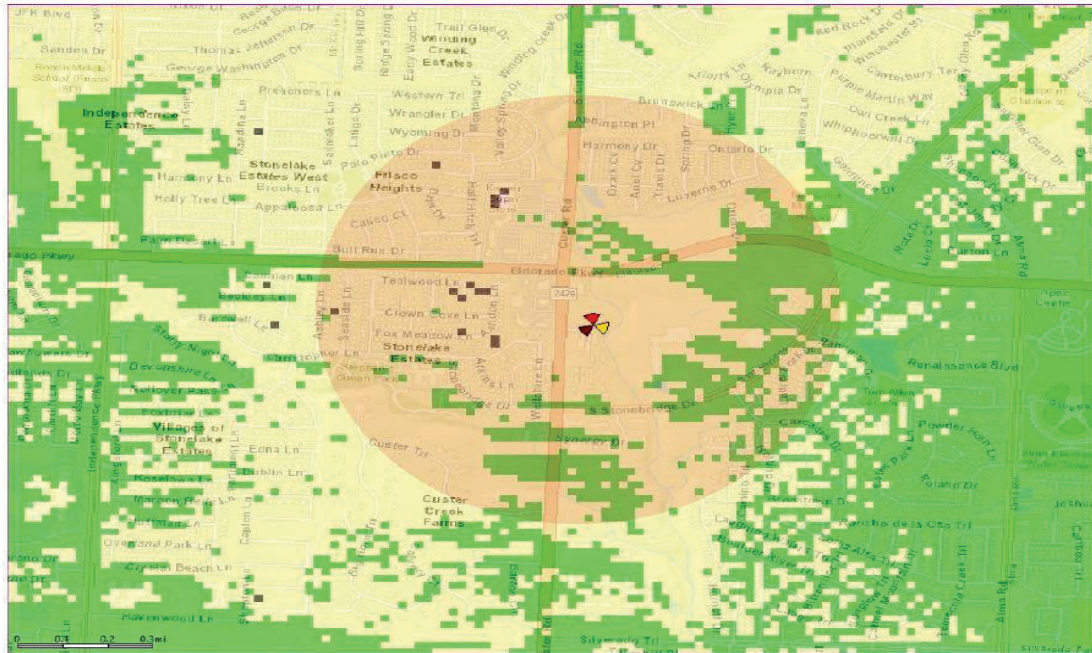


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Exhausted Candidates (inside of .25 mile RF search ring)



ELDORADO_CUSTER-700 MHz RSRP PRIOR



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ELDORADO_CUSTER-700 MHz RSRP Proposed 84'



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Regulations

ZONING – SUP for PD – (Stonebridge Ranch)

- *Section 146-137 – Existing Commercial Area,
- *Designed to be co-locatable, - Yes
- *Is more than 300' or 3-1 from residential Use or zoning – 475'
- *Allows better Communication services to McKinney,
- *Stonebridge Ranch Board hearing June 8th for final Design,
- *Has one small issue with flag lot – Property line setback,
- *Upgrading telecommunications is an obvious need – Previous Text Campaign = 900+ positive responses

Summary

This high priority site for McKinney – no other options. Will hold 3 carriers at decent height. We believe this data shows this to be the only Option available. In this area it will provide continual complete indoor coverage in McKinney & Upgrades E911 services. Site design is “Stealth” Bell tower in Floodplain.



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(End of Appendix A: 21-01883Z3, Applicant Presentation)