



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, March 15, 2011

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

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### AMENDED

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Arnulfo Alvarado, First Hispanic Assembly of God

#### INFORMATION SHARING

- 11-131 [Check Presentation by County Commissioner Joe Jaynes for Bloomdale Road](#)
- 11-132 [Presentation of Texas Recreation and Parks Society Gold Medal Award](#)

#### CITIZEN COMMENTS

#### 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.*

#### MINUTES

- 11-133 [Minutes of the City Council Work Session of February 28, 2011](#)  
**Attachments:** [Minutes](#)
- 11-134 [Minutes of the City Council Work Session of March 1, 2011](#)  
**Attachments:** [Minutes](#)
- 11-135 [Minutes of the City Council Regular Meeting of March 1, 2011](#)

**Attachments:** [Minutes](#)

- 11-136 [Minutes of the McKinney Community Development Corporation Meeting of January 27, 2011](#)

**Attachments:** [Minutes](#)

- 11-137 [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of January 24, 2011](#)

**Attachments:** [Minutes](#)

- 11-138 [Minutes of the McKinney Economic Development Board Meeting of January 25, 2011](#)

**Attachments:** [Minutes](#)

- 11-139 [Minutes of the McKinney Economic Development Special Board Meeting of February 1, 2011](#)

**Attachments:** [Minutes](#)

- 11-140 [Minutes of the McKinney Main Street Board meeting of January 13, 2011](#)

**Attachments:** [Minutes](#)

- 11-141 [Minutes of the Planning and Zoning Commission Regular Meeting of February 8, 2011](#)

**Attachments:** [Minutes](#)

## ORDINANCES

- 11-142 [Consider/Discuss/Act on an Ordinance Modifying the School Zone for Cockrill Middle School](#)

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

- 11-145 [Ordinance Authorizing a Budget Amendment modifying a loan agreement from the Solid Waste Fund for Construction of the Oak Hollow Clubhouse](#)

**Attachments:** [1999-2018 Oak Hollow Rev. History and Projection](#)  
[Loan Repayment Schedule](#)

## END OF CONSENT

## REGULAR AGENDA

*This portion of the agenda consists of items requiring individual consideration by the Council.*

**11-143**     [Consider/Discuss/Act on Filling a Vacant Position on the Animal Service Facility Advisory Committee](#)

**Attachments:** [Candidates](#)  
[Dr. Laura Peyton Resignation](#)

## PUBLIC HEARINGS

**11-144**     [Conduct a Public Hearing to Consider/Discuss/Act on Application #11-01 as Submitted by G.H. Sports Group Requesting \\$300,000 for Construction of an Artificial Turf Sports Complex.](#)

**Attachments:** [MCDC 022411 Minutes](#)  
[Legal Notice](#)  
[G.H. Sports Group Application](#)  
[GHS - Project Overview](#)  
[COE Site Plan 12-14-10](#)  
[Project estimate](#)  
[5 Yr. Operating Proforma](#)  
[Cricket Club](#)  
[McKinney Soccer](#)  
[McKinney Lacrosse Club](#)  
[P1 Sports](#)

**10-118Z**     [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Standard Pacific of Texas, Inc., on Behalf of Standard Pacific of Texas, Inc. and Coit/Plano Parkway, J.V., for Approval of a Request to Rezone Approximately 83.29 Acres from "PD" - Planned Development District and "REC" - Regional](#)

Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally for Single Family Residential Uses and to Modify the Development Standards, Located on the East Side of Alma Road and on the North Side of Silverado Trail, and Accompanying Ordinance.

**Attachments:** [PZ Meeting Minutes](#)  
[PZ Staff Report](#)  
[PZ Presentation](#)  
[Location Map](#)  
[Aerial Exhibit](#)  
[Letter of Intent](#)  
[Legal Notice](#)  
[Property Owner Notice](#)  
[Property Owner Notification List](#)  
[Fiscal Analysis](#)  
[Ex. PD Ord. No. 2004-01-002](#)  
[Ex. PD Ord. No. 2008-07-071](#)  
[Proposed Ordinance](#)  
[Zoning Exhibit A - Location Map](#)  
[Zoning Exhibit B - Gen. Dev. Plan](#)  
[Zoning Exhibit C - Landscape Concepts](#)  
[Zoning Exhibit D - Dev. Standards](#)

**11-010Z** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Gurpal Singh, for Approval of a Request to Rezone Approximately 1.01 Acres from "AG" - Agriculture District to "BG" - General Business District, Located on the South Side of U.S. Highway 380 \(University Drive\) and Approximately 2,200 Feet West of Bridgefarmer Road, and Accompanying Ordinance](#)



**Attachments:** [Planning and Zoning Minutes](#)  
[Planning and Zoning Staff Report](#)  
[Location Map](#)  
[Aerial Exhibit](#)  
[Letter of Intent](#)  
[Legal Notice](#)  
[PO Notice](#)  
[Property Owner List](#)  
[Land Use Module Tracker](#)  
[Fiscal Analysis](#)  
[Proposed Ordinance](#)  
[Proposed Exhibit A - Location Map](#)  
[Proposed Exhibit B - Metes and Bounds](#)  
[PowerPoint](#)

## **COUNCIL AND MANAGER COMMENTS AND LIAISON REPORTS**

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.

## **CITIZEN COMMENTS**

## **EXECUTIVE SESSION**

In Accordance with the Texas Government Code:

- A. Section 551.071 (2). Consultation with City Attorney on any Work Session, Special 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 (1) (A). Litigation / Anticipated Litigation
- MA-BBO Five, LP, Bankruptcy Petition # 11-40644, United States Bankruptcy Court, Eastern District of Texas (Sherman); MA BB Owen LP, Bankruptcy Petition # 11-40645, United States Bankruptcy Court, Eastern District of Texas (Sherman)
- C. Section 551.072. Discuss Real Property
- Municipal Facilities

**ACTION ON EXECUTIVE SESSION ITEMS****ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 11th day of March, 2011 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505 or Blanca Garcia, Assistant City Secretary at 972-547-7504, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.

11-131



**TITLE:** Check Presentation by County Commissioner Joe Jaynes for Bloomdale Road

**SUPPORTING MATERIALS:**

11-132



**TITLE:** Presentation of Texas Recreation and Parks Society Gold Medal Award

**SUPPORTING MATERIALS:**

**11-133**



**TITLE:** Minutes of the City Council Work Session of February 28, 2011

**SUPPORTING MATERIALS:**

[Minutes](#)

## **CITY COUNCIL WORK SESSION**

**FEBRUARY 28, 2011**

The City Council of the City of McKinney, Texas met in work session in the Council Chambers of the Municipal Building on February 28, 2011 at 5:30 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro-Tem Pete Huff, Council members: David Brooks, Travis Ussery, GERALYN KEVER, Don Day, and Ray Ricchi.

Staff Present: Interim City Manager Rick Chaffin; Deputy City Manager Jim Parrish; City Attorney Mark Houser; City Secretary Sandy Hart; Airport Director Ken Wiegand; Engineering - Patricia Jackson, Matt Richardson, Gary Graham, and Lissa Sheperd; Parks Superintendent Steve Brainerd; Executive Director of Development Services John Kessel; Director of Engineering Jack Car; Interim Deputy City Manager Lemuel Randolph; Interim Finance Director Larry Cunningham; Assistant Director of Development Services Rob Daake; and Communications and Marketing Director CoCo Good. There were 3 guests present.

Mayor Loughmiller called the meeting to order at 5:34 p.m. after determining a quorum was present.

Mayor Loughmiller called for discussion on the following items with no action taken.

**11-093** Collin College Presentation (Dr. Cary Israel) (30 minutes)

**11-094** Capital Improvements Program Manager Reports (Lemuel Randolph, Matt Richardson, Patricia Jackson, Lissa Shepard, and Stephen Brainerd) (30 minutes)

Mayor Loughmiller recessed the meeting into executive session at 6:55 p.m. per Texas Government Code Section 551.071 (2) Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and Section 551.072 Discuss Real Property, as listed on the posted agenda. Mayor Loughmiller recessed to the open session at 7:41 p.m.

Mayor Loughmiller turned the work session over the Mayor Pro-Tem Huff at 7:45 p.m.

Mayor Pro-Tem Huff called for continued discussion on the following item with no action taken.

**11-094** Capital Improvements Program Manager Reports (Lemuel Randolph, Matt Richardson, Patricia Jackson, Lissa Shepard, and Stephen Brainerd) (30 minutes)

Council unanimously approved the motion by Council member Brooks, seconded by Council member Ricchi, to adjourn. Mayor Pro-Tem Huff adjourned the meeting at 8:15 p.m.

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BRIAN LOUGHMILLER  
Mayor

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PETE HUFF  
Mayor Pro-Tem

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary

11-134



**TITLE:** Minutes of the City Council Work Session of March 1, 2011

**SUPPORTING MATERIALS:**

[Minutes](#)



## **CITY COUNCIL WORK SESSION**

**MARCH 1, 2011**

The City Council of the City of McKinney, Texas met in work session in the Council Chambers of the Municipal Building on March 1, 2011 at 4:00 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro-Tem Pete Huff, Council members: David Brooks, Travis Ussery, Geralyn Kever, Don Day, and Ray Ricchi.

Staff Present: Interim City Manager Rick Chaffin; Deputy City Manager Jim Parrish; City Attorney Mark Houser; City Secretary Sandy Hart; Interim Deputy City Manager Lemuel Randolph; Chief Information Officer Chris Chiancone; Executive Director of Development Services Hal Cranor; Facilities Construction Manager Patricia Jackson; Executive Director of Development Services John Kessel; Human Resources Director Tadd Phillips; Human Resources Lana Raimbault, Sandra Skinner, and Jennifer Askenazi; Interim Finance Director Larry Cunningham; Assistant to the City Manager Aretha Harvey; Main Street Director Ty Lake; Communications and Marketing – CoCo Good and Heidi Stark; Grants Coordinator Janay Tieken; Planner Craig Sykora; Assistant Director of Development Services Rob Daake; and Airport Director Ken Wiegand.

There were 6 guests present.

Mayor Loughmiller called the meeting to order at 4:08 p.m. after determining a quorum present. Mayor Loughmiller called for discussion on the following items with no action taken.

- 11-064** Health Plan Strategy Update (Jim Parrish) (30 minutes)
- 11-065** Information Technology Update (Chris Chiancone) (30 minutes)
- 11-066** Discuss McKinney Hospitality Needs & MCVB Efforts (Ian Dockrill and Diann Bayes) (15 minutes)

Mayor Loughmiller recessed the meeting into executive session at 5:33 p.m. per Texas Government Code Section 551.071 (2) Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed), Section 551.071 (1) (A). Litigation / Anticipated Litigation, and Section 551.072 Discuss Real Property. Mayor Loughmiller recessed to the open session at 6:00 p.m.

Council unanimously approved the motion by Council member Ussery, seconded by Mayor Pro-Tem Huff, to adjourn. Mayor Loughmiller adjourned the meeting at 6:03 p.m.

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BRIAN LOUGHMILLER  
Mayor

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary

11-135



**TITLE:** Minutes of the City Council Regular Meeting of March 1, 2011

**SUPPORTING MATERIALS:**

[Minutes](#)

## **CITY COUNCIL REGULAR MEETING**

**MARCH 1, 2011**

The City Council of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on March 1, 2011 at 6:00 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro-Tem Pete Huff, Council members: David Brooks, Travis Ussery, GERALYN KEVER, Don Day, and Ray Ricchi.

Staff Present: Interim City Manager Rick Chaffin, Deputy City Manager Jim Parrish, City Attorney Mark Houser, City Secretary Sandy Hart, Interim Deputy City Manager Lemuel Randolph, Airport Director Ken Wiegand, Planner Craig Sykora; Environmental Stewardship Manager Julie Smith; Planning Director Jennifer Cox; Interim Finance Director Larry Cunningham; Executive Director of Development Services John Kessel; Executive Director of Public Works Hal Cranor; Environmental and Fleet Services Manager Eric Hopes; Facilities Construction Manager Patricia Jackson; Fire Chief Mark Wallace; Grants Coordinator Janay Tieken; Senior Help Desk Technician Richard Sewell; and Police Sergeant Roger Thornhill.

There were 21 guests present.

Mayor Loughmiller called the meeting to order at 6:04 p.m. after determining a quorum was present. Invocation was given by Pastor Kenneth Diggs, Eternity Community Church. Mayor Loughmiller led the Pledge of Allegiance.

### **INFORMATION SHARING**

**11-095** Presentation of Certificate of Recognition to Nathan Bush. Council member Ricchi presented a Certificate of Recognition for the fundraising efforts of Nathan Bush for CASA.

Mayor Loughmiller called for Citizen Comments

Mr. Victor Hawkins, 1701 Park Central, McKinney, spoke about DART coming to McKinney and the benefits the transit system would have for the residents.

Council unanimously approved the motion by Council member Ussery, seconded by Council member Kever, to approve the following consent items:

- 11-096** Minutes of the City Council Special Meeting of February 9, 2011
- 11-097** Minutes of the City Council Work Session of February 15, 2011
- 11-098** Minutes of the City Council Regular Meeting of February 15, 2011

- 11-099** Minutes of the City Council Special Meeting of February 21, 2011
- 11-100** Minutes of the Library Advisory Board Meeting of January 20, 2011
- 11-101** Minutes of the McKinney Airport Development Corporation Meeting of January 13, 2011
- 11-102** Minutes of the McKinney Armed Services Memorial Board Meeting of January 12, 2011
- 11-103** Minutes of the McKinney Arts Commission Work Session on November 30, 2010
- 11-104** Minutes of the McKinney Arts Commission Special Meeting of November 30, 2010
- 11-105** Minutes of the McKinney Arts Commission Work Session of January 6, 2011
- 11-106** Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of January 13, 2011
- 11-107** Minutes of the Planning and Zoning Commission Regular Meeting of January 25, 2011
- 11-108** Consider/Discuss/Act On an Ordinance Repealing Chapter 86 of the Code of Ordinances and Adopting a New Chapter 86 with Updated Provisions Regarding the Collection and Disposition of Solid Waste and Recyclable Material. Caption reads as follows:

ORDINANCE NO. 2011-03-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, REPEALING CHAPTER 86 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY AND ADOPTING A NEW CHAPTER 86 WITH UPDATED PROVISIONS REGARDING THE COLLECTION AND DISPOSITION OF SOLID WASTE AND RECYCLABLE MATERIAL IN THE CITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

- 11-109** Consider/Discuss/Act on a Ordinance Repealing Chapter 30 of the Code of Ordinances and Adopting a New Chapter 30 of the Code of Ordinances. Caption reads as follows:

ORDINANCE NO. 2011-03-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, REPEALING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY AND ADOPTING A NEW CHAPTER 30 WITH UPDATED PROVISIONS REGARDING AIRPORT MINIMUM STANDARDS AND RULES AND REGULATIONS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE

- 11-110** Consider/Discuss/Act on an Ordinance Amending the FY 2010-2011 Grants Budget. Caption reads as follows:

ORDINANCE NO. 2011-03-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2010-2011 GRANTS BUDGET

- 11-111** Consider/Discuss/Act on an Ordinance Amending the FY 2010-2011 Grants Budget. Caption reads as follows:

ORDINANCE NO. 2011-03-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2010-2011 GRANTS BUDGET

- 11-112** Consider/Discuss/Act on a Resolution Supporting Improvements to Interstate 35 East from Interstate Highway 635 in Dallas County to U.S. Highway 380 in Denton County. Caption reads as follows:

RESOLUTION NO. 2011-03-026 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, REQUESTING IMPROVEMENTS TO INTERSTATE 35 EAST AS DESIGNED BY THE TEXAS DEPARTMENT OF TRANSPORTATION TO BE FULLY FUNDED AND IMPLEMENTED FOR THE FULL PROJECT LENGTH FROM INTERSTATE HIGHWAY 635 IN DALLAS COUNTY TO U.S. HIGHWAY 380 IN DENTON COUNTY

- 11-113** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with H.W. Lochner Inc., BWR Division for Environmental Site Assessment Services and Associated Support for Brownfields Grant Administration. Caption reads as follows:

RESOLUTION NO. 2011-03-027 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH H.W. LOCHNER INC., BWR DIVISION FOR ENVIRONMENTAL SITE ASSESSMENT SERVICES AND ASSOCIATED SUPPORT FOR BROWNFIELDS GRANT ADMINISTRATION; PROVIDING AN EFFECTIVE DATE

- 11-116** Consider/Discuss/Act on a Resolution to Authorize a Design/Build Contract in Relation to the State Energy Conservation Office (SECO) Grant Solar Array Project to be Located at Fire Station #6. Caption reads as follows:

RESOLUTION NO. 2011-03-030 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR DESIGN/BUILD SERVICES RELATED TO THE STATE ENERGY CONSERVATION OFFICE (SECO) GRANT FOR A SOLAR PANEL ARRAY PROJECT TO BE LOCATED AT FIRE STATION #6

- 11-117** Consider/Discuss/Act on Acceptance of the Comprehensive Annual Financial Report (CAFR)

END OF CONSENT

- 11-114** Mayor Loughmiller called for Consideration/Discussion/Action on a Resolution of the City Council of the City of McKinney, Texas, Authorizing the City Manager to Execute a Contract with the Texas Comptroller of Public Accounts to Receive a \$322,253.68 Distributed Renewable Energy Program Grant for a 51.06 kw Solar Array for Fire Station #6. Environmental Stewardship Manager Julie Smith stated that the City applied for this grant back in September 2010 through the State Energy Conservation Office. Ms. Smith stated that in addition to the \$322,253.68 grant, the City would qualify for an additional rebate from Oncor. Council unanimously approved the motion by Council member Geralyn Kever, seconded by Council member Brooks, to the Resolution of the City Council of the City of McKinney, Texas authorizing the City manager to execute a contract with the Texas Comptroller of Public Accounts to receive a \$322,253.68 Distributed Renewal Energy Program grant for a

51.06 kw Solar Array for Fire Station #6. Caption reads as follows:

RESOLUTION NO. 2011-03-028 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS TO RECEIVE A \$322,253.68 DISTRIBUTED RENEWABLE ENERGY PROGRAM GRANT FOR A SOLAR ARRAY FOR FIRE STATION #6

- 11-115** Mayor Loughmiller called for Consideration/Discussion/Action on a Resolution of the City Council of the City of McKinney, Texas, Authorizing the City Manager to Execute a Contract with the North Central Texas Council of Governments to Receive a \$38,646 Clean Fleets North Texas Grant for Converting Three City Priuses to Electric Plug-In Hybrids. Environmental Stewardship Manager Julie Smith stated that TXU Electric is in the process of installing four electric charging stations. She stated that two of the charging stations will be for the public and two will be located at Public Works for city vehicles. Ms. Smith stated that the Prius' will be converted from battery/combustion engine hybrids to a plug in/combustion engine. Ms. Smith stated that there will be a charging station at the main public library and another at the Senior Center. Council unanimously approved the motion by Mayor Pro-Tem Huff, seconded by Council member Ussery, to approve a Resolution of the City Council of the City of McKinney, Texas, Authorizing the City Manager to Execute a Contract with the North Central Texas Council of Governments to Receive a \$38,646 Clean Fleets North Texas Grant for Converting Three City Priuses to Electric Plug-In Hybrids. Caption reads as follows:

RESOLUTION NO. 2011-03-029 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS TO RECEIVE A \$38,646 CLEAN FLEETS NORTH TEXAS GRANT FOR CONVERTING THREE PRIUSES TO ELECTRIC PLUG-IN HYBRIDS



**11-061** Mayor Loughmiller called for Consideration/Discussion/Action on an Ordinance Amending the Code of Ordinances - Appendix A - Schedule of Fees, Chapter 18 Relative to Ambulance Service Charges. Interim City Manager Chaffin stated that staff is requesting that agenda items 11-061 and 11-062 be tabled until the April 1<sup>st</sup> meeting. Council unanimously approved the motion by Council member Brooks, seconded by Mayor Pro-Tem Huff, to table this item until the April 1, 2011 regular meeting.

**11-062** Mayor Loughmiller called for Consideration/Discussion/Action on an Ordinance Amending the Code of Ordinances, Chapter 42 - Fire Prevention and Protection and Appendix A Schedule of Fees. Council unanimously approved the motion by Council member Brooks, seconded by Mayor Pro-Tem Huff, to table this item until the April 1, 2011 regular meeting.

**10-140Z** Mayor Loughmiller called for a Public Hearing for Consideration/Discussion/Action on the Request by Cross Engineering Consultants, Inc., on Behalf of McKinney North Central Business Park, L.P., for a Request to Rezone Approximately 1.89 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for Open Storage, Located Approximately 400 Feet East of Graves Street and Approximately 500 Feet South of Corporate Drive, and Accompanying Ordinance. Planning Director Jennifer Cox stated that the applicant is requesting to rezone the subject property to allow for public storage. She stated that Staff is recommending approval of the proposed rezoning request as proposed with the necessary screening and stated that the applicant is in agreement with Staff's recommendation. Applicant, Mr. Jon David Cross. 106 W. Louisiana Street was available to answer questions from Council and there were none. Mayor Loughmiller called for public comment and there were none. Council unanimously approved the motion by Council member Ussery, seconded by Mayor Pro-Tem Huff, to approve the Ordinance

rezoning approximately 1.89 acres from "PD" - Planned Development District to "PD" - Planned Development District, generally to allow for open storage, located approximately 400 feet east of Graves Street and approximately 500 feet south of Corporate Drive, with the following special ordinance provisions: The use and development of the subject property shall conform to "PD" - Planned Development District Ordinance No. 1563, except as follows: open storage shall be an allowed use on the subject property, portable storage containers shall be allowed to be stored on the subject property, not to exceed eight (8) feet in height, and shall be screened with a living plant screen of Nellie R. Stevens shrubs, spaced five (5) feet on center and a minimum of three (3) feet in height at the time of planting, the screening of all other open storage items shall require a continuous and solid living screen with a minimum height of seven (7) feet or the screening device shall comply with Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, and as amended. All other open storage shall also be stacked no higher than one foot below the top of the screening wall or visual barrier, and the subject property generally develop according to the proposed zoning exhibit. Caption reads as follows:

ORDINANCE NO. 2011-03-012

AN ORDINANCE AMENDING ORDINANCE NO. 1270, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 1.89 ACRE PROPERTY, LOCATED APPROXIMATELY 400 FEET EAST OF GRAVES STREET AND APPROXIMATELY 500 FEET SOUTH OF CORPORATE DRIVE, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW OPEN STORAGE; 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

Mayor Loughmiller called for Action on Executive Session Items.

Council approved the motion by Mayor Brian Loughmiller, seconded by Council member Kever, to approve a settlement agreement in the case styled City of McKinney,

Texas, Plaintiff vs. Alan Plummer Associates, Inc., with a vote of 6 - 1 - 0, Mayor Pro-Tem Huff voting against.

Mayor Loughmiller called for Council and Manager Comments and Liaison Reports

Council member David Brooks had no comments.

Council member Ussery gave the Planning and Zoning Commission report that included denial of one zoning request and approval of two other requests. Mr. Ussery thanked Staff for all they do, day in and day out. He also thanked Mayor Loughmiller for all the time he gives to make McKinney a wonderful city.

Mayor Pro-Tem Huff complimented and supported the Deputy City Manager Jim Parish on his efforts on containing health costs. He stated that he recently attended a retreat for a local hospital and the majority of the comments and predictions from experts were that the future of health care is uncertain. Mr. Huff also complimented Nathan Bush on his fundraising efforts for CASA.

Council member Ricchi stated that filled in for the Mayor at Kid Council and for Mayor Pro-Tem Huff at the McKinney Community Development Corporation meeting. Council member Ricchi stated that the McKinney Convention and Visitors Bureau is working on a smart phone application to highlight activities that are going on in McKinney. Mr. Ricchi complimented all those who had a part in making the groundbreaking for the Veteran Memorial an outstanding success.

Council member Day had no comments.

Council member Kever stated that last Monday the City Council announced that Jason Gray is the new City Manager. Ms. Kever thanked Interim City Manager Rick Chaffin for all his work over the last eight months. She stated that after the announcement the City Council attended a School Transportation Workshop with the McKinney Independent School Board, representatives from the North Central Texas Council of Governments, and TxDOT. Ms. Kever thanked the Council for approving the Resolution supporting improvements to Interstate 35.

Mayor Loughmiller stated that the Council has stepped out and are leading efforts outside our community to be a leader in the county, region and state level. Mr. Loughmiller thanked Interim City Manager Rick Chaffin for his efforts for the last 8

months. Mayor Loughmiller acknowledged that Jason Gray has been attending Council meetings even though he has not officially started as City Manager. Mr. Loughmiller mentioned that there have been several businesses inquiring about the possibility of bringing international companies to McKinney. Mayor Loughmiller stated that the City of McKinney is one of 4 cities that are finalists for a US relocation of a Fortune 500 company with 60,000 employees. McKinney will be hosting a reception on March 22, 2011 to introduce the executives from that organization as they are touring the final cities. Mayor Loughmiller stated that on March 24, 2011, there will be an "Invest in McKinney" reception with General Joseph Chen Future to promote business opportunities that are Taiwanese based. Mayor Loughmiller announced that we have several fitness races that are happening in McKinney. Mayor Loughmiller suggested that he would like to have May as "Fitness Month" in McKinney to promote healthy activities for all residents. Mayor Loughmiller stated that he will be in Austin to speak to the Committee on Urban Affairs as a representative of medium sized cities. Mayor Loughmiller announced that the Council would be holding a Planning Retreat on March 10<sup>th</sup> and the 11<sup>th</sup>.

Interim City Manager Rick Chaffin stated that Fire Chief Wallace announced his retirement effective June 1, 2011. Mr. Chaffin stated that he appreciates all that Chief Wallace has accomplished during his 10 years with McKinney. "He leaves behind a great legacy and we I am proud to have him as part of my team."

Mayor Loughmiller called for Citizen Comments and there were none.

Council unanimously approved the motion by Mayor Pro-Tem Huff, seconded by Council member Brooks, to adjourn. Mayor Loughmiller adjourned the meeting at 6:45 p.m.

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BRIAN LOUGHMILLER  
Mayor

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary

11-136



**TITLE:** Minutes of the McKinney Community Development Corporation Meeting of January 27, 2011

**SUPPORTING MATERIALS:**

[Minutes](#)

**McKinney Community Development Corporation**  
**Regular Board Meeting**  
**January 27, 2011**

The McKinney Community Development Corporation (MCDC) met in regular session in the Dowdy boardroom located at 321 N. Central Expressway, Suite 200, McKinney, Texas at 8:00 A.M. on January 27, 2011.

Board members present included board chair Tracy Rath, board vice-chair George Fuller, board secretary Dan Hall, Jason Burress, Kevin Griffin, Michael Puhl, Eric Davis and council liaison Pete Huff. Staff members present were executive director Cindy Schneible and administrative assistant Connie Gibson.

There were several guests present.

Tracy Rath called the meeting to order at 8:02 A.M. She called for a motion to approve board minutes from the Special board meeting held December 7, 2010 and the Regular board meeting held December 15, 2010. Dan Hall made a motion to approve the minutes. The motion was seconded by George Fuller. The motion passed unanimously (7-0).

There were no comments or questions on the December, 2010 check requests.

Jason Weeks, assistant finance director for the City of McKinney introduced the interim finance director for the City, and then provided a financial report. Weeks stated the audit information would be available for the March board meeting. The October and November financials were reviewed. The October sales tax receipts were \$618,027, which reflected an increase of 3.34% over October, 2009. The November sales tax receipts totaled \$782,350 which was up 4.24% from November, 2009. December sales tax totals were \$601,953, up 1% from 2009. Sales tax receipts received for January 2010 totaled \$632,617, an increase of 8.9% from January, 2010.

Lemuel Randolph, director of Parks and Recreation and interim deputy city manager provided an update on PROS. A \$1.9 million dollar skate park facility at Gabe Nesbitt Park is under construction. Middle school students participated in a math project to create a design for the park. A sustainability plan kick-off meeting will be held February 12th at St. Gabriel community center. The first phase of Bonnie Wenk Park is under construction. When complete, park will include more than 200 acres and feature McKinney's first dog park.

An MEDC update was given by Tracy Rath and Jim Young. The Encore Wire research and development facility has received a certificate of occupancy from the City. MEDC will be participating in a TexasOne meeting at the Cotton Mill in April. Gearbox, a company with 200 employees that is considering relocation to a 90,000 square foot facility in Craig Ranch received approval for incentives totaling \$450,000 from MEDC.

George Fuller reported that the Chamber of Commerce has changed their meeting schedule from monthly to quarterly.

Dan Hall updated the board on MCVB activities which include the creation of an iPhone application for the City of McKinney and a collaborative effort between MCVB MISD, and Collin College to bring a project to McKinney that would include a variety of tourism components. The MCVB office will participate in a “Converge on the Capital” on February 23rd in Austin to show support for Texas tourism, and the financial benefits derived from tourist dollars spent in Texas.

A report on the “McKinney First” campaign was presented by Jodi Ann LaFreniere, president of the Chamber of Commerce. The Buy Local campaign was designed and implemented to encourage consumers and companies to shop at local merchants, which benefits businesses in McKinney and generates sales tax revenue to support city projects and initiatives.

Eight applications for Promotional and Community Event grants, to be used to promote the city of McKinney and further tourism and economic development, were next on the agenda. The first presenter was Ty Lake, McKinney Main Street Director requesting \$12,500 for the “Bike the Bricks” event on May 27th. Last year’s event was the first year for “Bike the Bricks”. Changes are planned to make the event bigger and better and attract more tourism dollars to the city.

Diann Bayes, Executive Director with McKinney Convention and Visitors Bureau presented a request from the Cultural Tourism Coalition for a month long event – “Bloomin to Boomin” – to promote the city and bring visitors to the area. The event will begin with the Crape Myrtle trails unveiling, and end with Red, White and Boom! All sanctioned events will be placed on a “Bloomin to Boomin” calendar. The amount requested was \$15,000.

A request for \$14,700 was submitted by Crape Myrtle Trails of McKinney. Susan Owens, Executive Director addressed the board. The funds requested would be used for materials to promote the opening of the Crape Myrtle Trails Park, and other events throughout the year.

Heard Natural Science Museum Executive Director Sy Shahid presented the board with his request for \$5,000. A grant from MCDC would provide funds to promote McKinney and the Heard through two events scheduled for spring, “Take a Hike” and “Green Living Festival”.

Cindy Johnson, Executive Director of the Heritage Guild of Collin County requested \$15,000 for: promotion of the Farmer’s Markets at Chestnut Square and Adriatica; Living History Days, which are held six times per year; and the Killis Melton Ice Cream Crank-off. All of the events are designed to promote McKinney and draw residents and visitors.

Mark Carswell requested \$4,000 on behalf of Kiwanis Club of McKinney for the Historic McKinney Kiwanis Triathlon. This year's event has added a 3 mile run and a Fun Run. There will also be a Saturday kid's triathlon. Net proceeds from the event are used to support community initiatives.

Deana McGonagill, Director of McKinney Project Graduation presented a request for \$9,950. If granted, the funds would support the 2011 McKinney Project Graduation at Myers Park. The all-night event is open to all McKinney graduating seniors and their guest. T-shirts for the seniors and volunteers, admission bracelets, brochures and a sponsor banner would be purchased with the promotional funds.

Smiles Charity president and founder Dr. Jennifer Buchanan made a request for \$15,000 to be used to promote the 2011 Smile Concert benefitting Operation Finally Home. The goal is to build two homes in 2011 for wounded veterans and their families.

Board chair Tracy Rath called for a break at 9:29 A.M.

The meeting was called back into session at 9:37 A.M.

Mrs. Rath announced the next item on the agenda would be a presentation by G.H. Sports Group. Gordon Hill and Greg Vinez addressed the group. Plans for The Centre project have changed since the original presentation to the board in 2010. The new project will consist of an all-weather facility with four artificial turf fields on three acres of land. Based on the information shared, the city will be provided the use of one 4-hour block of time, on one short field per week. Additionally, the city will receive one 1-hour block daily on one short field. Senior citizens will have access to the fields during the day, free of charge. Mrs. Rath advised the presenters that a public hearing would be held during the February board meeting, and the board would vote on the project at that time.

A motion was made by George Fuller to rescind the original grant approved for the G.H. Sports Group project in 2010. The motion was seconded by Michael Puhl. The motion was voted on and passed unanimously (7-0).

The board voted on nominations received for the 2011 Quality of Life award recipient. The recipient was selected and will be announced at the Community Awards dinner scheduled for February 18, 2011.

Executive director Cindy Schneible led the discussion on items that were addressed at the MCDC finance committee meeting. These included the possibility of eliminating the "bucket" allocations in the FY 2012 budget. The finance committee discussed the priority projects for funding (Gateway, aquatic center, airport and municipal center) and affirmed support council priorities. MCDC bonding capacity was also discussed.



Tracy Rath called the meeting into Executive Session at 11:00 A.M.

The meeting was called into Open Session at 11:32 A.M.

Cindy Schneible gave the executive director's report. The Cotton Mill, Chestnut Square and Craig Ranch may apply to MCDC for project grants. A letter of intent has been received from Heard-Craig Center for the Arts to make renovations and repairs to the property. MCDC has an opportunity to participate in the Sustainability Plan Kick-Off meeting on February 12. The UNT Chancellor made a presentation during a city council work session and indicated UNT's plans to establish a presence in McKinney.

An update on the McKinney Economic Development Alliance was given by the board chair. The consulting group is ready to present their draft strategic plan to alliance committee members for review and input and move the process forward.

George Fuller made a motion to adjourn the meeting. Michael Puhl seconded the motion. The motion was voted on and passed unanimously (7-0).

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TRACY RATH – Board Chair

11-137



**TITLE:** Minutes of the McKinney Convention & Visitors Bureau Board Meeting of January 24, 2011

**SUPPORTING MATERIALS:**

[Minutes](#)

*The mission of the McKinney Convention and Visitors Bureau is to market McKinney as the Destination of Choices*

**MCKINNEY CONVENTION AND VISITORS BUREAU BOARD**

**REGULAR MEETING**

**January 24, 2011**

The MCVB Board met for a Regular Meeting at the Quality Inn located at 1300 N. Central Expressway. Present were: Directors Ian Dockrill, George Lodge, John Rattan, Trae Gardner, Erica Tate, Colleen Via-Friend, Michael McEntire, Doc Vranici. City Council Liaison: Ray Ricchi and guests MCDC Board members Dan Hall and Tracy Rath. Staff: Executive Director Diann Bayes, Tourism Services Representative Vanesa Baggett, Tourism Sales Manager Dee-Dee Villanueva and Communications Manager Beth Shumate. Absent were Director Angie Bado and City Finance Liaison Jason Weeks.

**Call to Order**

Director Dockrill called the meeting to order at 3:01 PM. Director Dockrill thanked the Quality Inn for use of their establishment and also welcomed guests.

**Introductions**

**11-001**

Director Dockrill acknowledged guests MCDC board liaison Dan Hall and MCDC Board Chair Tracy Rath and moved to the next item on the agenda.

**Approval of Minutes of the December 6, 2010, Regular Board Meeting**

**11-002**

Director Dockrill asked for a motion to approve the minutes from the December 6, 2010 MCVB Board meeting. Director Via-Friend made the motion to approve with a second made by Director McEntire. The minutes were approved unanimously. No further action needed.

**Consider/Discuss/Act – Proposed Ordinance for Non-Residents-Councilman Ricchi**

**11-003**

Councilman Ricchi stated that due to the public out-cry regarding the proposed ordinance for accident fees of non-residents, the proposal would most likely not pass. Executive Director Bayes asked how the city would handle the negative press received by the proposal, stating the CVB had received correspondence from potential visitors in which the message they got from this proposal was to not visit, shop, or dine in McKinney. Bayes also stated that larger cities do not have a “fee practice” in place for visitors. Council liaison asked that a copy of the CVB strategic plan be given to each council member so that council would recognize tourism as an economic engine for the city. Councilman Ricchi also stated that the best way to get a point across to council members is to speak at council meetings during citizens comments. No further action needed.

**Committee Reports**

**11-004**

*Marketing Committee* – Director Gardner reported that the marketing committee received good input of tag lines for the CVB, stating that the tag line of the CVB should reflect the overall purpose of the CVB. Director Gardner deferred to Executive Director Bayes to update board members on the status of a smart phone application for the City of McKinney/CVB. Bayes stated that she and Coco Good, City of McKinney Communications Director would be meeting in the upcoming weeks to move forward with the smart phone application development. Executive Director Bayes stated the staff attended the TACVB mid-winter conference and had learned that there are a number of cities that have smart phone applications, the city of Frisco being one of them- and that their smart phone application was well-liked and very user friendly. Director Gardner discussed the possibility of local restaurants/attractions having a more active partnership with the CVB. i.e., creating an RSS feed for ongoing updated information from restaurants/attractions to assist visitors. Executive Director Bayes also

advised board members of Super Bowl business that is expected to affect McKinney as well as goodie bags the CVB intends to distribute. No further action needed.

*Development* – Director Tate advised board members the development team is moving forward in working with MISD, Dr. Ballard and the Jason Project. No further action needed.

*Finance* – Director Via-Friend focused on October & November Hotel monthly revenue report stating there was a year-over-year increase and that positive news was only two months into the fiscal year. Via-Friend advised board members that the CVB spent less than what was budgeted on operating expense thus far. Executive Director Bayes advised that as the Convention Center comes to fruition, the CVB would need to have monies for advertising and promotional costs to promote events that will take place at the center. No further action needed.

**Consider/Discuss/Act –Board Goals and Strategies** **11-005**

Director Dockrill spoke to board members regarding their role as board members, specifically CVB board members. Dockrill passed out the book “Destination Leadership for Boards” stating the book was a great reference tool for CVB board members. Dockrill also provided a summary of the role of a CVB board member. Director Dockrill spoke of the 2009-2010 strategic plan and asked board members to reference that document as the board moves forward. Director Dockrill stated one of the roles of a CVB board member is to ensure that staff is staying on track with ideas and coming up with new ideas and/or opportunities. There was discussion regarding the upcoming convention center needs and the ability to fill it as well. Director Dockrill asked board members to consider how much, as a board, the team wanted to work with other cities (Allen, Fairview, & Frisco) to bring business to McKinney, i.e. obtain the overflow hotel business when these cities have large associations holding conferences in their town. No further action.

**Consider/Discuss/Act Legislative Budge & TTIA Unity Dinner/Converge on the Capitol** **11-006**

Executive Director Bayes advised board members that it did not make sense for the State to cut the tourism budget when the ROI from Tourism is 7 percent. Bayes highly recommended and encouraged all board members and council to attend the TTIA Unity Dinner and the Converge on the Capitol event that will take place the last week of February. Director Lodge stated that Tourism is an economic engine for the State, advising it is the third largest industry in the State. Director Lodge also stated that if Las Vegas has to advertise, he did not understand why Texas would think that they don’t have to. Director Dockrill asked board members to coordinate with CVB staff if they wanted to attend the event. No further action.

**Consider/Discuss/Act – Chamber Tourism Partner of the Year Award** **11-007**

Director Dockrill moved for nominations for MCVB Tourism Partner of the Year Award. The vote was narrowed down between Chestnut Square and the Holiday Inn Hotel & Suites. The Holiday Inn Hotel & Suites received the majority of votes. No further action needed.

**Consider/Discuss/Act – Director’s Report on Existing Projects, Initiatives and Events** **11-008**

Executive Director Bayes distributed a staff report to board members for their review. Bayes highlighted the following upcoming events: South West Showcase – staff member Villanueva and Grand Hotel Sales Rep. Terry Spears would be attending; Executive Director Bayes and Director Dockrill to present to city council on the first of February; Veterans Memorial Park ground breaking is scheduled for February 16, 2011 with the unveiling of the park to take place on 11-11-11. No further action required.

**Citizens Comments** **11-009**

MCDC board member Dan Hall updated board members that a new round of grant requests has been submitted to MCDC. MCDC board chair Tracy Rath stated MCDC meetings are open to the public as well as their sub-committee meetings and encouraged anyone that is interested to attend. There were no other citizen’s comments.

**ADJOURN**

There being no further business, Director Dockrill moved for a motion to adjourn. Director Rattan made the motion and Director Lodge seconded the motion. The Board voted; the motion passed unanimously and the meeting adjourned at 5:01 p.m.

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Ian Dockrill                      Date  
Board Chair

**The next scheduled MCVB Board meeting will be held Monday, February 28th at 3:00 p.m.; Best Western McKinney Inn & Suites located at 480 Wilson Creek Blvd.**

11-138



**TITLE:** Minutes of the McKinney Economic Development Board Meeting of January 25, 2011

**SUPPORTING MATERIALS:**

[Minutes](#)

# McKINNEY ECONOMIC DEVELOPMENT CORPORATION

## REGULAR BOARD MEETING

January 25, 2011

The McKinney Economic Development Corporation met on Tuesday, January 25, 2011, in the Dowdy Boardroom of the Corporation office. The meeting was called to order at 8:00 a.m. by Chairman Keith Clifton. Board members present were Chairman Keith Clifton, Vice-Chairman Scott Lewis, Secretary-Treasurer Marta Gore, Director Carrie Alfieri, Director Ernest Lynch III, Director Roger Harris, Director Doug Parker and ex-officio member David Brooks.

Staff present was President & CEO David Pitstick, Director of Business Development Jim Young, Marketing Director Sherie Ellington, BREP Director Greg Sims, International Development Director Abby Liu, Administrative Assistant Durinda Fisher and Corporation Attorney Mark Houser.

The Board reviewed the minutes from the Special Board Meeting held on December 7, 2010 and the Regular Board Meeting held also on December 7, 2010. On a motion by Marta Gore, seconded by Scott Lewis, both sets of minutes were approved. Motion carried.

The Board next reviewed the Consent Items. The December 2010 check requests were reviewed by Ms. Fisher. There were several expenses for attorney fees regarding services for the Gateway project. There was also a payment for the Gateway settlement. Larry Cunningham, Interim Finance Director, reported that the city's audit is almost completed and the year-end financials should be completed in the next few weeks. The sales tax showed an 8.9% increase over the same time last year. Mr. Young reported payment was made to EDS for their rent subsidy. Also Encore Wire received their incentives for completion for of their new R&D facility. There may be additional incentives to them if and when they receive their LEED certification. The Consent Items were approved by on a motion by Scott Lewis, seconded by Marta Gore. Motion carried.

Marketing Director Sherie Ellington next gave her report. TexasOne, the marketing arm the Governor's office, will tour Zenga studios, formerly NewToy, and the Guidhall at SMU as one of two industry tours scheduled for TexasOne in 2011. The tour is scheduled for April 20 with an expected attendance of 75-100 people TexasOne members from the around the state. Mr. Pitstick added that the Governor's top staff and state officials will be attending the event. It will provide wonderful exposure for the city and the MEDC. The Collin County Regional Partnership met and talked about future marketing to Southern California, Illinois and Georgia. Ms. Ellington thanked the Airport board for accepting the proposed CCRA Marketing Plan which she presented earlier this month to their Board.

Greg Sims next gave his BREP report. The BREP Advocacy Committee met again with the City's Development staff. Also on that committee are MEDC Directors Doug Parker and Roger Harris. Mr. Parker commented that progress is being made and the issues are being worked through. Mr. Harris added that there have been very in-depth discussions with a cooperative spirit among the group and everyone wants to reach the goal of having a "department friendly" result. The next meeting is scheduled for February 23, 2011 with only the members of the Advocacy Committee attending. Mr. Sims reported that Project Power is progressing with their move to McKinney. They are

looking at office space and hope to have an office rented within the next thirty days. Their loan papers are being processed. The Perfectly Green Corporation continues to increase their investments and continue to improve their first prototype.

International Director Abby Liu next gave her report. The Advisory Board for Mayor's Council for International Economic Development Partnership held their first meeting on January 12, 2011. The Advisory Board consists of McKinney companies that have international ties and the purpose of the board is to attract international companies to move to McKinney. Ms. Liu had accepted an invitation from the Consulate General of the People's Republic of China for a dinner at her Houston home. Ms. Liu along with Mayor Loughmiller, Interim City Manager Rick Chaffin and James Chen attended the dinner. Also on an invitation from the Consul General, Ms. Liu, along with James Chen, attended a US-China Trade and Investment Seminar in Houston hosted by the Texas Governor's Economic Development and the Consul General. Ms. Liu also met with McKinney companies Sigmetrix, Vector and Primo Microphone. Project Pineapple visited McKinney in early December. The company will know more about an U. S. contract in the second quarter of 2011. President Pitstick added that Project Pineapple is a very large company with worldwide sales and facilities. The visit with them went very well and it is probably one of the largest companies that have visited the State of Texas. Chairman Clifton asked if the company's responses had been positive and Ms. Liu said yes and that they liked McKinney especially the location. They were quite impressed with the aggressive McKinney team that met with them. The company is also looking at the states of California and North Carolina. The company is currently listed very high on the Fortune 500 list and they are moving up the ladder.

David Pitstick gave his President's Report. The new year is beginning well with the sales tax figures increasing; and, if you compare McKinney to our surrounding cities, we are very competitive across the Metroplex. The international program is doing very well and the Governor's staff will be in McKinney for the TexasOne tour. McKinney is in line for higher end retail stores in the future. President Pitstick was recently in Austin to support State Representative Ken Paxton in his run for Speaker of the House. While in Austin, he visited with the Texas Economic Development Council's staff. There is no threatening economic development legislation although the Emerging Technology Fund may be ending in 2011. The Enterprise Fund offered by the State would be a good match for the Pineapple Project. He added that he did not anticipate any legislative changes in 4A or 4B funding.

The Board next heard the Liaison Reports.

City Councilman David Brooks reported that the Council had a good work session the previous evening and that the Council received a Town Center Report at that meeting. The search for a new City Manager continues. The Council will narrow the search down to 6 to 7 candidates and will start the interviews soon. Council is concentrating in several areas. Moving the Gateway Project forward, which includes the feasibility study of the hotel, how much money can be saved by building the original model, and saving the current infrastructure that is in place. The firm of Garfield Traub has been hired to study the different variables that are available for the Gateway Project, including the financing. All of the data collection should be completed by the end of February 2011.

CCRA Chairman John Wroten reported that the airport had an aircraft run off the runway recently with a student performing his first solo. There were no injuries. The Airport Board did approve the Marketing Plan presented by Ms. Ellington. A recommendation has been presented to City Council that the new airport tower be named after Pete and Nancy Huff. Currently the FAA is inspecting the new tower and it is scheduled to be in operation by the end of February 2011. He thanked the MEDC



Board for their assistance in the project. Airport staff hired Steve Gould as their new Operation Manager.

MCDC Chairman Tracy Rath reported that their next meeting will be held next week and the Board will be hearing requests for community grants.

Chamber President Jodie LaFreniere reported that the Relocation Guide was presented at their annual meeting. There were 50,000 copies distributed and an electronic version is also available on the website. The unveiling of the new McKinney Living will be this week at Rick's. The magazine will feature a new look, design and content. The McKinney Economic Development Alliance meeting to be held this evening and tomorrow morning in the Chamber offices will hear a complete report from TIP Strategies.

Main Street Board Director Ty Lake reported that the city has been in the spotlight of several television film crews. Crews have been at the Bill Smith and the Pantry restaurants. The Board and staff recently had a retreat and it was agreed that they want to make their events bigger and better. Mama Emilia's recently closed after being downtown for twelve years. There are two restaurants interested in their location. The Art Walk will be held on April 9<sup>th</sup> and will include children's arts and a chalk area. The "Bike the Bricks" event will be held Memorial Day weekend and the route will go through the historical neighborhood.

McKinney Convention & Visitor's Bureau Director Diann Bayes reported that McKinney has an ad in the February issue of the Southwest Spirit magazine. Hotels are starting to see an increase in their sales now that the Super Bowl teams have been established. The bureau's website has seen many hits from the states of Illinois, California and Ohio. A cut in the travel budget is being proposed by the State. Ms. Bayes asked for everyone's support to not let it happen, and a group will be converging on the State Capitol to show support for keeping the funding.

Chairman Clifton asked for a short break at 8:48 a.m. The meeting was back in session at 9:00 a.m.

President Pitstick introduced to the Board, David Craig and Miles Prestemon with Craig International along with Bill Guthrey and Paul Rowsey with KDC Real Estate Development. Mr. Prestemon started off with a power point presentation which showed the proposed corporate center in Craig Ranch.

President Pitstick stated to the Board that he believes the information presented by Craig International has been very well thought out and will be competitive in the market place. The MEDC staff is recommending that Craig Ranch be selected as the most qualified respondent to the previously released MEDC RFQ for a future McKinney regional corporate center and recognized for their proposal. The Board will take action later in the meeting on the proposal.

The Board next heard from Craig International regarding Project Proposal #11-01. Mr. Guthrey gave the Board background information on the KDC Real Estate Development company. The company is based in Dallas and has worked on many build-to-suite projects which include the Fed Ex facility, the Haggard facility and numerous data centers. KDC was looking for projects in the Hwy. 121/75 corridor near the City of Allen. But once KDC met with Mr. Craig, they then focused on Craig Ranch. The project would include a new road with the main entrance to the proposed corporate center in Craig Ranch from Hwy. 121. The new road would also connect with the sport fields and a lake would be added. The area would attract corporate retail with sit-down restaurants around the lake. Monument signs would be in place with visibility at night time which would market the corporate center.

President Pitstick added that the proposed new corporate center was a location that was proposed to Project Pineapple. Ms. Liu informed Craig International on a short

notice of the prospect's visit, and the Craig team did a very professional job in their presentation to Project Pineapple.

Director Gore asked Mr. Guthrey how many headquarters the corporate park could hold. Mr. Guthrey answered that there are many acres for development and it would depend on the sizes of the headquarters. Mr. Craig added that since Traxxus announced their move to Craig Ranch, they have added additional square footage to their project; the number of employees has been increased, and they haven't even broken ground. Craig Ranch also hopes to include a hotel and convention center to possibly support the Byron Nelson PGA Tour in the future.

President Pitstick said that a prospect likes to see a visual presentation. They want to see the plans, how it will look like and feel; and, how the rest of the area will develop. It is very important to paint that picture in landing the big companies.

The Board was next introduced to Baron Aldrine with CB Richard Ellis representing Prospect #11-02. The company was founded in 1997 by three individuals and it is in the gaming industry. The company has grown to 200 employees with an average salary of \$70,000, plus bonuses. The headquarters is currently located in Plano. The company currently has 55,000 sf and now needs 90,000 sf with potential expansion. The company started looking at existing buildings but did not find what they needed. They are looking for a live, work and play environment with a town center. Most of their employees live in Allen, Frisco and Plano. They have not decided on a developer. A location with amenities is very important, along with economic incentives. The three founders are still the owners and they all live in the area. They have no debt, and there are no plans on selling the company.

Mr. Guthrey showed the Board where Craig International has proposed a location for the company within the corporate center. The building would be two-story, with the first and second floors each having 25,000 sf with planned expansions to reach the 90,000 sf. The company's time line is based on the incentive packet and the city. The company's current lease expires in 2012.

Director Alfieri pointed out that the information in the packet said that the payroll was \$80,000 plus bonuses. Mr. Aldrine said it is in the ballpark of \$70,000 to \$80,000 plus bonuses. Ms. Alfieri asked if the Frisco offer was cash incentives or tax abatements. Mr. Guthrey said he was not privy of what Frisco has offered to the company. Mr. Aldrine said he could not share that information but did say that Frisco has offered cash incentives with later incentives based on the company's growth. The company would be leasing with a possible option to own. They are also looking at a ten year lease term. President Pitstick thanked Mr. Aldrine for his presentation and for giving McKinney an opportunity to participate.

President Pitstick pointed out to the Board a statement that Mr. Guthrey had said previously, that 90% of prospect activity comes from firms like CB Richard Ellis. Reputations go a long way. Mr. Guthrey said that it is all relational. KDC will not work with anyone that has had failure and is unstable. It is all relationship-based. McKinney is on the commercial forefront, and KDC knows the opportunities in the community's future.

Mr. Aldrine added that his prospect was focusing more on the tollway but once they saw the Hwy. 121 area and the Craig Ranch vision it opened their eyes. They knew that KDC had a great reputation and would make a great partner. President Pitstick wanted to emphasize that message to the Board and that it all makes a big difference. Mr. Guthrey added that with Traxxus in place the message is getting out to the commercial community.

Chairman Clifton excused the attendees at 10:09 a.m. for a short break.

In accordance with TX GOV'T CODE ANN. S 551.071 et. seq. the meeting was

adjourned into executive session at 10:20 a.m. Ex-officio Board member, David Brooks, excused himself from the meeting at 11:45 a.m. The Board adjourned out of executive session into open session at 11:51 a.m.

President Pitstick confirmed that Sherie Ellington had submitted her letter of resignation due to family matters. She thanked the Board for their continuing support and offered her services on a contract basis to assist with the transition. The Board thanked her for her excellent work and years of service.

The Board next reviewed the Action Items.

The Board agreed to table the Craig Ranch Proposal #00-01 until more information is received for a time line and phasing of the project.

On a motion by Marta Gore, seconded by Scott Lewis, the Board agreed to select and recognize Craig Ranch as the qualified respondent to the MEDC RFQ. Motion carried.

The Board next discussed Project Proposal #11-02. On a motion by Carrie Alfieri, seconded by Doug Parker, the Board agreed to award the project \$450,000 in accordance with the MEDC's policies towards a 90,000 sf new facility. The offer also includes coordinating with the City for future incentives. The company will have a taxable value of approximately \$15,000,000. Motion carried.

It was further discussed that Project Proposal #11-02 be put back on the agenda for the Special Board meeting to be held on February 1, 2011 for further discussion.

The Board next discussed the Gateway Development Committee. An internal group needs to be formed to discuss processes and channels regarding the Gateway Type your question here and then click Search Project. The MCDC owns the hotel site. The MEDC has ownership and control of the 80 acres adjacent to the hotel. Chairman Clifton said he is anxious to hear TIP Strategies presentation and coordinate working towards the same goal. At this time Chairman Clifton told the Board the committee appointments needed to be tabled until another time.

The Board and staff next discussed the Program of Work. President Pitstick said the previous presentation was a good example on how to get interest in the community and how to bridge relationships and details together. The report in the packet by Appian Commercial Realty shows that McKinney is still good in relationship with the surrounding communities.

Mr. Young said that each staff member is currently using a spreadsheet to track prospect activity. Mr. Harris suggested software that is available called telenotes that can track and measure incoming calls. Chairman Clifton said that he likes the direction that the staff presented. After more discussion, President Pitstick said that staff would continue to refine the reports that the Board is seeking.

There being no further business, Roger Harris made the motion to adjourn the meeting, seconded by Doug Parker, and the meeting was adjourned at 12:30 p.m.

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MARTA GORE, MEDC Secretary/Treasurer

11-139



**TITLE:** Minutes of the McKinney Economic Development Special Board Meeting of February 1, 2011

**SUPPORTING MATERIALS:**

[Minutes](#)

# McKINNEY ECONOMIC DEVELOPMENT CORPORATION

## SPECIAL BOARD MEETING

February 1, 2011

The McKinney Economic Development Corporation met on Tuesday, February 1, 2011 in the Dowdy Boardroom of the Corporation office. The meeting was called to order at 12:10 p.m. by Chairman Keith Clifton. Board members present were Chairman Keith Clifton, Vice-Chairman Scott Lewis, Secretary-Treasurer Marta Gore, Director Carrie Alfieri, Director Ernest Lynch III, Director Roger Harris, Director Doug Parker and ex-officio member David Brooks (arrived at 12:20).

Staff present was President & CEO David Pitstick, Director of Business Development Jim Young, Marketing Director Sherie Ellington, BREP Director Greg Sims, International Development Director Abby Liu, Administrative Assistant Durinda Fisher and Corporation Attorney Mark Houser.

President Pitstick said the first item on the Agenda was the debt consolidation of projects that the MEDC has been involved for years including the airport improvements and the Gateway Project.

Doug Whitt, Senior VP with Southwest Securities, along with Brian Grubbs with Southwest Securities, was introduced by President Pitstick.

Mr. Whitt handed out to the Board and staff a review of the bond sale results. The winning bid of 3.704% by J.P. Morgan Securities LLC was for airport improvements. There were four bids which represent eight firms total. Mr. Whitt said it was a very aggressive bid and that he was very pleased with the results.

The taxable municipal bond for the land acquisitions bid was made by Morgan Keegan & Co., Inc. which won the auction with a 4.909% bid.

Because of the weather, Attorney Bob Dransfield was unable to attend today's meeting and there may be a need for a second meeting to complete the signatures needed for the documents. Mr. Houser asked Mr. Whitt that since the City Council meeting had been cancelled for tonight's meeting because of weather, how soon does Council need to meet to complete their part of the bond process. Mr. Whitt said he would work with their schedule but it would need to be completed within two weeks from today's date.

On a motion by Marta Gore, seconded by Scott Lewis, the following motion was read by Ms. Gore:

To accept the winning bid submitted by J.P. Morgan Securities LLC and adopt the Resolution authorizing the issuance of the Sales Tax Revenue Bonds, Series 2011. Motion carried.

On a motion by Marta Gore, seconded by Scott Lewis, the following motion was read by Ms. Gore:

Move to accept the winning bid submitted by Morgan Keegan & Co., Inc. and adopt the Resolution authorizing the issuance of the Sales Tax Revenue Bonds, Taxable Series 2011. Motion carried.

Mr. Houser said that Project #11-02 was on Council's Agenda for tonight's meeting but since the meeting had been cancelled it will be placed on their agenda when the meeting is rescheduled. Project #11-02 was tabled until more information is received from the city.

The Board next discussed Project #10-16. The company is currently looking at leasing space at the First United Bank building. The project falls within the Emerging Technology Fund with assistance of a rent subsidy. The Board previously approved to subsidize the company for a three year lease commitment. The company would like for the Board to reconsider a

commitment of a two year lease. Mr. Parker has talked to the company personally and believes they are committed with their goals. Mr. Parker added that the founders of the company live in McKinney. Mr. Sims added that the next phase of the company will be a bigger deal and they would most likely come before the MEDC Board again for assistance.

On a motion by Doug Parker, seconded by Marta Gore, the Board approved staff's recommendation to award the company assistance for a two year lease.

In accordance with TX GOV'T CODE ANN. S 551.071 et. seq. the meeting was adjourned into executive session a 12:55 a.m. The Board adjourned out of executive session into open session at 2:10 p.m.

There being no further business, on a Motion by Marta Gore, seconded by Doug Parker, the meeting was adjourned at 2:15 p.m.

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MARTA GORE, MEDC Secretary-Treasurer

**11-140**



**TITLE:** Minutes of the McKinney Main Street Board meeting of January 13, 2011

**SUPPORTING MATERIALS:**

[Minutes](#)

**McKinney Main Street**  
**aka McKinney Downtown Business Re-Development Board**

January 13, 2011

The McKinney Downtown Business Re-Development Board of Directors met in work session (retreat) at 207 E. Virginia Street, McKinney, TX 75069 on Thursday, January 13, 2011. Chairman Johnny Galyean called to order the retreat of the McKinney Downtown Business Re-Development Board at 8:30 a.m.

**Roll Call**

The following persons were present: Chairman Johnny Galyean, Jennifer Cox, Treasurer Jan Temples, Dorie Helsley, Renee Funderburgh, CoCo Good, Molly Brewer, Karen Klassen, George Lodge, Tom Meredith, Jon Dell'Antonia and Jodi LaFreniere. Main Street Board members absent: Vice-Chair Sharla Bush. Main Street Staff present: Main Street Program Director Ty Lake and Main Street Assistant Merry Caroline Canter. Guest(s) present: Councilman Pete Huff, MEDC Board Chair Tracy Rath, ex-Main Street Board member John Rattan, MCVB Communication Services Manager Beth Shumate, Downtown Businesses owners, Tom Lavy, Jennifer Gracy, Terry Rogers, and Cynthia VanLandingham.

**Consider/Discuss/Act – Minutes of the September 9, 2009 Board Meeting**

Mr. Dell'Antonia made a motion to approve the December 9, 2010 minutes as written. Mrs. Good seconded. The board voted; the minutes were approved unanimously.

**Review and Discuss Financials**

Treasurer Jan Temples turned the financial report over to Mrs. Lake. Mrs. Lake directed everyone to review the financials that were provided in the board packet. The Board discussed and reviewed the statements with no further questions.

**Review of McKinney Main Street Organization**

Chairman Galyean gave a brief review of the McKinney Main Street mission, purpose, McKinney's 4-point approach, responsibilities and a review of 2010.

**Discuss Work Plans and Goals for 2011**

Chairman Galyean led the following discussions with no action taken.



- Review and discussion of Promotions / Events for 2011: The final slate of events will be confirmed at the next board meeting.
- Review and discussion of Organization
- Review and discussion of Economic Re-development – was tabled until the next board meeting.
- Review and discussion of Design – was tabled until the next board meeting.

The meeting adjourned at 11:05 a.m.

Minutes approved by: \_\_\_\_\_

Johnny Galyean, Chairman of the Board

11-141



**TITLE:** Minutes of the Planning and Zoning Commission Regular Meeting of  
February 8, 2011

**SUPPORTING MATERIALS:**

[Minutes](#)

**MINUTES  
CITY OF MCKINNEY, TEXAS  
PLANNING & ZONING COMMISSION  
TUESDAY, FEBRUARY 8, 2011  
6:30 P.M. – COUNCIL CHAMBER – CITY HALL**

The Planning and Zoning Commission of the City of McKinney, Texas, met in regular session in the Council Chamber of the Municipal Building on Tuesday, February 8, 2011 at 6:30 p.m.

Commission Members present were Robert S. Clark, Darrell Tate, Sean Lingenfelter, George Bush, and Jack Radke. Commission Members absent were Ray Eckenrode and Larry Thompson. Staff members present were Senior Planner Brandon Opiela, Planner Abra Nusser, and Administrative Assistant Terri Ramey.

There were 6 guests present.

Chairperson Clark presided.

Chairperson Clark explained the format and procedures of the meeting, as well as the role of the Commission. He announced that some of the items considered by the Commission on this date would be further considered by City Council at its regularly scheduled meeting of March 1, 2011, unless otherwise indicated, and that all required revisions should be submitted to the Planning Department for its review by February 15, 2011. He requested that applicants and Staff limit their remarks to ten minutes each and that guests limit their remarks to five minutes and speak only once. Chairperson Clark explained that there is a timer located on the podium, and when one minute of the speaker's time is remaining, the light will switch from yellow to red and a buzzer will sound. He asked that everyone treat others with respect, be concise in all comments, and avoid over talking issues.

Chairperson Clark began the agenda with the Consent Items.

**Consider/Discuss/Act on the Minutes of the  
January 25, 2011 Planning and Zoning  
Commission Regular Meeting.**

On a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 5-0 to approve the Consent Item.

Chairperson Clark began the agenda with the Regular Items.

**08-257PFR Conduct a Public Hearing to Consider/Discuss/Act on the Request by Phillip L. Smith, on Behalf of North Collin County Habitat for Humanity, for Approval of a Preliminary-Final Replat for Lots 1, 2 and 3, Block A, of the Rockwall-Lindsey Addition, Approximately 0.53 Acres, Located on the East Side of Rockwall Street and Approximately 100 Feet North of Gerrish.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled until the February 22, 2011 Planning and Zoning Commission Meeting due to a noticing error. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Vice-Chairperson Tate, the Commission voted 5-0 to close the public hearing and table the proposed preliminary-final replat as recommended by Staff.

**10-118Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Standard Pacific of Texas, Inc, on Behalf of Gammon Partners I, Ltd., for Approval of a Request to Rezone Approximately 83.29 Acres from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, Generally for Single Family Residential Uses and to Modify the Development Standards, Located on the East Side of Alma Road and on the North Side of Silverado Trail.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely due to the applicant failing to post zoning change signs at least seven days prior to the Planning and Zoning Commission public hearing as required by the Zoning Ordinance. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Vice-Chairperson Tate, seconded by Commission Member Bush, the Commission voted 5-0 to close the public hearing and table the proposed rezoning request as recommended by Staff.

**11-006SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by**

**Geer Surveying & Engineering, on Behalf of Emigdio Raymundo, for Approval of a Site Plan for a Restaurant and Furniture Manufacturing Building (Louisiana Street Grill), Approximately 0.86 Acres, Located on the South Side of Louisiana Street and Approximately 150 Feet East of Wilcox Street.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Radke, seconded by Commission Member Lingenfelter, the Commission voted 5-0 to close the public hearing and table the proposed site plan request as recommended by Staff.

**10-130Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Skorborg Retail Corporation, on Behalf of Blackmon Ranch, Ltd., for a Request to Rezone Approximately 23.20 Acres from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, Generally to Modify the Development Standards, Located Approximately 825 Feet East of Lake Forest Drive and on the South Side of McKinney Ranch Parkway.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely due to the applicant failing to post zoning change signs at least seven days prior to the Planning and Zoning Commission public hearing as required by the Zoning Ordinance. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Lingenfelter, seconded by Commission Member Radke, the Commission voted 5-0 to close the public hearing and table the proposed rezoning request as recommended by Staff.

**10-146Z Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of John Mathews, for Approval of a Request to Rezone Approximately 6.66 Acres, from "PD" – Planned Development District to "PD" – Planned Development District,**

**Generally to Allow for a Private Street Development and to Modify the Development Standards, Located on the East Side of Ridge Road and Approximately 1,000 Feet North of Virginia Parkway.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that Staff recommends that the public hearing be closed and the item be tabled indefinitely per the applicant's request. Staff will re-notify for the next public hearing. Chairperson Clark opened the public hearing and called for comments. There being none, on a motion by Commission Member Radke, seconded by Vice-Chairperson Tate, the Commission voted 5-0 to close the public hearing and table the proposed rezoning request as recommended by Staff.

Chairperson Clark and Commission Member Bush asked staff about the reasons several of the items on the Planning and Zoning Commission Meeting Agenda were being tabled. Mr. Opiela explained the reason each of the items on the agenda had been tabled.

**10-132SP Conduct a Public Hearing to Consider/Discuss/Act on the Request by Civil Consulting Group, on Behalf of HCA Healthcare, for Approval of a Site Plan for the Medical Center of McKinney – Wysong Campus, Approximately 12.09 Acres, Located on the Southwest Corner of Virginia Parkway and U.S. Highway 75.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that the applicant is proposing to construct 38 parking spaces and an east-west fire lane, south of the existing buildings on the Wysong Campus. She stated that the Texas Department of Transportation, or TxDOT, is preparing to implement significant improvements to U.S. Highway 75. Ms. Nusser stated that TxDOT is acquiring right-of-way from the subject property for a right turn lane for eastbound traffic on Virginia Parkway heading onto the southbound frontage road of U.S. Highway 75. She stated that TxDOT is also acquiring right-of-way on the east side of the subject property. Ms. Nusser stated that with the right-of-way adjustments, TxDOT is proposing to reconstruct two drive approaches, generally in the same locations as they currently exist. She stated that Staff is recommending seven conditions of approval, four of which merit discussion this evening. Ms. Nusser stated that the applicant is requesting a living plant screen

for the southern property line. She stated that non-residential uses are required to provide and maintain a screening device along property lines adjacent to residential property per the Zoning Ordinance. Ms. Nusser stated that there is a residential use and district south of the subject property. She stated that the applicant is proposing evergreen Burford Holly shrubs along the southern perimeter of the proposed parking and fire lane. Ms. Nusser stated that since living plant screens are proposed, the Planning and Zoning Commission must approve them through the site plan process or an approved screening device must be provided instead. She stated that Staff feels that the proposed living plant screen adequately screens the proposed use from the adjacent property to the south and recommends the applicant receive approval of the living plant screen from the Planning and Zoning Commission. Ms. Nusser stated that the applicant is requesting an alternate screening device for the western property line. She stated that similar to the southern property line, there are residential uses and districts to the west of the subject property that must be screened from the non-residential use. Ms. Nusser stated that the proposed alternate screening device consists of the existing heavy tree line along the creek in addition to the evergreen Burford Holly shrubs along the western perimeter of the proposed parking and fire lane. Photographs of the site were shown. She stated that there are many large, existing trees along the western property line and creek that provide a substantial amount of screening, and with the additional evergreen shrubs, the proposed screening should not have a negative impact on the adjacent properties. Ms. Nusser stated that during the warmer months of the year, the trees should provide additional foliage to further screen the subject property from the west. She stated that alternate screening devices require approval by the Planning and Zoning Commission through the site plan process. Ms. Nusser stated that it is important to note that an alternate screening device utilizing the existing trees to the west was previously approved for the northern two tracts containing the existing buildings. She stated that Staff recommends the applicant receive approval of an alternate screening device for the residential uses and districts adjacent to the subject property on its west side. Ms. Nusser stated that conditions six and seven, regarding the residential landscape buffer

trees, are included so that Staff can work with the applicant to ensure that either existing trees or new trees are provided one per every 40 linear feet of residential adjacency as the Zoning Ordinance requires. She stated that Staff recommends approval of the proposed site plan with the conditions listed in the Staff Report.

Mr. Trevor Castilla, Civil Consulting Group, 201 ½ E. Virginia Street, Suite # 2, McKinney, TX 75069, stated that they have reviewed and agree with Staff's comments. He stated that the purpose of the project was born from the U.S. Highway 75 improvements. Mr. Castilla stated that they are taking right-of-way from the north side of the property, not the east side of the property. He stated they would be impacting the east-west access and the fire-lane on the property. Mr. Castilla stated that as a result of the improvements to U.S. Highway 75, they are now looking at east-west access on the south side of the campus. He stated that it is their intent to not disturb the trees along the creek and the trees located in the middle of the property. Mr. Castilla stated that they are putting in a storm sewer pipe per Staff's recommendations.

Commission Member Bush stated that he had spoken with Dr. Brad Wysong, who owns the property to the south of this proposed site plan. Commission Member Bush stated that Dr. Wysong requested that the existing gravel driveway on the west side of the property stay in place. Commission Member Bush stated that Dr. Wysong stated that several existing trees on the property are dead. Commission Member Bush stated that Dr. Wysong requested that living trees be counted towards the requirement. Ms. Nusser stated the City Arborist, Emily Braht, would be inspecting the existing trees on the property. Ms. Nusser stated that only existing, quality, living trees would be counted towards the requirement. Commission Member Bush stated that Dr. Wysong requested that the Burford Holly shrubs on the south side of the parking lot be below four feet. Ms. Nusser explained that a living plant screen requires evergreen shrubs acceptable for six foot screening. She stated that the shrubs have to be a minimum of three feet tall at the time of planting and planted three feet on center. Commission Member Bush asked if these requirements are the minimum required in the Ordinance. Ms. Nusser stated yes. She stated that the Planning and Zoning Commission can approve an alternate screening device. The Planning and Zoning



Commission, Staff, and Mr. Castilla discussed various alternate screening options.

On a motion by Commission Member Bush, seconded by Commission Member Lingenfelter, the Commission voted 5-0 to close the public hearing and approve the proposed site plan as conditioned in the staff report with a modification to the living plant screening requirement for the screening shrubs provided around the perimeter of the proposed fire lane and proposed parking spaces to be Dwarf Burford Holly shrubs acceptable for low screening. Chairperson Clark stated that the Planning and Zoning Commission is the final approval authority for the proposed site plan.

There being no further business, Chairperson Clark declared the meeting adjourned at 7:00 p.m.

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ROBERT S. CLARK, CHAIRPERSON



11-142

**TITLE:** Consider/Discuss/Act on an Ordinance Modifying the School Zone for Cockrill Middle School

**MEETING DATE:** March 15, 2011

**DEPARTMENT:** Development Services/Engineering

**CONTACT:** Gary Graham, P.E., Transportation Engineering Manager  
Robyn Root, P.E., Traffic Engineer

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Ordinance.

**ITEM SUMMARY:**

- This Ordinance will modify the existing school zone for Cockrill Middle School by extending the reduced speed onto White Avenue.

**BACKGROUND INFORMATION:**

- McKinney ISD opened Cockrill in 2008.
- The guidance provided by the Texas Manual on Uniform Traffic Control Devices (TMUTCD) specifies a reduced speed school zone is to be established along the street adjacent to a school.
- The existing school zone was established in conformance with the TMUTCD criteria.
- Currently the students south of White Avenue are bused to Cockrill; however, beginning next year, the school district will discontinue this service.
- Additionally, students have already been observed walking this route; therefore, staff recommends modifying the school zones.
- The school zone will continue to be effective at the following standard times:
  - The morning school zone will begin 45 minutes before the beginning of the school for the day and end 15 minutes after the beginning of school.
  - The afternoon school zone will begin 15 minutes before dismissal of school and will end 45 minutes after the dismissal time.

**FINANCIAL SUMMARY:**

- None

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Ordinance](#)

[Location Map](#)

**ORDINANCE NO. 2011-03-\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY,  
TEXAS MODIFYING THE SCHOOL ZONE FOR COCKRILL MIDDLE  
SCHOOL**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
MCKINNEY, TEXAS, THAT:**

Section 1. That the Code of Ordinances, City of McKinney, Texas, is hereby amended by adding a Subsection 62-335(2), which will read as follows:

(2) On White Avenue beginning at Hardin Boulevard and extending to 300 feet east of Hardin Boulevard.

Section 2. The Caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of McKinney, Texas and shall be effective immediately upon its passage and publication, and after all necessary signs have been installed.

Section 3. Any person who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine not to exceed two thousand dollars (\$2,000.00).

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
MCKINNEY, TEXAS ON THE 15<sup>th</sup> DAY OF MARCH, 2011.**

CITY OF MCKINNEY, TEXAS

\_\_\_\_\_  
BRIAN LOUGHMILLER  
Mayor

CORRECTLY ENROLLED:

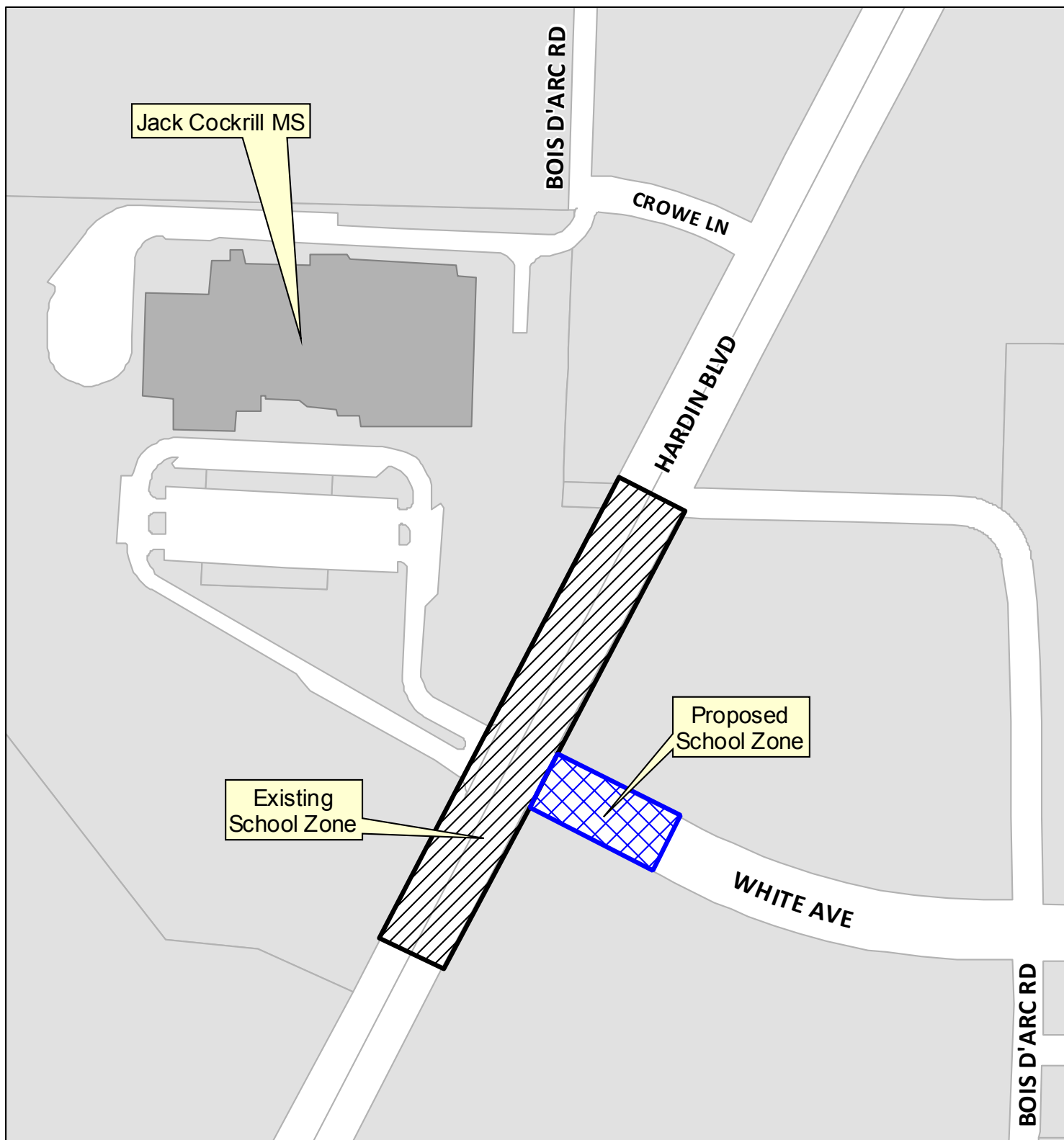
\_\_\_\_\_  
SANDY HART, TRMC, MMC  
City Secretary

BLANCA I. GARCIA  
Assistant City Secretary

DATE: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
MARK S. HOUSER  
City Attorney

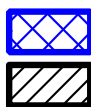


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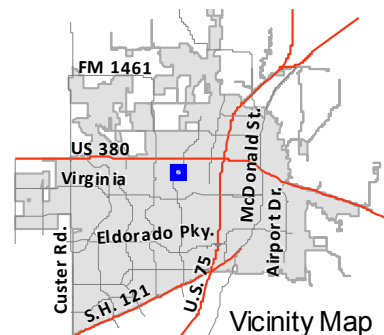
## Location Map

Proposed School Zone  
Jack Cockrill Middle School



Proposed School Zone

Existing School Zone





11-145

**TITLE:** Ordinance Authorizing a Budget Amendment modifying a loan agreement from the Solid Waste Fund for Construction of the Oak Hollow Clubhouse

**MEETING DATE:** March 15, 2011

**DEPARTMENT:** Parks, Recreation and Open Space

**CONTACT:** Hal Cranor, Public Works Director  
Lemuel Randolph, Interim Deputy City Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- Ordinance Approval

**ITEM SUMMARY:**

- \$65,000 in revenue generated from a new operator agreement was used to fund design and other pre-construction services for a new clubhouse
- In January of 2010 City Council approved an \$800,000 loan from the solid waste fund for construction cost of the clubhouse.
- Public Works Department served as general contractor for the project with an estimate of \$118 per sqft to complete construction.
- Cost was actually \$143 per sqft resulting in a funding shortage of \$180,231
- With the new business model golf course operations are thriving and need for a master plan have been identified. \$15,000 will fund cost of master plan
- Factors contributing to shortage included:
  - No budget for contingency
  - Length of gas line
  - Fire suppression system requirement
  - Kitchen
  - Interior carpentry
  - Amount of excavation and chemical injection requirement
- Cost of Comparable Golf Clubhouses include:
  - Sherrill Park Club House - constructed in 1996 (prefab building) - \$102 SF
  - Heritage Ranch Clubhouse - constructed in 2005 - \$292 SF

- Gentle Creek Clubhouse - constructed in 2002 - \$147 SF
- Pecan Hollow Clubhouse - constructed in 2003 - \$189 SF
- Cost of other city facilities
  - City's new library - \$338 SF
  - Fire Station # 7 - \$368 SF
  - Finch Park outdoor bathroom - \$350 SF
- Lessons Learned:
  - Initiate similar projects as CIP projects to allow for clearer tracking of costs and change orders
  - Even with the cost overrun this was an efficient, expedient and effective way to construct a quality city project
  - It is not easy to add this responsibility onto the already heavy work load that the maintenance staff bears
- All costs for loan repayment funded directly from users of the golf course.

#### **BACKGROUND INFORMATION:**

- January 19, 2010 City Council approved a loan agreement of \$800,000 from the solid waste fund for construction of a clubhouse

#### **FINANCIAL SUMMARY:**

\$195,231 (\$180,231 + \$15,000 for master plan) added to restructured loan agreement. Loan payoff would increase from \$47,750 to \$63,300 annually. Current and projected golf course revenue exceeds \$100,000 annually. All costs for loan repayment will be funded through revenue from the golf course.

#### **BOARD OR COMMISSION RECOMMENDATION:**

- N/A

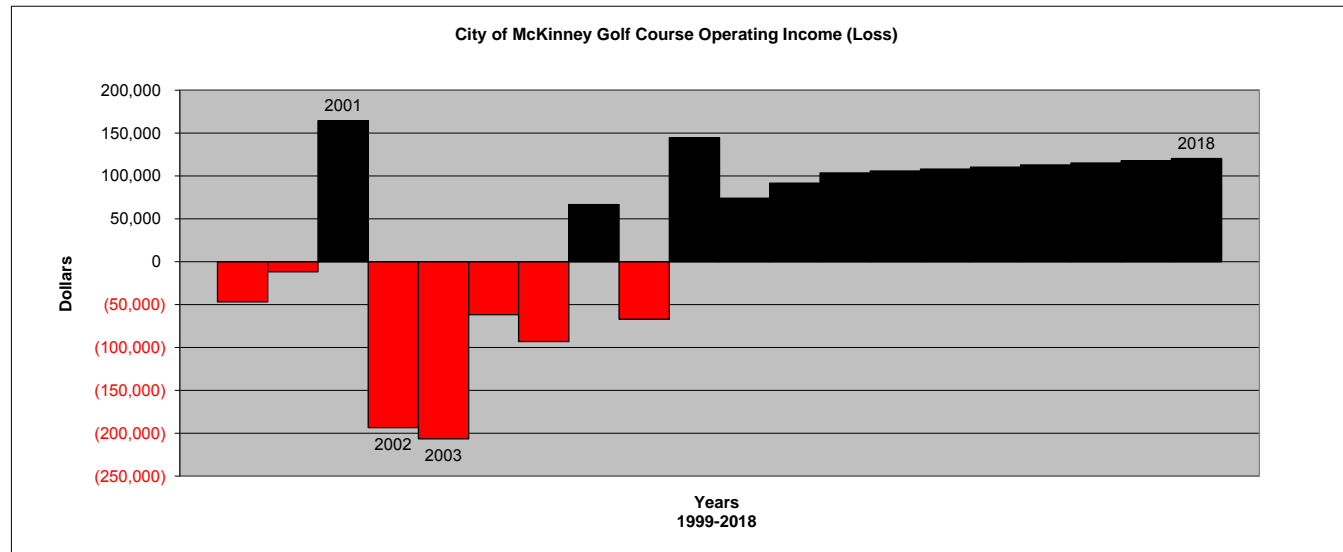
#### **SUPPORTING MATERIALS:**

[1999-2018 Oak Hollow Rev. History and Projection](#)  
[Loan Repayment Schedule](#)

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2,010	2,011	2,012	2,013	2,014	2,015	2,016	2,017	2,018
<b>City of McKinney Operating Revenues</b>																				
Charges for services	885,760	995,698	1,105,609	938,553	895,494	952,032	932,106	965,238	811,639	918,509	0	0	0	0	0	0	0	0	0	0
8% Lease Fee	0	0	0	0	0	0	0	0	0	0	74,100	69,565	70,957	72,376	73,823	75,300	76,806	78,342	79,909	81,507
\$1/Rd CIP Fee	0	0	0	0	0	0	0	0	0	0	0	22,000	32,601	33,416	34,252	35,108	35,986	36,885	37,807	38,753
Miscellaneous	2,091	395	(3,115)	2,623	280	2,414	173	77	0	10	0	0	0	0	0	0	0	0	0	0
Total operating revenues	887,851	996,093	1,102,494	941,176	895,774	954,446	932,279	965,315	811,639	918,519	74,100	91,565	103,558	105,792	108,075	110,408	112,792	115,227	117,716	120,260
<b>City of McKinney Operating Expenses</b>																				
Personnel Services	263,581	311,130	8,260	1,961	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Materials and Supplies	58,122	62,224	163,683	151,577	154,329	173,789	140,322	140,615	137,698	127,840	0	0	0	0	0	0	0	0	0	0
Maintenance	24,025	40,780	35,635	36,574	31,482	35,580	32,334	50,980	37,417	35,672	0	0	0	0	0	0	0	0	0	0
Contract Payments	466,602	485,264	674,227	665,652	666,860	701,224	716,635	652,110	605,169	611,924	0	0	0	0	0	0	0	0	0	0
Capital	66,665	53,347	9,207	235,317	184,946	66,308	136,813	54,848	97,748	0	0	0	0	0	0	0	0	0	0	0
Bad Debt	12	81	244	(25)	97	0	115	47	82	0	0	0	0	0	0	0	0	0	0	0
Total operating expenses	879,007	952,825	891,256	1,091,056	1,057,714	976,901	1,026,219	898,600	878,113	775,436	0	0	0	0	0	0	0	0	0	0
Operating income (loss)	8,844	43,268	211,238	(149,880)	(161,940)	(22,455)	(93,940)	66,715	(66,474)	143,083	74,100	91,565	103,558	105,792	108,075	110,408	112,792	115,227	117,716	120,260
<b>City of McKinney Non-Operating Revenues (Expenses)</b>																				
Investment income	0	0	0	0	0	0	0	0	0	135	0	0	0	0	0	0	0	0	0	0
Interest and fiscal charges	(60,862)	(54,824)	(46,930)	(41,297)	(37,043)	(33,814)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gain from disposal of assets	5,122	0	40	(2,248)	(7,478)	(5,314)	878	0	(524)	1,380	0	0	0	0	0	0	0	0	0	0
Total non-operating revenues (expenses)	(55,740)	(54,824)	(46,890)	(43,545)	(44,521)	(39,128)	878	0	(524)	1,515	0	0	0	0	0	0	0	0	0	0
Income before contributions and transfers	(46,896)	(11,556)	164,348	(193,425)	(206,461)	(61,583)	(93,062)	66,715	(66,998)	144,598	74,100	91,565	103,558	105,792	108,075	110,408	112,792	115,227	117,716	120,260

**Notes:**

- \* 2001: Westridge Golf Course and The Greens of McKinney have not opened yet (our two biggest competitors); Plantation is closed for renovations. Heritage Ranch and Gentle Creek have not opened yet.
- \* 2008: Capital and Supply spending kept to a minimum; became clear in 2008 prior management arrangement would not be renewed; future unclear
- \* Average Operating Income (loss) for 1999-2007 **(49,880)** annually
- \* 2009: DWW Golf Management Contract begins (8% of Gross as Lease Payment)
- \* 2009 & 2010: actual revenues
- \* 2010 \$1/rd increase starts June 1, 2010 (coincides with the new clubhouse opening)
- \* 2011-2019: proposed at a 2% trend increase (assuming good weather patterns)
- \* 1999-2007 total revenues (prior management): **(448,919)**
- \* 2009-2019 total revenues (DWW Golf Management): 1,059,494
- \* 2009: Recession and weather has affected revenues
- \* 2011-2019 assumptions: Recession ends, City growth and development returns, no additional competitors are added, weather stabilizes





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## Agenda item--Updated Loan for Golf Course

Year	Fiscal	Beginning Balance	1.75%		Constant Total Payment	Ending Balance
			Interest	Principal		
0	FY2010					\$800,000
0	FY2011					\$261,000
1	FY2011	\$1,061,000	\$18,568	\$44,733	\$63,300	\$1,016,268
2	FY2012	\$1,016,268	\$17,785	\$45,515	\$63,300	\$970,752
3	FY2013	\$970,752	\$16,988	\$46,312	\$63,300	\$924,440
4	FY2014	\$924,440	\$16,178	\$47,122	\$63,300	\$877,318
5	FY2015	\$877,318	\$15,353	\$47,947	\$63,300	\$829,371
6	FY2016	\$829,371	\$14,514	\$48,786	\$63,300	\$780,585
7	FY2017	\$780,585	\$13,660	\$49,640	\$63,300	\$730,945
8	FY2018	\$730,945	\$12,792	\$50,508	\$63,300	\$680,437
9	FY2019	\$680,437	\$11,908	\$51,392	\$63,300	\$629,045
10	FY2020	\$629,045	\$11,008	\$52,292	\$63,300	\$576,753
11	FY2021	\$576,753	\$10,093	\$53,207	\$63,300	\$523,546
12	FY2022	\$523,546	\$9,162	\$54,138	\$63,300	\$469,408
13	FY2023	\$469,408	\$8,215	\$55,085	\$63,300	\$414,323
14	FY2024	\$414,323	\$7,251	\$56,049	\$63,300	\$358,273
15	FY2025	\$358,273	\$6,270	\$57,030	\$63,300	\$301,243
16	FY2026	\$301,243	\$5,272	\$58,028	\$63,300	\$243,215
17	FY2027	\$243,215	\$4,256	\$59,044	\$63,300	\$184,171
18	FY2028	\$184,171	\$3,223	\$60,077	\$63,300	\$124,094
19	FY2029	\$124,094	\$2,172	\$61,128	\$63,300	\$62,966
20	FY2030	\$62,966	\$1,102	\$62,966	\$64,068	(\$0)
\$205,770						



11-143

**TITLE:** Consider/Discuss/Act on Filling a Vacant Position on the Animal Service Facility Advisory Committee

**MEETING DATE:** March 15, 2011

**DEPARTMENT:** City Secretary

**CONTACT:** Sandy Hart, TRMC, MMC

**RECOMMENDED CITY COUNCIL ACTION:**

- Discussion and action on filling the unexpired terms on the Animal Service Facility Advisory Committee

**ITEM SUMMARY:**

- Dr. Laura Peyton resigned from Animal Service Facility Advisory Committee on December 1, 2010. (Term expires September 30, 2011)
- The composition of the committee shall include at least:
  - One licensed Veterinarian
  - One municipal official
  - One person whose duties include the daily operation of an animal shelter
  - One representative of an animal welfare organization
- Dr. Peyton served as the licensed Veterinarian
- Two veterinarians have applied and listed in the attachment

**FINANCIAL SUMMARY:** N/A

**BOARD OR COMMISSION RECOMMENDATION:** N/A

**SUPPORTING MATERIALS:**

[Candidates](#)

[Dr. Laura Peyton Resignation](#)

# Board and Commission Candidates

As of: 08-Mar-11

*(excluding current members)*

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## Animal Services Facility Advisory Committee

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<b>Ewa Cissik</b>	Dist. 2	<i>Home:</i> 3600 Cherry Blossom Lane	972.547.6707	ewabk@yahoo.com
<i>Preference Order:</i> 1		<i>Work:</i> McKinney Animal Hospital, 4630	972.548.0749	cissik@mckinneyanimalhospital.
<i>Profession:</i>	Veterinarian			
<i>Civic Activities:</i>				
<i>Knowledge/Experience:</i>	Currently practicing small animal veterinary medicine.			
<hr/>				
<b>Martha Cochran</b>	Dist.	<i>Home:</i> 975 Paul Wilson Road	972.442.9392	everafteracres@verizon.net
<i>Preference Order:</i> 1		<i>Work:</i> Cross Timbers Animal Hospital, 1	972.529.6999	none
<i>Profession:</i>	Veterinarian			
<i>Civic Activities:</i>				
<i>Knowledge/Experience:</i>	Veterinary medicine/some shelter work			

McKinney City Council  
P.O. Box 517  
McKinney, TX 75070

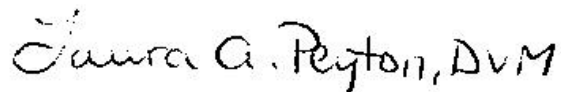
December 1, 2010

Dear City Council Members,

I have been an active member of the McKinney Animal Services Facility Advisory Committee since 2009. I am relocating to Wisconsin and, regrettably, must resign from the committee effective December 31, 2010.

I have appreciated the opportunity to serve on the committee and be part of such a wonderful community. If there is anything I can do to be of assistance during the transition, please let me know. I can be contacted at 517-290-3476 or via email [Ldfbvvet@yahoo.com](mailto:Ldfbvvet@yahoo.com).

Sincerely,

A handwritten signature in cursive script that reads "Laura A. Peyton, DVM".

Laura A. Peyton, DVM

Cc: BL







11-144

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on Application #11-01 as Submitted by G.H. Sports Group Requesting \$300,000 for Construction of an Artificial Turf Sports Complex.

**MEETING DATE:** March 15, 2011

**DEPARTMENT:** McKinney Community Development Corporation

**CONTACT:** Cindy Schneible, Executive Director  
214.544.0296

**RECOMMENDED CITY COUNCIL ACTION:**

- The board of directors of the McKinney Community Development Corporation recommends approval of this grant

**ITEM SUMMARY:**

- All-weather, artificial turf, training and playing facility for youth and adult soccer, lacrosse and other sports
- Configuration of the proposed facility included one full-size field or four short fields (100' x 150') to accommodate training and playing in the following team formats: 3v3, 4v4, 5v5, 6v6, 7v7.
- The facility will include concessions, a commons area and rooms for private meetings and/or parties
- In addition to soccer and lacrosse, the facility will be available for educational programs (referee training and certification, coaching seminars and licensing classes); senior wellness activities and other programs
- Time allotment proposed for city use, without charge, is 14% of total hours of operation on an annual basis.

**BACKGROUND INFORMATION:**

- MCDC attorney has confirmed eligibility for 4B funding

**FINANCIAL SUMMARY:**

- The grant would be funded from the 10% discretionary projects allocation within the MCDC FY 2011 budget.



**BOARD OR COMMISSION RECOMMENDATION:**

- The board of directors of MCDC recommends approval of this grant and funding in the amount of \$300,000.

**SUPPORTING MATERIALS:**

[MCDC 022411 Minutes](#)

[Legal Notice](#)

[G.H. Sports Group Application](#)

[GHS - Project Overview](#)

[COE Site Plan 12-14-10](#)

[Project estimate](#)

[5 Yr. Operating Proforma](#)

[Cricket Club](#)

[McKinney Soccer](#)

[McKinney Lacrosse Club](#)

[P1 Sports](#)

**McKinney Community Development Corporation  
Regular Board Meeting  
February 24, 2011**

The McKinney Community Development Corporation (MCDC) met in regular session in the Dowdy boardroom located at 321 N. Central Expressway, Suite 200, McKinney, Texas at 8:00 A.M. on February 24, 2011.

Board members present included board chair Tracy Rath, board vice-chair George Fuller, board secretary Dan Hall, Jason Burress, Kevin Griffin, Michael Puhl, Eric Davis and council member Ray Ricchi, representing council liaison Pete Huff. Staff members present were executive director Cindy Schneible and administrative assistant Connie Gibson.

There were several guests present.

Tracy Rath called the meeting to order at 8:01 A.M. She called for a motion to approve board minutes for the January 27, 2011 regular meeting. Dan Hall made a motion to approve the minutes, and Michael Puhl seconded the motion. The motion was voted on and passed unanimously (7-0). Mrs. Rath then reviewed the notes for the Human Resources committee meeting held on January 27, 2011.

The meeting was called into Executive Session at 8:04 A.M.

The meeting was called into Open Session at 8:39 A.M.

Larry Cunningham, Interim Finance Director with the City of McKinney gave the MCDC financial report. The sales tax receipts over the last five months show a 2.5% increase over the previous year. City council will hear the auditor's report in March, and the MCDC audit report will be presented during the March board meeting.

Check requests for the month of January, 2011 were presented and reviewed.

Action was taken on eight Promotional and Community grant requests. The requests were presented at the January 27, 2011 board meeting. Recommendations made by the Promotional and Community Event committee for funding the requests were shared with the board. George Fuller made a motion to approve the recommendations made by the committee. The recommendations of the committee were unanimously approved by the board. Grants approved:

- |                                                                                          |          |
|------------------------------------------------------------------------------------------|----------|
| • McKinney Main Street/Bike the Bricks                                                   | \$10,500 |
| • MCVB/Bloomin to Boomin                                                                 | \$12,500 |
| • Heritage Guild/Farmer's Market, Living History Days, Killis Melton Ice Cream Crank-Off | \$11,750 |
| • Crape Myrtle Trails/Crape Myrtle Days                                                  |          |
| World Collection Park dedication                                                         | \$ 5,000 |

- Heard Natural Science Museum/Take a Hike, Green Living Festival \$ 4,000
- Kiwanis Club/McKinney Historic Triathlon \$ 3,750
- Smiles Charity/2011 Benefit Concert \$ 2,500

Tracy Rath called for a public hearing to discuss, consider and act on Project #11-01 as submitted by G.H. Sports Group requesting \$300,000 for an artificial turf sports complex. Gordon Hill and Greg Vinez addressed the board. The board discussed the public use percentages proposed for the facility, which total 14% of total hours of operation on an annual basis. Tracy Rath called for a motion. Dan Hall made a motion to approve the project funding as requested. George Fuller seconded the motion. Tracy Rath called for a show of hands. The vote passed (4-3) with Kevin Griffin, Michael Puhl, and Jason Burress opposing.

A Public Hearing was held to discuss Project #11-02 as submitted by Heard-Craig Center for the Arts requesting \$47,404.26 for renovation and restorations to Heard-Craig House and Heard-Craig Hall. Barbara Johnson, Executive Director, presented a detailed outline of the repairs needed to the board.

The board will vote on this project in March.

A Public Hearing was held to discuss Project #11-03 as submitted by Heritage Guild of Collin County requesting \$250,000 for restoration and improvements to properties at Chestnut Square. Cindy Johnson, Executive Director presented a review of the needs at Chestnut Square and the funds required for restoration and improvements to the properties.

The project will be voted on during the March board meeting.

Miles Prestemon provided an update on Craig Ranch plans and projects. This year marks the 10th anniversary for Craig Ranch. The development is currently 60% commercial and 40% residential. Land has been escrowed for a Craig Ranch hotel/conference center. Plans for the hotel include 200 guest rooms, and 15,000 square feet of conference center space. The hotel will be a full service 5 or 6 floor facility.

Cindy Schneible gave the Executive Director's report. A Letter of Intent has been submitted by North Collin County Habitat for Humanity for a grant to assist with building acquisition to consolidate their administrative, ReStore and storage functions. Community Food Pantry also submitted a Letter of Intent. They are seeking funds to acquire additional space for their facility. Mrs. Schneible presented proposed guidelines for sponsorship. Board consensus allows the Executive Director on discretion on sponsorships up to \$1,500.

George Fuller made a motion to adjourn the meeting. Michael Puhl seconded the motion. The motion was voted on and passed unanimously (7-0).

The meeting was adjourned at 11:00 A.M.

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TRACY RATH – Board Chair

**TO BE PUBLISHED IN THE  
MCKINNEY COURIER-GAZETTE  
Friday, March 11, 2011**

Notice is hereby given that a Public Hearing will be held by the City Council of the City of McKinney at 6:00 P.M. on Tuesday, March 15, 2011 in the council chamber of the Municipal Court Building located at 222 N. Tennessee, McKinney, Texas regarding: Consider Project **#11-01** as submitted by G.H. Sports Group requesting three hundred thousand dollars (\$300,000) for construction of an artificial turf sports complex.

WITNESS MY HAND AND SEAL THIS 12th day of March, 2011

Sandy Hart, City Secretary

# MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

## Grant Application

Fiscal Year 2011

### IMPORTANT:

- Please read the McKinney Community Development Corporation Grant Guidelines prior to completing this application.
- Application is available at [www.mckinneycdc.org](http://www.mckinneycdc.org); by calling 214.544.0296 or by emailing [cgibson@mckinneycdc.org](mailto:cgibson@mckinneycdc.org)
- Completed application and all supporting documents are required to be submitted on a CD for consideration by the MCDC board. Please submit the application to:

McKinney Community Development Corporation  
321 N. Central Expressway, Suite 240  
McKinney, TX 75070

- *If you are interested in a preliminary review of your project proposal or idea, please complete and submit the **Letter of Intent** form, available at [www.mckinneycdc.org](http://www.mckinneycdc.org), by calling 214.544.0296 or emailing [cgibson@mckinneycdc.org](mailto:cgibson@mckinneycdc.org).*

***Applications must be completed in full, using this form, and received by MCDC, on a CD, by 5:00 p.m. on the date indicated in schedule below.***

**Please indicate the type of funding you are requesting:**

**X Project Grant**

Quality of Life projects that advance the mission of MCDC and are eligible for funding in accordance with the Type B sales tax statute (refer to examples in Grant Guidelines).



**Promotional or Community Event Grant (up to \$15,000)**

Initiatives, activities or events that enhance quality of life for McKinney residents, attract visitors to our area and promote the City of McKinney for the purpose of developing new or expanded business opportunities and/or enterprises.

### Promotional and Community Event Grants:

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: December 17, 2010	January 2011	February 2011
Cycle II: June 30, 2011	July 2011	August 2011

### Project Grants:

Application Deadline	Presentation to MCDC Board	Board Vote and Award Notification
Cycle I: January 31, 2011	February 2011	March 2011
Cycle II: April 30, 2011	May 2011	June 2011
Cycle III: July 31, 2011	August 2011	September 2011

## APPLICATION

### ORGANIZATION INFORMATION

Name: G.H. Sports Group LLC (The Centre of Excellence)

Federal Tax I.D.: 26-4279564

Incorporation Date: December 28, 2007

Mailing Address: 2729 Creek Crossing Drive

City McKinney

ST: Texas

Zip: 75070

Phone: 972 542 0414

Fax: 972 542 0414 Email gordonhill@sbcglobal.net

Website: under construction

#### Check One:

- ☐ Nonprofit – 501(c) Attach a copy of IRS Determination Letter  
☐ Governmental entity  
☒ For profit corporation  
☐ Other

Professional affiliations and organizations to which your organization belongs: None

### REPRESENTATIVE COMPLETING APPLICATION:

Name: Gordon Hill

Title: Chairman

Mailing Address: 2729 Creek Crossing Drive

City: McKinney

ST: Texas

Zip: 75070

Phone: 972 542 0414

Fax: same

Email: gordonhill@sbcglobal.net

### CONTACT FOR COMMUNICATIONS BETWEEN MCDC AND ORGANIZATION:

Name: Gordon Hill

Title: Chairman

Mailing Address: 2729 Creek Crossing Drive

City: McKinney

ST: Texas

Zip: 75070

Phone: 972 542 0414

Fax: same

Email: gordonhill@sbcglobal.net

**FUNDING**

Total amount requested: \$300,000

**PROJECT/EVENT**

Start Date: January 2011

Completion Date: March 2011

**BOARD OF DIRECTORS** *(may be included as an attachment)*

**Gordon Hill**

**Chairman**

**Scott Fanatico**

**C.E.O.**

**LEADERSHIP STAFF** *(may be included as an attachment)*

**Same as above**

**Using the outline below, provide a written narrative no longer than 7 pages in length:**

**I. Applying Organization**

***Describe the mission, strategic goals and objectives, scope of services, day to day operations and number of paid staff and volunteers.***

The goal of **The Centre** is to aid in the development of the next generation of athletes by helping them acquire an appreciation for sports and build upon their skills and abilities. **The Centre** will provide support and training for coaches, enforce professional codes of conduct, and encourage parents to participate in the development of players all in an effort to create a positive experience for participants.

**The Centre** will provide essential sports services and programs necessary for the positive development and well being for the residents of both McKinney and the surrounding area. Open year round, **The Centre** will provide a clean and safe meeting place for sports, fitness, and activities for kids, adults, and families of all ages. Outdoor sports activities and events will provide local businesses the opportunity to grow with the facility. **The Centre** will be dedicated to customer service.

At least 4 full time and 25 to 35 part time jobs will be created for McKinney residents adding over \$200,000 in salaries per year to our local economy.



***Disclose and summarize any significant, planned organizational changes and describe their potential impact on the project for which funds are requested.***

None.

## **II. Project, Promotion or Community Event (whichever is applicable)**

- Outline details of the project for which funds are requested. Include information regarding scope, goals, objectives, target audience.

**The Centre** will provide the community with a unique first class venue for the large and growing number of youth and adult athletes who currently reside in McKinney and the surrounding communities in North Texas. With over 20,000 recreational soccer players registered in McKinney and the surrounding communities, McKinney is the ideal place for a facility such as this.

There are more than 10,000 registered Select youth soccer players in McKinney and the surrounding North Texas communities playing on over 800 paying teams. The Premiere Academy League and SDL, which are pre-select level leagues for players ages 10 and under, have over 300 teams alone in the aforementioned age group. Adult leagues have over 250 teams playing in the North Texas region. More than 1,000 players per week and 4,000 per month (both youth and adult combined) will participate in scheduled events and/or games at **The Centre**.

Over half of the teams competing at **The Centre** will come from outside the City of McKinney, bringing additional revenue to the city's restaurants, bars and retail operators. Soccer tournaments and other special events will draw participants and spectators from all over the North Texas area, as well as from other parts of Texas and neighboring states. In Texas, soccer participation is growing ten percent annually in all age and gender groups.

The North Texas Lacrosse Association currently has 68 youth teams registered in their 2010, 1st – 8th grade leagues. In the last five years, the number of North Texas Lacrosse players has doubled to nearly 5,000 players. In 2010, women's lacrosse teams are being introduced as a new program.

- Describe how the proposed project fulfills strategic goals and objectives for the organization.

The goal of **The Centre** is to aid in the development of the next generation of athletes by helping them acquire an appreciation for sports and build upon their skills and abilities. **The Centre** will provide support and training for coaches, enforce professional codes of conduct, and encourage parents to participate in the development of players all in an effort to create a positive experience for participants.

**The Centre** will provide essential sports services and programs necessary for the positive development and well being for the residents of both McKinney and the surrounding area. Open year round, **The Centre** will provide a clean and safe meeting place for sports, fitness, and activities for kids, adults, and families of all ages. Outdoor sports activities and events will provide local businesses the opportunity to grow with the facility. **The Centre** will be dedicated to customer service.

- Please also include planned activities, time frame/schedule, and estimated attendance and admission fees if applicable.

There are more than 10,000 registered youth soccer players in the surrounding North Texas communities. Approximately 500-750 players per week and 3,000-4,000 per month (both youth and adult combined) will participate in scheduled events and/or games at **The Centre**. League play and tournaments for youth and adults will be the focal point of the facility, however, ample time for team training sessions in all sports, seniors activities, and toddler programs will be available. Hours of operation are projected to be as follows:

5:00 p.m. to 11:00 p.m. - Monday-Thursday

5:00 p.m. to midnight – Friday

8:00 a.m. to midnight – Saturday

Noon to 10:00 p.m. – Sunday

Revenues will be generated through league fees, tournament fees, and hourly rentals of the individual fields. Hourly rental for one of the small fields will be \$75/hour. The batting cages for Cricket will be available for rental at \$50/hour. No admission fees will be charged for spectators coming to watch events being held at **The Centre**.

- What is the venue/location for project or event?

On 3.00 acres, **The Centre** will be located on Stacy Road, just north of the 65-acre McKinney Soccer Complex at Craig Ranch. The first facility of its kind in the United States, it will be a professionally managed, state-of-the-art, highly maintained facility that is upscale and at the same time, all-inclusive. It will serve as a “hub” for family participation and community-oriented activities. A vibrant sports atmosphere shall be prevalent in the facility that will have multiple uses with the capability of catering to both youth and adults. Through the strategic placement of the playing surfaces, a concessions/commons area, and a second level mezzanine, the facility will have a relaxed and natural flow as patrons move throughout the complex.

**The Centre** will consist of four state-of-the-art artificial turf fields, each field being floodlit which will ensure maximum availability for training and playing time in all weather conditions. From a soccer perspective, it will effectively provide high impact player development in critical areas such as control, passing, movement and shooting, increased levels of participation and most importantly – fun! Players will be able to play and train in all the following team formats: 3v3, 4v4, 5v5, 6v6, and 7v7. A site plan for The Centre has been attached for review.

- Provide a timeline for the project or event.

Construction will start in January 2011 and is expected to be completed by March 31, 2011 provided no extended weather delays are encountered during construction.

- Detail goals for growth/expansion in future years.

G.H. Sports Group, LLC has the right of first refusal on the adjacent 3.0 acres of land for future growth/expansion. We hope to exercise this option within the next 24 months after The Centre’s grand opening provided the success and popularity of the venue goes as projected.

### Is this Project:

- |                             |                              |                             |
|-----------------------------|------------------------------|-----------------------------|
| • An expansion/improvement? | <input type="checkbox"/> Yes | X No                        |
| • A replacement/repair?     | <input type="checkbox"/> Yes | X No                        |
| • A multi-phase project?    | <input type="checkbox"/> Yes | X No                        |
| • A new project?            | x Yes                        | <input type="checkbox"/> No |

### Has a feasibility study or market analysis been completed for this proposed project?

A copy of the Executive Summary of the economic impact study prepared by Elizabeth Morris has been attached. A full copy of the report is available upon request.

### Provide specific information to illustrate how this project will advance the mission and strategic goals of MCDC and the impact to the community as a whole.

**The Centre** will support three of the MCDC's four goals as follows:

- **Develop and strengthen the City's physical amenities for recreational and leisure opportunities.**

Due to its rapid growth, the City of McKinney has lacked adequate opportunities for organized sports and individual recreational opportunities. The nearest multi-sport use artificial surfaces are located in Frisco, Plano, Richardson, and The Colony and all are heavily used by local and regional teams and citizens.

**The Centre** will boast a large parking lot, a clubhouse with full amenities, and four Five-a-Side modular soccer fields with the latest development in artificial turf. The fields can be converted to host full-size soccer, lacrosse, and football, as well as lawn bowling, cricket and other outdoor activities. The expertly designed open clubhouse will have a meeting space, a food service café area, retail space, locker rooms, and a second floor mezzanine for the optimal spectator experience. This facility is something that is currently lacking in the community and will be a great amenity for the city's residents and a huge draw to the city for those coming from the neighboring communities.

In addition, **The Centre** will provide the City of McKinney with one (1) four-hour block of use of one small field (each measuring 100' x 150') every week between the hours of 4:00 p.m. and 10:00 p.m. and one hour daily for one of the small fields with the specific times to be determined by the City and the centre.

- **Develop quality community-wide focal points**

**The Centre** will be an integral part of the Craig Ranch area sports and recreation attractions. Located in southwest McKinney on Stacy Road near the crossroads of four major North Texas cities (McKinney, Frisco, Allen and Plano), **The Centre** will attract players and spectators from all over Collin County, the state of Texas and the United States. **The Centre** will promote the international flavor of the sport of soccer as we will invite soccer teams from England and Europe to play and affiliate with us in McKinney and we will become known abroad as a destination to visit and play.

Sports venues in close proximity of the site include the 13-field McKinney Soccer Complex at Craig Ranch, which is one of the city's two large soccer league venues and The Michael Johnson Performance Center, which attracts high performing athletes from around the world. An Olympic sized track is

anticipated as an expansion of the Michael Johnson facility, which may also be used for community events. The Ballfields at Craig Ranch is the home field for the McKinney Marshals Texas Collegiate League and are used by local youth and adult leagues as well.

Including soccer, which will be the primary focus, possible uses of **The Centre** are:

### **Soccer:**

Youth and adult leagues will be offered on a year round basis and tournaments will be held throughout the year. Teams can also reserve **The Centre** on an hourly basis to train/practice. Select teams and groups will be able to use **The Centre** for development, conditioning, and training camps. With the dramatic growth of soccer in this country, more and more children are recognizing the value of playing the game. This growth is creating huge demands on suitable playing facilities across the state and most venues have growing waiting lists for registration. Soccer, like other sports such as lacrosse, football, basketball and baseball, requires continual practice in order for one to become proficient. All of these teams strive for the same thing – the best training and playing facilities available. A year-round facility in our community is vital for player development.

In Europe and South America, soccer is played year round with only a couple of weeks off. The simple fact is that soccer is the world's most popular sport, and its popularity within this country will only continue to grow as more schools at the junior high and high school levels begin offering programs, colleges continue to provide more scholarships, and additional facilities and playing surfaces are made available.

### **Senior Wellness Programs:**

**The Centre** will provide a safe and comfortable setting for seniors to meet and exercise. Lawn Bowling, a leisure sport similar to bocce ball, will be introduced in an innovative way to give seniors the opportunity to participate in competitive matches as well as engaging social gatherings. The outdoor setting is also an excellent venue for exercise classes, walking and enjoying time with family.



### **Special Needs Programs:**

Created by Gordon Hill, the *SWANS* program for *Students with Additional Needs* will be a major component of **The Centre** and will have a profound impact on the lives of students who want to participate in athletics, yet face different challenges when doing so. *SWANS* is a community-based program for young athletes with disabilities. It will work closely with *TOPS (The Outreach Program for Soccer)* which is a program that the United States Soccer Federation has in place. The *SWANS* program will work with any group, no matter how large or small, to bring the opportunity of learning to play any sport to any boy or girl, ages 5 – 19, who has a learning or physical challenge.

Individuals will benefit by developing a sense of belonging to a community, learn the value of being part of a team, and will experience improved self-esteem, fitness, and social skills. Families of *SWANS* will be part of a fun and meaningful experience for the entire family with games and activities adapted to ensure every child's participation takes place in a safe and healthy environment. **The Centre** will bring together parents and families that share the same challenges to build a stronger community.

### **Lacrosse:**

Lacrosse is muscling its way into the North Texas sports scene as many High Schools are creating lacrosse programs. The modular fields at **The Centre** will be an ideal location for both training and

competitive games. In the last five years, the number of North Texas Lacrosse players has doubled to nearly 5,000 players. In 2010, women's lacrosse teams are being introduced as a new program.

### **Other Sports:**

**The Centre** will be available to local Elementary, Middle, High Schools and Colleges for use by their athletic programs. The artificial surface is designed for year-round use and can be used for football, baseball, and cricket as well as soccer and lacrosse.

### **Toddler Programs:**

Physical development programs that use a variety of fun games to delight and engage kids in physical activity will be offered. Classes, camps and pre-school programs professionally designed to develop motor skills, promote physical fitness and create self-confidence in kids and younger children will all be available. Pre-kindergarten programs with an introduction to soccer will be available for children and their guardians.

### **Educational Programs:**

The clubhouse/support building during the down time will contain classroom/meeting room facilities that will be used for educational programs such as referee training and certification, coaching seminars, and licensing classes. Local sports associations can also reserve **The Centre** for their organization's meetings.

### **Group Rentals:**

Churches, local organizations, businesses and individuals will be encouraged to utilize **The Centre** for meetings, parties, and other business when larger space is required.

- **Promote and encourage the safe and attractive image of McKinney.**

Sports and recreation venues create a positive, healthful image of the community, and provide residents of all ages with activities for their leisure time. Community recreational facilities are an important consideration for businesses seeking to relocate or expand in any community. Recreational venues make a positive statement about a community's commitment to quality of life for residents.

Through targeted programming and superb service, **The Centre** will make a significant impact on the lives of area residents and serve as a beacon in the community for healthy lifestyles, social participation, athletic competition, teamwork, leadership, development, and entertainment.

Local businesses such as hotels and restaurants will benefit from the attraction of thousands of visitors from outside of McKinney. **The Centre** will reach out and forge significant partnerships with McKinney businesses and organizations so that the entire community can benefit from the influx of out of town visitors. The City of McKinney will benefit from the increase in sales tax revenue created by **The Centre**. This will come from direct sales at the facility, the creation of jobs, and the positive impact the Centre will have on sales at restaurants, hotels, and other local businesses.

**Has a request for funding, for this project, been submitted to MCDC in the past?**

x Yes

☐ No

Funding was previously approved for The Centre by the MCDC in 2010. A total of \$600,000 was awarded - \$300,000 in a grant and \$300,000 in the form of a five year loan. Due to unforeseen delays, construction of the facility was unable to be completed by the 12/31/10 deadline in the previous approval so the MCDC board has asked G.H. Sports Group, LLC to re-submit the proposed funding request due to the December expiration of the prior approval.

**III. Financial**

- Provide an overview of the organization's financial status including the impact of this grant request.

This project will be funded through a combination of a bank loan from Southwest Bank, a SBA 504 loan, and personal equity from Scott Fanatico and Gordon Hill. This is a start-up organization formed to construct and operate the facility. The impact of the grant request will allow for the ownership group to have funds in reserve for working capital while the facility begins operations and becomes a profitable entity. In return for the grant from the MCDC, the facility will be available for public use at no charge as follows:

1. One four-hour block of time for one of the four fields each week.
2. One one-hour block of time daily for one of the four fields with the daily time to be determined.
3. Seniors will be available to use the facility at no charge weekdays during the hours of 10:00 a.m. – 2:00 p.m.

- Please attach your budget for the current year and audited financial statements for the preceding two years. If financials are not available, please indicate why.

The five year pro-forma for the project is attached to this application. Prior years' financials are not available as this is a brand new project with no operating history.

**What is the estimated total cost for this Project? \$2,033,354**

Land cost (3.00 acres)	\$ 706,979
G.H. Sports Centre building construction	\$1,092,675
Parking construction	<u>\$ 233,700</u>
Total estimated cost	\$2,033,354

A complete project budget has been attached.

**What percentage of Project funding will be provided by the Applicant? 85.2%**

**Are Matching Funds available?**

☐ Yes

x No

Cash \$

In-Kind \$

Source Ad Valorem Tax Revenues % of Total 100%

Source

% of Total

### **Are other sources of funding available?**

No.

### **Have any other federal, state, or municipal entities or foundations been approached for funding?**

Yes – a portion of the financing will be provided in the form of a SBA 504 loan.

## **IV. Marketing and Outreach**

Describe marketing plans and outreach strategies for your organization and for the project for which you are requesting funding – and how they are designed to help you achieve current and future goals.

The marketing plan involves advertising in local and regional papers in the North Texas area, contacting all the various League Associations in the different sports. We will also be contacting all of the sports clubs who have teams at both the Recreational and Select levels. Additional marketing and outreach strategies will be as follows:

1. Gordon Hill will access all of his personal sporting contacts (which are many through his well-known international professional soccer career)
2. Television interviews and Internet publicity will play a big part
3. Putting on promotions and holding events during the year at The Centre
4. The Centre will work closely with Gordon Hill's Swans Outreach program, which will include the TOPS soccer program run by the USSF.
5. Marketing of the wellness program for seniors will be achieved through personal visits to the various senior living facilities in the Allen/McKinney/Frisco/Plano area and dropping of promotional flyers.
6. Education courses for both coaches and referees in all sports will be offered which will draw attention to The Centre.

Through the above, and most importantly word of mouth, The Centre will be able to achieve its goals and expand their whole program. The key word here is **Development** over time to reach and achieve the present and future goals of The Centre.

## **V. Metrics to Evaluate Success**

Outline the metrics that will be used to evaluate success of the proposed project. If funding is awarded, a post-event/project report will be required summarizing success in achieving objectives outlined for the event.

Number of Teams in League  
Number of athletes  
Number of Regional and National Tournaments  
Number of Active Programs  
Development of surrounding commercial property

## Acknowledgements

***If funding is approved by the MCDC board of directors, Applicant will assure:***

- The event/project/program for which financial assistance is sought will be administered by or under the supervision of the applying organization;
- All funds awarded will be used exclusively for the event/project/program described in the application;
- MCDC will be recognized in all marketing, outreach, advertising and public relations as a funder of the event/project. Specifics to be agreed upon by applicant and MCDC and included in an executed Performance Agreement;
- Organization's officials who have signed the application are authorized by the organization to submit the application;
- Applicant will comply with the MCDC Grant Guidelines in executing the event/project for which funds were received.
- A final report detailing the success of the project, as measured against identified metrics, will be provided to MCDC no later than 30 days following the event/completion of project.
- Up to 80% of the approved grant may be provided, on a reimbursement basis, prior to project/program conclusion with submission of invoices/receipts to MCDC. The final 20% will be forwarded upon MCDC's receipt of unpaid invoices/receipts; documentation of fulfillment of obligations to MCDC; and final project/program/event report.
- The required performance agreement will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120<sup>th</sup> day after the date the MCDC notifies the applicant of the violation.

**We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.**

**Chief Executive Officer**

**Representative Completing Application**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

***INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.***



## **CHECKLIST:**

### **Completed Application:**

- ☒ Use the form/format provided
- ☒ Organization Description
- ☒ Outline of event/project plan description, goals and objectives
- ☒ Event/Project timeline
- ☒ Plans for marketing and outreach
- ☒ Evaluation metrics
- ☒ List of board of directors and staff

### **Attachments:**

- ☒ Financials: organization's budget for current fiscal year; event/project budget; audited financial statements
- ☒ Feasibility Study or Market Analysis if completed (Executive Summary)
- ☒ IRS Determination Letter (if applicable)

***A FINAL REPORT IS TO BE PROVIDED TO MCDC WITHIN 30 DAYS OF THE EVENT/COMPLETION OF THE PROJECT.***

***PLEASE USE THE FORM/FORMAT OUTLINED ON THE NEXT PAGE.***

**G.H. Sports Group  
The Centre of Excellence  
Project Description**

**Soccer**

- 20,000 recreational soccer players in McKinney and surrounding communities
- 10,000+ registered Select youth soccer players in McKinney and surrounding communities
- 800+ paying teams
- 300+ Premiere Academy League and SDL
- 250 adult leagues
- 50% of teams that will use The Centre will come from outside McKinney
- Soccer participation in Texas is growing 10% annually – across all age and gender groups

**Lacrosse**

- 68 youth teams registered with the North Texas Lacrosse Association
- 5,000 players in North Texas
- Women's teams introduced as a new program in 2010

**The Centre**

- Four artificial turf fields (100' x 150' each (1/4 size of full soccer field)
- Can be converted to one, full-size field for soccer, lacrosse, football – as well as lawn bowling, cricket and other outdoor activities.
- Projected use: 500-750 players per week; 3,000 to 4,000 per month (adult and youth) will use the facility
- Field lighting is included for game play during non-daylight hours
- Number of parking spaces required by the city – 50 spaces per field/200 spaces minimum
- Four full-time/25 part-time jobs created – with \$200,000 paid in salaries/year
- Daytime (non-prime time – between 10:00 a.m. and 4:00 p.m.) use for SWANS and senior activities such as lawn bowling provided at no charge

**Hours of operation:**

- 10:00 a.m. to 11:00 p.m. Monday through Thursday
- 10:00 a.m. to midnight Friday
- 8:00 a.m. to midnight Saturday
- Noon to 10:00 p.m. Sunday
- Total hours per week: 368 (120 non-prime/248 prime)
- Total hours per year: 19,136 (6,240 non-prime/12,896 prime)

**Fees:**

- \$75/hr for small (1/4 field); no fees charged for seniors or SWANS between the hours of 10:00 a.m. and 4:00 p.m.
- \$50/hour for batting cages for Cricket (non-field location)

### **City Use of Facility (no charge)**

- Managed by PROS
- 15% of available time/annually

### Weekly Use:

5 hours – one 5-hour block of time one day per week (1) field

5 hours – One one-hour block of time daily, M-F between 5:00 and 10:00 p.m. (1) field

40 hours – M-F 10 a.m.-2 p.m. (2) fields

50 hours per week/2600 hours annually

### Tournament Use:

2 Weekends per year (1) in June and (1) in November defined as follows:

Friday 7:00 p.m.-10:00 p.m. x 2 x 4 fields =24 hours

Saturday 7a.m.-10 p.m. x 2 x 4 fields =120 hours

Sunday 7 a.m.-9 p.m. x 2 x 4 fields = 112 hours

256 hours/52 weeks = 4.9 hours per week

50 hours per week regular use + tournament use totals = 54.9 hours per week

54.9 hours per week/2,854 hours annually

### Other

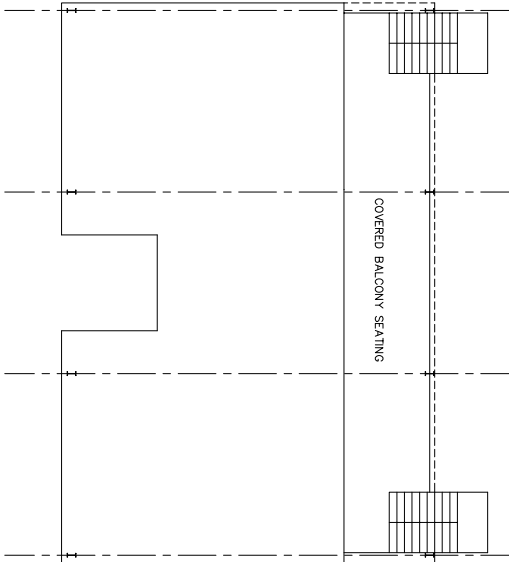
- Partnership with tourism to include free advertising on website for McKinney hotels, restaurants, etc.
- Priority league registration for McKinney teams (3 day pre-registration) prior to non-residents
- When fees are charged for programming – McKinney residents will receive a discount (in alignment with PROS fee schedule)
- City programs/activities will be advertised at The Centre and on website – at no charge
- Available to elementary, middle, high schools and colleges for athletic programs
- Toddler Programs
- Educational Programs – facility will include classroom/meeting room facilities
- Local sports associations – meeting facilities
- Group rentals

### Location:

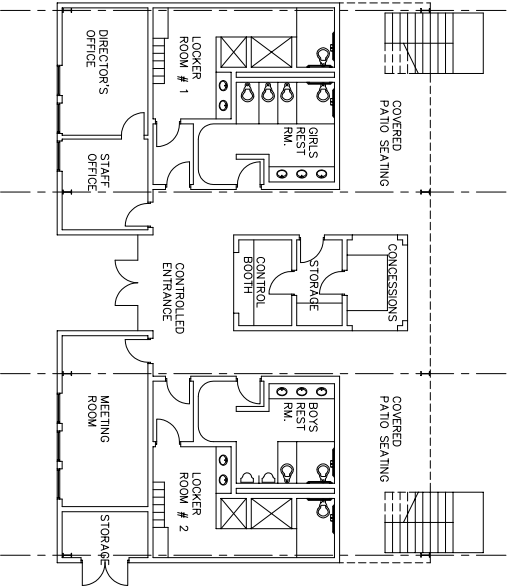
- 3 acres on Stacy Road, north of the McKinney Soccer Complex at Craig Ranch.
- Sports venues in close proximity: Michael Johnson Performance Center; Ballfields at Craig Ranch

### Cost:

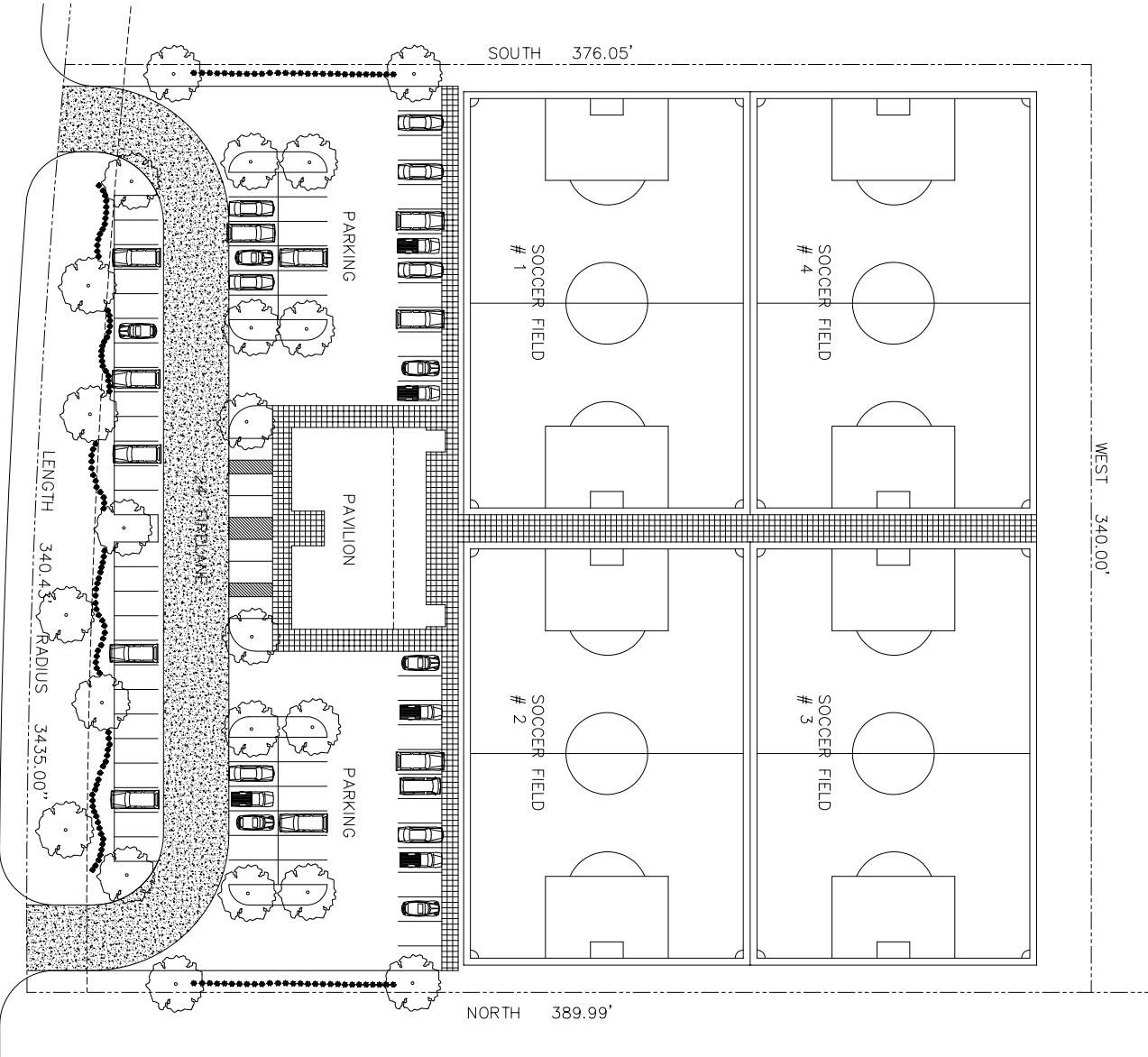
- |                                   |                   |
|-----------------------------------|-------------------|
| • Land (3.0 acres)                | \$ 706,979        |
| • Construction (building & field) | \$1,092,675       |
| • Parking construction            | <u>\$ 233,700</u> |
| • Total est. cost                 | \$2,033,354       |



**03 - PAVILION BALCONY FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**02 - PAVILION FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**01 - SITE PLAN**  
SCALE: 1" = 20'

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The Center of Excellence  
Soccer Complex  
McKinney, TX

Estimate Date: 01-26-11  
Drawing: Rawls 1 of 1, Dated 12-14-10

Division	Item Description	Quantity	Unit	\$/Unit	Total
01000 - General Information					
	Overall Site Area / Perimeter	130,538	SF	3.00	Acres
	Building SF/Perimeter	3,637	SF		
02100 - Erosion & Sediment Control					
	Construction Entrance Rip Rap	1	EA	\$ 3,500.00	\$ 3,500.00
	Filter Fabric	1,425	LF	\$ 1.25	\$ 1,781.25
	Inlet Protection	4	EA	\$ 150.00	\$ 600.00
	Rip Rap	420	SF	\$ 2.50	\$ 1,050.00
				Subtotal	\$ 6,931.25
02300 - Earthwork					
	Strip Topsoil & Stockpile	130,888	SF	\$ 0.10	\$ 13,088.80
	Earthwork	130,882	SF	\$ 0.15	\$ 19,633.80
	Compact Select Fill - 1'-0" @ Fields	2499	CY	\$ 18.00	\$ 44,982.00
	5" Aggregate Processed Stone Base	1321	CY	\$ 16.00	\$ 21,136.00
	2" Crushed Stone Levelling Course	630	CY	\$ 16.00	\$ 8,480.00
	Excavation - 1'-5"	3942	CY	\$ 3.00	\$ 11,826.00
	Compact Select Fill - 1'-6" @ Bldg Pad	206	CY	\$ 18.00	\$ 3,708.00
				Subtotal	\$ 122,854.40
02510 - Site Utilities - Water					
	2" Domestic Water Service	138	LF	\$ 25.00	\$ 3,450.00
	2" Domestic Water Meter/ Tap / BFP	1	EA	\$ 3,500.00	\$ 3,500.00
	1.5" Irrigation Water Meter / Tap / BFP	1	EA	\$ 2,500.00	\$ 2,500.00
				Subtotal	\$ 9,450.00
02520 - Site Utilities - Sanitary					
	4" PVC Sanitary Line	132	LF	\$ 35.00	\$ 4,620.00
	4" PVC Sanitary Line - Bore Under Road	16	LF	\$ 100.00	\$ 1,600.00
	Sanitary Connect to Existing	1	EA	\$ 1,000.00	\$ 1,000.00
	5' Sanitary Manhole	1	EA	\$ 3,500.00	\$ 3,500.00
				Subtotal	\$ 10,720.00
02530 - Site Utilities - Storm					
	12" RCP Storm Pipe	131	LF	\$ 50.00	\$ 6,550.00
	36" RCP Storm Pipe	113	LF	\$ 75.00	\$ 8,475.00
	Grate Inlet - 4'	4	EA	\$ 1,000.00	\$ 4,000.00
	Storm Headwall	1	EA	\$ 3,500.00	\$ 3,500.00
	18" RCP Storm Pipe	144	LF	\$ 60.00	\$ 8,640.00
	Storm Rip Rap	327	SF	\$ 2.50	\$ 817.50
	Storm Curbed Concrete Flume	370	SF	\$ 6.00	\$ 2,220.00
				Subtotal	\$ 34,202.50
02540 - Site Utilities - Other					
	4" Sch 40 Electrical Service Conduits	159	LF	\$ 25.00	\$ 3,975.00
	4" Sch 40 Communication Conduits	159	LF	\$ 25.00	\$ 3,975.00
				Subtotal	\$ 7,950.00
02750 - Site Concrete					
	5" Concrete Paving - Reinforced	20,185	SF	\$ 2.75	\$ 55,508.75
	7" Concrete Paving - Reinforced	12,308	SF	\$ 3.05	\$ 37,539.40
	HVAC Equipment Pads	50	SF	\$ 6.00	\$ 300.00
	Curb	1,531	LF	\$ 2.00	\$ 3,062.00
	Decorative Sidewalk - 4" - 2'x2' Pattern	3,995	SF	\$ 3.55	\$ 14,182.25
	Sidewalk - HDGP Ramps	2	EA	\$ 500.00	\$ 1,000.00
	8" Concrete Paving - Entry Aprons	776	SF	\$ 4.50	\$ 3,492.00
	24" Diameter Pole Base	21	EA	\$ 750.00	\$ 15,750.00
	Trash Enclosure Pad Slab	400	SF	\$ 6.00	\$ 2,400.00
	City Sidewalk - 4"	284	LF	\$ 5.00	\$ 1,420.00
	36" Diameter Pole Base	8	EA	\$ 900.00	\$ 7,200.00
	24" Diameter Pole Base w/ Sleeves	12	EA	\$ 800.00	\$ 9,600.00
				Subtotal	\$ 152,654.40
02780 - Paving Specialties					
	4" Traffic Striping	1,346	LF	\$ 0.25	\$ 336.50
	Cross Hatch Area Traffic Striping	287	SF	\$ 2.00	\$ 574.00
	Handicap Traffic Striping / Wheelstop & Signage	4	EA	\$ 350.00	\$ 1,400.00
	4" Fire Lane Traffic Striping	760	LF	\$ 0.25	\$ 190.00
				Subtotal	\$ 2,500.50
02800 - Fencing					
	8' Wrought Iron Fence	280	LF	\$ 40.00	\$ 11,200.00
	8' Chain Link Fence	810	LF	\$ 15.00	\$ 12,150.00
	8' Wrought Iron Entry Gate	16	LF	\$ 50.00	\$ 750.00
	8' Stone Clad Fence Columns	8	EA	\$ 850.00	\$ 6,800.00
	REV 012811 - Deduct Stone Clad Fence Columns	-8	EA	\$ 850.00	\$ (6,800.00)
	REV 012811 - Chain Link Fence In Lieu of Wrought Iron	280	LF	\$ (25.00)	\$ (7,000.00)
				Subtotal	\$ 17,100.00

The Center of Excellence  
Soccer Complex  
McKinney, TX

Estimate Date: 01-28-11  
Drawing: Rawls 1 of 1, Dated 12-14-10

02900 - Landscaping					
	Plants	148	EA	\$ 5.00	\$ 740.00
	Solid Sod - Buffalo Grass	11,448	SF	\$ 0.30	\$ 3,434.70
	Hydromulch Sahara Bermuda at Disturbed Areas	7,974	SF	\$ 0.25	\$ 1,993.50
	Decomposed Granite - 2"	5,170	SF	\$ 1.00	\$ 5,170.00
	4" Steel Edging	1,660	LF	\$ 1.50	\$ 2,340.00
	Trees	22	EA	\$ 250.00	\$ 5,500.00
	Potted Plants	10	EA	\$ 125.00	\$ 1,250.00
	Irrigation System	19,423	SF	\$ 0.75	\$ 14,567.25
				Subtotal	\$ 34,995.45
03300 - Concrete					
	6" SOG	3,632	SF	\$ 4.00	\$ 14,528.00
	Slab on Metal Deck	891	SF	\$ 4.50	\$ 4,009.50
	15 mil Vapor Barrier	3632	SF	\$ 0.25	\$ 908.00
	20" Pier - 6' Embedment	10	EA	\$ 760.00	\$ 7,600.00
	Thickend Slab	613	LF	\$ 5.00	\$ 3,065.00
				Subtotal	\$ 30,010.50
04200 - Masonry					
	8" CMU Walls - Exterior Split Face	3,353	SF	\$ 12.00	\$ 40,236.00
	8" CMU Walls - Exterior Split Face - Above 10'	2,672	SF	\$ 12.00	\$ 32,064.00
	4" CMU Walls - Interior Smooth Face	2,781	SF	\$ 9.50	\$ 26,419.50
	4" CMU Walls - Interior Smooth Face - Above 10'	760	SF	\$ 9.50	\$ 7,220.00
	Exterior Stone Veneer - 4" Thick - 4' High	650	SF	\$ 18.00	\$ 11,700.00
	Exterior Column Stone Veneer Pilasters - 4" Thick w/ CMU Cores/PDN	6	EA	\$ 1,750.00	\$ 10,500.00
	Trash Enclosure 8" CMU Walls - Exterior Split Face	610	SF	\$ 12.00	\$ 7,320.00
	REV 012611 - Deduct Exterior Stone Veneer at Balcony Columns	-6	EA	\$ 1,750.00	\$ (10,500.00)
				Subtotal	\$ 124,959.50
05100 - Structural Steel					
	Structural Steel Fab & Erection - Included in Pre Manufactured Building	0	EA	\$ -	\$ -
				Subtotal	\$ -
05300 - Steel Deck					
	Metal Floor Deck - Included in Pre Manufactured Building	882	SF	\$ -	\$ -
	Metal Roof Deck - Included in Pre Manufactured Building	3,817	SF	\$ -	\$ -
				Subtotal	\$ -
05500 - Miscellaneous Metals					
	Pan Filled Stairs	2	EA	\$ 3,500.00	\$ 7,000.00
	Trash Enclosure Gates	2	EA	\$ 700.00	\$ 1,400.00
				Subtotal	\$ 8,400.00
06400 - Architectural Woodwork					
	Upper & Lower Cabinets	6	LF	\$ 150.00	\$ 900.00
	Stainless Steel Countertops	64	LF	\$ 125.00	\$ 8,000.00
				Subtotal	\$ 8,900.00
07500 - Roofing					
	Standing Seam - Included in Pre Manufactured Building	0		\$ -	\$ -
				Subtotal	\$ -
08100 - Hollow Metal Doors					
	Exterior Fire Shutter Door	4	EA	\$ 1,000.00	\$ 4,000.00
	Hollow Metal Door, HM Frame, & Hardware	14	EA	\$ 1,000.00	\$ 14,000.00
				Subtotal	\$ 18,000.00
08400 - Aluminum Storefront					
	Stainless Steel 3/16" Cabling System at Balcony	98	LF	\$ 165.00	\$ 16,170.00
	Glass Balcony Rail - 4' High - NIC	98	LF	\$ 500.00	\$ -
	Aluminum Storefront Window	95	SF	\$ 35.00	\$ 3,325.00
				Subtotal	\$ 19,495.00
09250 - Drywall					
	Interior Walls - 10' Furred w/ Insulation	1,713	SF	\$ 4.00	\$ 6,852.00
				Subtotal	\$ 6,852.00
09300 - Tile					
	Tile Wall Base	52	LF	\$ 10.00	\$ 520.00
	Tile Wall	464	SF	\$ 8.00	\$ 3,712.00
				Subtotal	\$ 4,232.00
09500 - Acoustical Ceiling					
	Acoustical Ceilings	591	SF	\$ 2.50	\$ 1,477.50
				Subtotal	\$ 1,477.50
09580 - Carpet					
	Stained Concrete - Upcharge from SOG Concrete	3,633	SF	\$ 2.50	\$ 9,082.50
				Subtotal	\$ 9,082.50

The Center of Excellence  
Soccer Complex  
McKinney, TX

Estimate Date: 01-26-11  
Drawing: Rawls 1 of 1, Dated 12-14-10

08900 - Paint & Wall Covering					
	Exterior Paint - Exposed Structure	1 LS	\$ 6,500.00	\$	6,500.00
	Interior Epoxy Paint on CMU Walls	5,214 SF	\$ 1.25	\$	6,517.50
	Interior Latex Paint on Gypsum Walls	1,701 SF	\$ 0.60	\$	1,020.60
			Subtotal	\$	14,038.10
10000 - Specialties					
	Glass Mirror with Stainless Steel Frame	10 EA	\$ 75.00	\$	750.00
	Stainless Steel Wall Hung Toilet Partition	8 EA	\$ 750.00	\$	6,000.00
	Soap Dispenser	8 EA	\$ 60.00	\$	480.00
	Toilet Paper Dispenser	8 EA	\$ 50.00	\$	400.00
	Stainless Steel Grab Bars 36"	4 EA	\$ 100.00	\$	400.00
	Stainless Steel Grab Bars 42"	4 EA	\$ 100.00	\$	400.00
	Stainless Steel Wall Hung Urinal Partition	1 EA	\$ 350.00	\$	350.00
	Semi-Recessed Paper Towel Dispenser	4 EA	\$ 150.00	\$	600.00
	Sanitary Napkin Dispenser	1 EA	\$ 60.00	\$	60.00
	ADA Folding Shower Seat	2 EA	\$ 250.00	\$	500.00
	Shower Grab Bars	4 EA	\$ 100.00	\$	400.00
	ADA Changing Bench	8 LF	\$ 87.50	\$	700.00
	Lockers - 12" x 12" Double Tier	24 EA	\$ 85.00	\$	2,040.00
			Subtotal	\$	12,990.00
10000 - Athletic Field					
	Soccer Field Turf	67,212 SF	\$ 5.00	\$	336,060.00
	Soccer Field Perimeter Nets - 20' High x 50' Wide Panels	1,783 LF	\$ 15.25	\$	27,343.25
	Soccer Field - 40' Light Poles	8 EA	\$ 900.00	\$	7,200.00
	Soccer Field - 20' Net Support Poles - Perm.	18 EA	\$ 750.00	\$	13,500.00
	Soccer Field - 20' Net Support Poles - Removable	12 EA	\$ 950.00	\$	11,400.00
	Soccer Field - Goals & Net	8 EA	\$ 1,800.00	\$	14,400.00
	Soccer Field Wind Screen- 4' High	1,153 LF	\$ 4.00	\$	4,612.00
	Soccer Field Turf Drainage System	67,835 SF	\$ 0.35	\$	23,742.25
	Bleachers	4 EA	\$ 2,000.00	\$	8,000.00
	REV 012611 - New Soccer Field Turf Quote at \$3.30/sf	67212 SF	\$ (1.70)	\$	(114,260.40)
			Subtotal	\$	331,997.10
13050 - PreEngineered Metal Bldg					
	Pre-Engineered Metal Building with Standing Seam Roof - F&I	3,760 SF	\$ 23.75	\$	89,300.00
			Subtotal	\$	89,300.00
16400 - Plumbing					
	Plumbing System	3,637 SF	\$ 8.00	\$	29,096.00
	Lav Fixture	10 EA			
	Toilet	8 EA			
	Urinal	2 EA			
	Shower - Typical	2 EA			
	Shower - ADA	2 EA			
	Hot Water Heater	2 EA			
	REV 012611 - Revise building area to eliminate patio SF	-888 SF	\$ 8.00	\$	(7,104.00)
			Subtotal	\$	21,992.00
16500 - HVAC					
	HVAC System	3,637 SF	\$ 6.00	\$	21,822.00
	Exhaust Fan	2 EA			
	Unit Heaters	2 EA			
	Package AC Unit & Ductwork	2 EA			
	REV 012611 - Revise building area to eliminate patio SF	-888 SF	\$ 6.00	\$	(5,328.00)
			Subtotal	\$	16,494.00
16000 - Electrical					
	Parking Lot Light Poles & Fixtures - 30'	3 EA	\$ 2,000.00	\$	6,000.00
	Exterior Light Fixtures at Soccer Field Poles	8 EA	\$ 1,500.00	\$	12,000.00
	400 amp Electrical Service	3,637 SF	\$ 12.00	\$	43,644.00
			Subtotal	\$	61,644.00
			Subtotal	\$	1,179,222.70
	General Conditions	14 %		\$	165,091.18
	Contingency	2 %		\$	23,584.45
	Insurance	1.75 %		\$	20,636.40
	Subtotal			\$	1,388,534.73
	Contractor's Fee	4 %		\$	55,541.39
	Total Construction Costs*			\$	1,444,076.12
* Exclusions:	Land Costs				
	Design				
	Permit Fees				
	Impact Fees				

\* Land Costs = \$ 706,979



**G.H. SPORTS GROUP, LLC**  
**OPERATING PROFORMA**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Revenues:					
Friday Night League	\$ 43,200	\$ 44,496	\$ 45,831	\$ 47,206	\$ 48,622
Saturday Leagues	120,960	124,589	128,326	132,176	136,142
Sunday Leagues	86,400	88,992	91,662	94,412	97,244
Weeknight League	172,800	177,984	183,324	188,823	194,488
Weekly training	72,000	74,160	76,385	78,676	81,037
Advertising	15,000	15,450	15,914	16,391	16,883
Tournaments	54,000	55,620	57,289	59,007	60,777
Concessions	122,880	126,566	130,363	134,274	138,303
Total Revenue	\$ 687,240	\$ 707,857	\$ 729,093	\$ 750,966	\$ 773,495
Expenses:					
Payroll	\$ 268,940	\$ 277,008	\$ 285,318	\$ 293,878	\$ 302,694
Electricity	36,000	37,080	38,192	39,338	40,518
Water/Sewer	18,000	18,540	19,096	19,669	20,259
Trash	2,400	2,472	2,546	2,623	2,701
Website Maintenance	6,000	6,180	6,365	6,556	6,753
Property Insurance	18,000	18,540	19,096	19,669	20,259
Telephone	3,600	3,708	3,819	3,934	4,052
Accounting and Legal	9,000	9,270	9,548	9,835	10,130
Advertising	12,000	12,360	12,731	13,113	13,506
Administrative	9,000	9,270	9,548	9,835	10,130
Repairs and Maintenance	15,000	15,450	15,914	16,391	16,883
Real Estate Taxes	22,795	33,750	34,763	35,805	36,880
Total Expenses	\$ 420,735	\$ 443,628	\$ 456,937	\$ 470,645	\$ 484,765
Net Operating Revenue	\$ 266,505	\$ 264,229	\$ 272,156	\$ 280,321	\$ 288,730
Debt Service - Bank Loan	(\$166,086)	(\$166,086)	(\$166,086)	(\$166,086)	(\$166,086)
Net Cash Flow	\$100,419	\$98,143	\$106,070	\$114,235	\$122,644

\*\* Assume 3% increase in revenues and expenses for years 2-5



Aziz Savul  
4544 Aspen Glen Road  
Plano, TX 75023  
January 17, 2011

To Whom It May Concern:

I would like to share some local info on Cricket with you. Cricket is the second most followed sport in the world. It is alive and well in the city of McKinney and surrounding areas. The Nortex McKinney Cricket Association has 80 members and field 5 teams every season in the local league – the North Texas Cricket Association.

The NTCA is comprised of 40 plus teams with over 600 active playing members in the DFW area. Due to the recent growth in the technological industry, there is a tremendous growth in the population of people from cricket playing countries. This is a growing sport in the North Texas area and there is a strong need for cricket facilities.

We believe that any project that serves cricket in terms of practice or playing facilities will be beneficial both to the facility owners and to the cricket community. Please feel free to contact if you have any questions on cricket in the area.

Sincerely,

Aziz Savul  
NMCA Director



## McKinney Soccer Association

2414 W. University St., Suite 115A, McKinney, TX 75071

Phone: 972-569-6808

Fax: 972-548-8322

[www.mckinneysoccer.org](http://www.mckinneysoccer.org)



January 2011

RE: Gordon Hill Soccer Complex

To: Whom It May Concern,

The McKinney Soccer Association (MSA) has had a good relationship with Gordon Hill for over four years. We have supported Gordon's ideas for a soccer complex in McKinney and will continue to do so based on the following criteria:

1. The facility generates additional soccer programs for the community as a whole,
2. The facility is available to the recreational soccer player, and
3. The facility will be made available to MSA for recreational use.

The city of McKinney is in need of additional soccer facilities that would allow indoor or turf play for tournaments and advanced leagues. MSA looks forward to working with Gordon in the future to assist in providing these much needed programs and facility to our city.

Sincerely,

John R. Long  
President  
McKinney Soccer Association

McKinney Lacrosse Club  
4100 W Eldorado Parkway  
Ste 100, PMB 154  
McKinney, TX 75070

2/6/11

Dear Gordon

I would like to acknowledge that the McKinney Lacrosse Club continues to support you on your Turf Field project. Outdoor fields in McKinney that can be used in the months from December 1<sup>st</sup> through February 28<sup>th</sup> are non-existent other than the MISD fields when available.

Our program has experienced a huge growth this spring, almost 36% and we cannot get enough field time at the MISD fields in those months.

The Turf fields also offer the benefit of not being shut down due to rain which is a constant problem in the spring season for us.

Sincerely

Alex Heppner  
President  
McKinney Lacrosse Club  
214-551-2500 cell#

January 18, 2011

**TO WHOM IT MAY CONCERN:**

My name is Jeff Rogers and I run the adult coed soccer league with the McKinney Soccer Association.

I have also hosted many tournaments (football, volleyball, basketball, golf, softball) for various organizations and associations. I have lived in McKinney for about 5 years now and love the town my kids call home. McKinney is in dire need of the type of facility that Gordon Hill is planning on building. This facility will not only help the coed soccer league grow due to the type of turf that will be used, but we will also be able to have a legitimate facility to grow other sports such as flag football, volleyball, roller hockey, and will be able to introduce new sports to the area as well.

Right now we have about 15 teams in the coed soccer league. With the Centre of Excellence we can grow that number due to the location and type of playing surface it will provide the players as well as virtually zero rainouts during the season. In conjunction with the coed league we will be able to start a female and men's league as well. That will enable us to keep the players in McKinney instead of the players having to drive to Allen, The Colony, Richardson, Garland and further to play soccer on a quality field.

Also, I am in talks with some tournament organizers in basketball (3v3), football (5v5/7v7) and volleyball (3v3 grass) on bringing them to McKinney. Specifically to The Centre of Excellence for this Summer and Fall.

As soon as Gordon Hill gets the needed approval we can start scheduling these events immediately and start bringing teams from all over the region to McKinney, Texas to participate in various sporting activities. We will be working closely with local businesses to ensure that the teams stay, eat and shop in McKinney instead of going elsewhere.

McKinney will be doing a great disservice to not only the citizens of McKinney that want a top notch facility to play sports, but will be turning away thousands of dollars in revenue and taxes from teams that will be coming here to participate in the leagues and tournaments.

Sincerely,

**JEFF ROGERS**



10-118Z

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Standard Pacific of Texas, Inc., on Behalf of Standard Pacific of Texas, Inc. and Coit/Plano Parkway, J.V., for Approval of a Request to Rezone Approximately 83.29 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally for Single Family Residential Uses and to Modify the Development Standards, Located on the East Side of Alma Road and on the North Side of Silverado Trail, and Accompanying Ordinance.

**MEETING DATE:** March 15, 2011

**DEPARTMENT:** Development Services - Planning

**CONTACT:** Jennifer Cox, AICP, Director of Planning  
Brandon Opiela, Senior Planner  
Abra R. Nusser, Planner

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends denial of the proposed rezoning request due to a lack of conformance with the "REC" - Regional Employment Center Overlay District. Staff feels that by removing the office component of the current zoning's mixture of uses and for proposing a dead-end street, the rezoning request is in direct conflict with the design guidelines and intent of the REC.

**ITEM SUMMARY:**

- The applicant is proposing to rezone the subject property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, generally for single family residential uses and to modify the development standards. The applicant is proposing 354 single family residential lots on approximately 83.29 acres, located on the east side of Alma Road and on the north side of Silverado Trail.
- A general development plan showing the general configuration of the

development and three plans showing landscaping concepts and architectural features are included in the proposed planned development district. Open space as required by the REC is proposed which includes an entry plaza/trail head along Alma Road, a potential amenity center, and enhanced landscaping with pedestrian amenities within common areas throughout the property.

**BACKGROUND INFORMATION:**

- N/A

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On February 22, 2011 the Planning and Zoning Commission voted unanimously to recommend approval of the proposed rezoning request as requested by the applicant with a modification to the proposed garage/façade offset provisions.
- The applicant was originally requesting to not provide a garage/façade offset on the smaller lots in the proposed development. The REC requires a minimum 20 foot garage/façade offset for attached garages accessed from the front, providing a public/private open space along the street and encouraging pedestrian interaction within the neighborhood. The applicant has changed the proposed rezoning request to reflect a compromise made with Staff which was included in the Planning and Zoning Commission's recommendation. The smaller lots (50'x110') are now proposed to have a required porch, with a minimum 10 feet in depth, coupled with a minimum 10-foot offset from the front façade of the garage door to the front of the porch. This change has been reflected on the proposed General Development Plan Exhibit and Development Standards Exhibit.

**SUPPORTING MATERIALS:**

[PZ Meeting Minutes](#)

[PZ Staff Report](#)

[PZ Presentation](#)

[Location Map](#)

[Aerial Exhibit](#)

[Letter of Intent](#)

[Legal Notice](#)

[Property Owner Notice](#)

[Property Owner Notification List](#)

[Fiscal Analysis](#)

[Ex. PD Ord. No. 2004-01-002](#)

[Ex. PD Ord. No. 2008-07-071](#)

[Proposed Ordinance](#)

[Zoning Exhibit A - Location Map](#)

[Zoning Exhibit B - Gen. Dev. Plan](#)

[Zoning Exhibit C - Landscape Concepts](#)

[Zoning Exhibit D - Dev. Standards](#)



**10-118Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Standard Pacific of Texas, Inc, on Behalf of Standard Pacific of Texas, Inc. and Coit/Plano Parkway, J.V., for Approval of a Request to Rezone Approximately 83.29 Acres from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, Generally for Single Family Residential Uses and to Modify the Development Standards, Located on the East Side of Alma Road and on the North Side of Silverado Trail.**

Ms. Abra Nusser, Planner for the City of McKinney, explained that the applicant is proposing 354 single-family residential lots on a property currently zoned for office and single family residential uses in the REC. She stated that the subject property is part of a larger development which provides a mixture of multi-family, commercial, office, single family residential, and open space uses. Ms. Nusser stated that the applicant reached a compromise with Staff this morning to provide a porch requirement with a minimum 10 feet of depth on all of the 50-foot by 110-foot lots, coupled with a minimum 10-foot offset from the front façade of the building or porch to the front face of the garage door for each unit on the subject property. She stated that the 62-foot by 115-foot lots will remain proposed as detailed in the staff report. Ms. Nusser stated that Staff is comfortable with the proposed garage façade offsets with the modification as stated. She stated that the rezoning request proposes to replace 17.45 acres of existing office zoning with single family residential zoning. Ms. Nusser stated that the REC encourages a mixture of uses and housing types in close proximity

to one another to create an urban design which facilitates the compatibility of different uses. She stated that the request also proposes a dead-end street, which reduces pedestrian and vehicular connectivity as mandated by the REC. Ms. Nusser stated that Staff recommends denial of the proposed rezoning request due to a lack of conformance to the REC which seeks to provide fully integrated pedestrian-oriented neighborhoods, corridors, and districts by providing, among other components, shopping, recreation, and basic neighborhood services which are accessible by non-vehicular means to neighboring residents.

Mr. Randy Hullett with Abernathy, Roeder, Boyd & Joplin, P.C., 1700 Redbud Blvd., Suite # 300, McKinney, TX 75069, stated that Standard Pacific of Texas, Inc. is a leading home building in the Dallas-Fort Worth area. He stated that Standard Pacific of Texas, Inc. does not build homes in the entry level home market or compete with the volume builders that build entry level homes. Mr. Hullett stated that their business is in building homes for the move-up buyer with a strong emphasis on amenities and high quality features in their homes. He stated that the average price of a Standard Pacific of Texas, Inc. home is approximately \$270,000. Mr. Hullett stated that the subject property is part of a larger development. He stated that the approximately 30-acre parcel at the corner of Alma Road and Silverado Trail is also part of this larger development. Mr. Hullett stated that approximately 15 of those acres located on the corner of Alma Road and Silverado Trail are zoned commercial and that this acreage is not a part of this application. He stated that approximately 15 acres to the east of

that property is under contract with the Frisco Independent School District for an elementary school. Mr. Hullett stated that elementary school site is currently multi-family zoning. He stated that building a school on that property will reduce the overall density of the whole development. Mr. Hullett stated that they are in agreement with Staff regarding the offset on the 50-foot lots. He stated that all but 17 acres of the subject property is already zoned single-family. Mr. Hullett stated that they are asking for the remaining 17 acres on Alma Road be rezoned from office to single-family. He stated that the suitability of the site for office is hindered by a number of factors. Mr. Hullett stated that Alma Road does not get the volume of traffic that other arterial roads in the area have because of the realignment of McKinney Ranch Parkway to the south. He stated that this part of Alma Road will be a four-lane road, instead of a six-lane road and terminates just to the north of this site at Stonebridge Drive. Mr. Hullett stated that this site is less than two miles from the Sam Rayburn Tollway. He stated that the Sam Rayburn Tollway is rapidly developing as a major commercial corridor in our area which has a number of undeveloped office sites that he felt were much more prime locations than this site for office. Mr. Hullett stated that there are 26 arterial intersections within a three mile radius of this site shown on the McKinney and Frisco Future Land Use Plans to be developed as commercial sites that would include office. He stated that each of those intersections would have a much higher traffic count and will most likely develop sooner than this site. Mr. Hullett stated that the subject property is a mid-block site which will probably not develop for many years. He discussed the issue with the dead-end street

proposed on the subject property. Mr. Hullett stated that this proposed street only involves nine lots out of the 354 proposed lots. He stated that he would refer to the proposed street as a looped road that has a 50 foot median divider that runs the length of the street to the southern intersection. Mr. Hullett stated that this will serve as a gathering space for the neighbors on the street. He stated that it may not meet the REC guidelines; however, he felt that the configuration of this street meets the spirit of the REC guidelines as a gathering spot for the neighbors.

Chairperson Clark opened the Public Hearing and called for comments. There were none.

Commission Member Eckenrode stated that he felt City Council should be reviewing this issue in regards to whether this parcel should follow the Regional Employment Center guidelines.

On a motion by Vice-Chairperson Tate, seconded by Commission Member Bush, the Commission voted 7-0 to close the public hearing and recommend approval of the proposed rezoning request as the applicant requested with the compromise as stated by Staff on the garage façade offset.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 15, 2011.

<b>AGENDA ITEM</b>
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**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Senior Planner

**FROM:** Abra R. Nusser, Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Standard Pacific of Texas, Inc., on Behalf of Standard Pacific of Texas, Inc. and Coit/Plano Parkway, J.V., for Approval of a Request to Rezone Approximately 83.29 Acres from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, Generally for Single Family Residential Uses and to Modify the Development Standards, Located on the East Side of Alma Road and on the North Side of Silverado Trail.

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 15, 2011 meeting.

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**STAFF RECOMMENDATION:** Staff recommends denial of the proposed rezoning request due to a lack of conformance with the “REC” – Regional Employment Center Overlay District. Staff feels that by removing the office component of the current zoning's mixture of uses, by eliminating the required garage/façade offset for a large portion of the proposed lots, and for proposing a dead-end street, the rezoning request in direct conflict with the design guidelines and intent of the REC.

**APPLICATION SUBMITTAL DATE:**      October 25, 2010 (Original Application)  
                                                         January 6, 2011 (Revised Submittal)  
                                                         January 10, 2011 (Revised Submittal)  
                                                         January 24, 2011 (Revised Submittal)  
                                                         January 26, 2011 (Revised Submittal)  
                                                         February 2, 2011 (Revised Submittal)  
                                                         February 10, 2011 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to rezone the subject property from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, generally for single family residential uses and to modify the development standards. The applicant is proposing 354 single family residential lots on approximately 83.29 acres, located on the east side of Alma Road and on the north side

of Silverado Trail. A general development plan showing the general configuration of the development and three plans showing landscaping concepts and architectural features are included in the proposed planned development district. Open space as required by the REC is proposed which includes an entry plaza/trail head along Alma Road, a potential amenity center, and enhanced landscaping with pedestrian amenities within common areas throughout the property.

**PLATTING STATUS:** The subject property is currently unplatted. A record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a development permit.

The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a development permit.

**ZONING NOTIFICATION SIGNS:** The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

**SURROUNDING ZONING AND LAND USES:**

Subject Property: “PD” – Planned Development District Ordinance No. 2008-07-071,  
“PD” – Planned Development District Ordinance No. 2004-01-002,  
and “REC” – Regional Employment Center Overlay District

North	“AG” – Agricultural District and “REC” – Regional Employment Center Overlay District	Undeveloped Land
	“PD” – Planned Development District Ordinance No. 2006-07-092 (Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District	City of McKinney Fire Station
South	“PD” – Planned Development District Ordinance No. 2004-01-002 (Commercial and Multiple Family Uses) and “REC” – Regional Employment Center Overlay District	Undeveloped Land
	“PD” – Planned Development District Ordinance No. 2002-06-068 (Single Family Residential Uses) and “REC” – Regional Employment Center Overlay District	Harvest Bend Residential Subdivision

East	"PD" – Planned Development District Ordinance No. 2001-07-078 (Single Family Residential Uses)	Brookstone Residential Subdivision
West	"PD" – Planned Development District Ordinance No. 2001-02-017 (Single Family Residential Uses) and "REC" – Regional Employment Center Overlay District	Craig Ranch North Residential Subdivision

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, generally for single family residential uses and to modify the development standards. The applicant is proposing to utilize the REC's Single Family Detached, Standard Lot guidelines, except as noted herein.

**Replacing Office Uses with Single Family Residential Uses:** The current governing planned development districts for the subject property, established in 2008 and 2004, reflect single family residential, office, and open space uses with specific architectural standards for the single family residential uses. The subject property is part of a larger development, generally on the northeast corner of Alma Road and Silverado Trail, which has an approved general development plan (08-163GDP) which provides a mixture of multi-family, commercial, office, single family residential, and open space uses. As proposed, the request removes the 17.45 acre office component and utilizes the entire 83.29 acre area for single family residential lots.

Staff agrees that residential uses are appropriate for the current residentially zoned portion of the subject property (66.65 acres), but a key principle of the Regional Employment Center Overlay District is to provide fully integrated pedestrian-oriented neighborhoods, corridors, and districts by providing, among other components, shopping, recreation, and basic neighborhood services which are accessible by non-vehicular means to neighboring residents. It also encourages a mixture of uses and housing types in close proximity to one another to create an urban design which facilitates the compatibility of different uses. Removing the office use designation from the existing mixture of uses from the larger neighborhood development would inhibit the goals of the REC. Staff feels that the property currently designated for office uses along Alma Road should remain in close proximity to adjacent neighborhoods in order to maintain a mix of uses within a walkable distance and support a diverse tax base in the area.

**Development Standards:** Listed below is a general representation of the existing zoning development standards for the single family portion of the subject property and the proposed zoning development standards for the entire subject property that the applicant is proposing to change:

Criteria	Existing	Proposed	Proposed
	All Lots	50' x 110' Lot	62' x 115' Lot
PD Base Zoning	RS 45	REC Standard Lot	REC Standard Lot
Maximum Lot Count	315	191	163 (total 354)
Density	4.7 du/ac	4.2 du/ac	4.2 du/ac
Typical Lot Depth	n/a	110'	115'
Minimum Lot Depth	85'	100' (1)	105' (1)
Minimum Lot Width	40'	50'	62'
Minimum Lot Area	3,750 s.f.	5,000 s.f.	6,510 s.f.
Front Yard Build-to-Line	Per REC*	20'	10'
Rear Yard Setback	5'	10'	10'
Garage Access	Alley Product	Front Entry (2)	Side Swing (2)
Garage Offset	20'	0'	20'
Masonry	75% overall plus other standards with attached elevations	100% first floor, 100% front elevation, and 75% overall	

*\*The build-to-line must be no greater than 1/3 and no less than 1/10 the width of the average residential lot width along the street and shall be complied with by at least 80 percent of the linear footage of the buildings along the street block. Twenty percent may be set back farther than the build-to-line.*

*(1) More than 90% of the lots will be at the typical depth. On street elbows and other isolated areas, some lots may be slightly less than the typical depth, but in no case will the depth be less than the minimum shown here.*

*(2) Front entry two-car garages shall have two single doors; three-car garages on 62' x 115' lots may be provided with a "two and one split" with the third bay facing street as shown on General Development Plan. Refer to comments in Letter of Intent regarding proposed home product for justification of these provisions.*

As reflected in the table above, the applicant has proposed an increase in the size of the lots with regard to minimum lot depth, minimum lot width, and minimum lot area from the existing planned development district (Ordinance No. 2008-07-071) for the property. It is important to note that the applicant has also included a provision that requires specific percentages of masonry on the front elevation and first floor of each structure, as well as an overall percentage for the entire structure. The existing planned development district for the residential portion of the property contains elevations regulating the appearance of the housing product, whereas elevations are being omitted from this rezoning request and therefore will not be regulated by ordinance.



The only items in the proposed development standards above that Staff is not comfortable supporting are the garage/facade offsets, the associated build-to-lines, and a dead-end street (discussed further below). Staff is comfortable with all other proposed development standards as listed.

Garage/Façade Offsets: The Regional Employment Center Overlay District's Residential Site Design standards require that attached garages accessed by driveways from the front of the house be set back at least 20 feet from the front façade of the house. The purpose of the REC design standards is to allow for the development of fully integrated pedestrian-oriented neighborhoods. The garage/façade offset, as described, not only provides for a more aesthetically pleasing product, but it creates a usable public/private open space addressing the street, providing the opportunity for pedestrian interaction within the neighborhood.

Although the applicant is proposing to generally comply with this standard for the larger lots in the development, the applicant is proposing that the required garage/façade offset be eliminated on the smaller proposed lots which comprise 191 lots out of a total of 354 lots (approximately 54 percent). REC single family detached standard lots require a build-to-line to be no greater than 1/3 and no less than 1/10 the width of the average residential lot width along the street and shall be complied with by at least 80 percent of the linear footage of the buildings along the street block, and 20 percent may be set back farther than the build-to-line. With no offset provided, the 50-foot wide lots would require a 20-foot build-to-line in order to provide the required 20-foot long driveway.

With the aforementioned build-to-line requirement, the placement of these homes will be set back from the street beyond the maximum permitted build-to-line for properties within the REC. The existing planned development district (Ordinance No. 2008-07-071) for the residential portion of the subject property also requires a porch or outdoor living space at the front of the property; however, the proposed rezoning request has omitted this requirement. Coupled with the elimination of a required garage/facade offset, Staff is concerned that any meaningful public/private open space may also be eliminated if a covered porch or courtyard area is not provided/required, and is therefore not comfortable supporting the applicant's requested elimination of the garage/façade offset for the proposed 50-foot wide lots.

Cul-de-sac: The REC requires that all streets terminate at other streets at both ends, and cul-de-sacs are only allowed due to a topographical or other environmental issue. The applicant is proposing a street that runs north-south in the southwestern portion of the subject property and does not connect to another street on its north side. The dead-end street is not proposed due to a topographical or environmental issue that would necessitate a cul-de-sac at this location so the dead-end street is not allowed. Staff is not comfortable with the proposed street configuration in this area and feels that the street should connect with the east-west street to the north, which could be accomplished through a redesign of the layout in that particular area of the neighborhood, and could provide for better pedestrian and vehicular connectivity within the development.

As such, Staff recommends denial of the proposed rezoning request due to a lack of conformance with the “REC” – Regional Employment Center Overlay District. Staff feels that by removing the office component of the current zoning’s mixture of uses, by eliminating the required garage/façade offset for a large portion of the proposed lots, and for proposing a dead-end street, the rezoning request is in direct conflict with the design guidelines and intent of the REC.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Future Land Use Plan (FLUP) designates the subject property for medium density residential uses. The Future Land Use Plan Modules Diagram designates the subject property as suburban mix within a significantly developed area. Although the Future Land Use Plan originally anticipated the subject property developing as medium density residential, Staff feels a mixture of residential and office uses are appropriate at this location and would complement the nearby residential and commercial uses without creating an over-concentration of any one use. The Comprehensive Plan lists factors to be considered when a rezoning is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning is consistent with some of the goals and objectives of the Comprehensive Plan and at odds with others. In this case, the Comprehensive Plan does recognize the need for an “Attractive Hometown that Promotes McKinney’s Character” through the stated objective of providing “Homes and Buildings Complying with City Standards and Codes” and also calls for “Land Use Compatibility and Mix” by providing “A Mix of Land Uses that Provides for Various Lifestyle Choices.” Staff is of the opinion that the proposed rezoning request is in direct conflict with these stated objectives of the Comprehensive Plan.
- **Specific Area Plan or Studies:** The subject property is within the “REC” – Regional Employment Center Overlay District’s Neighborhood Zone. As detailed above, Staff feels that by removing the office component from the current zoning’s mixture of uses, eliminating the required garage/façade offset for a large portion of the proposed lots, and by proposing a dead-end street, the rezoning request is in direct conflict with some of the key design concepts/guidelines of the REC.
- **Impact on Infrastructure:** The water master plan, sewer master plan, and master thoroughfare plan are all based on the anticipated land uses as shown on the Future Land Use Plan. The Future Land Use Plan designates the subject property generally for medium density residential uses. The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area. While Staff examined the impact that the proposed uses would have on the infrastructure in the area, it is not a determining factor in Staff’s recommendation of denial.
- **Impact on Public Facilities/Services:** Similar to infrastructure, public facilities and services are all planned for based on the anticipated land uses shown on the Future Land Use Plan. The Future Land Use Plan designates the subject

property generally for medium density residential uses. The proposed rezoning request should have a minimal impact on planned public services, such as schools, fire and police, libraries, parks and sanitation services. While Staff examined the impact that the proposed uses would have on the public facilities/services in the area, it is not a determining factor in Staff's recommendation of denial.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for a mix of uses including multi-family, commercial, and single-family residential uses. Although the proposed rezoning request will remove the office component from the subject property and replace this designation with additional single family residential, the additional residential will not be incompatible with the existing and potential adjacent land uses.
- Fiscal Analysis: The attached fiscal analysis shows a negative net cost benefit using the expansion method of \$7,754. The expansion method of calculating public service cost is used for project specific cost of service. This method is used to determine the cost to provide city services to a specific development project. It takes into account only those costs directly attributable to that project and, therefore, is a good measure of the impact of a single zoning decision.

The full cost method shows a positive net cost benefit of \$3,527. The full cost method of calculating public service cost is useful for citywide modeling and forecasting. This method takes the entire city budget into account, including those costs that cannot be attributed to any one project such as administrative costs and debt service on municipal bonds. Because the full cost method takes into account all costs, it is useful in tracking the city budget to determine if the citywide tax revenue is sufficient to pay for the operating costs to the city.

- Concentration of a Use: The proposed rezoning should not result in an over concentration of residential land uses in the area. Currently, the surrounding properties are zoned for a mix of uses including multi-family, commercial, and single-family residential uses.

**CONFORMANCE TO THE MASTER PARK PLAN (MPP):** The proposed rezoning request does not conflict with the Master Park Plan.

**CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP):** The proposed rezoning request does not conflict with the Master Thoroughfare Plan.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments or phone calls in support of or opposition to this request. There have been several inquiries as to what the request involves, and several nearby residents have expressed the need for an additional elementary school in the area. The applicant is showing a proposed Frisco Independent School District elementary school site to the south, on the north side of Silverado Trail. Frisco ISD intends to build a school in that location but has

not yet made any formal submittals to the Planning Department. As such, the layout may change from what is currently shown. The potential school site is not included in the proposed rezoning request and is not located on the subject property.

**ATTACHMENTS:**

- [Location Map](#)
- [Aerial Exhibit](#)
- [Letter of Intent](#)
- [Property Owner Notice](#)
- [Property Owner Notification List](#)
- [Fiscal Analysis](#)
- [Existing "PD" – Planned Development District Ordinance No. 2004-01-002](#)
- [Existing "PD" – Planned Development District Ordinance No. 2008-07-071](#)
- [Proposed Zoning Exhibit A – Location Map](#)
- [Proposed Zoning Exhibit B – General Development Plan](#)
- [Proposed Zoning Exhibit C – Landscape Concepts](#)
- [Proposed Zoning Exhibit D – Development Standards](#)
- [Planning and Zoning Commission PowerPoint Presentation](#)

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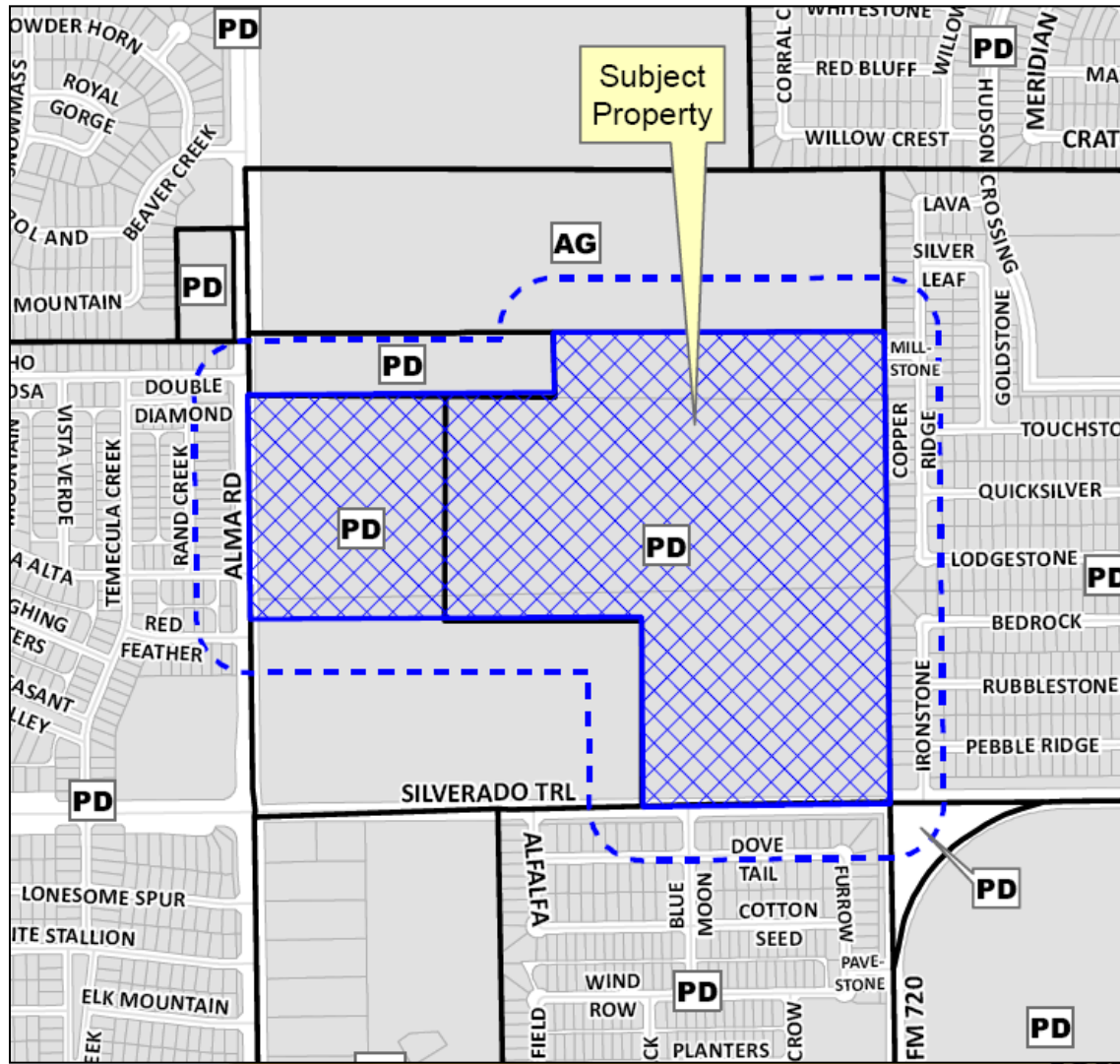
**Action:**

# Case No. 10-118Z

## Silverado Estates

*Located on the East Side of Alma  
Road and on the North Side of  
Silverado Trail*

# Location Map

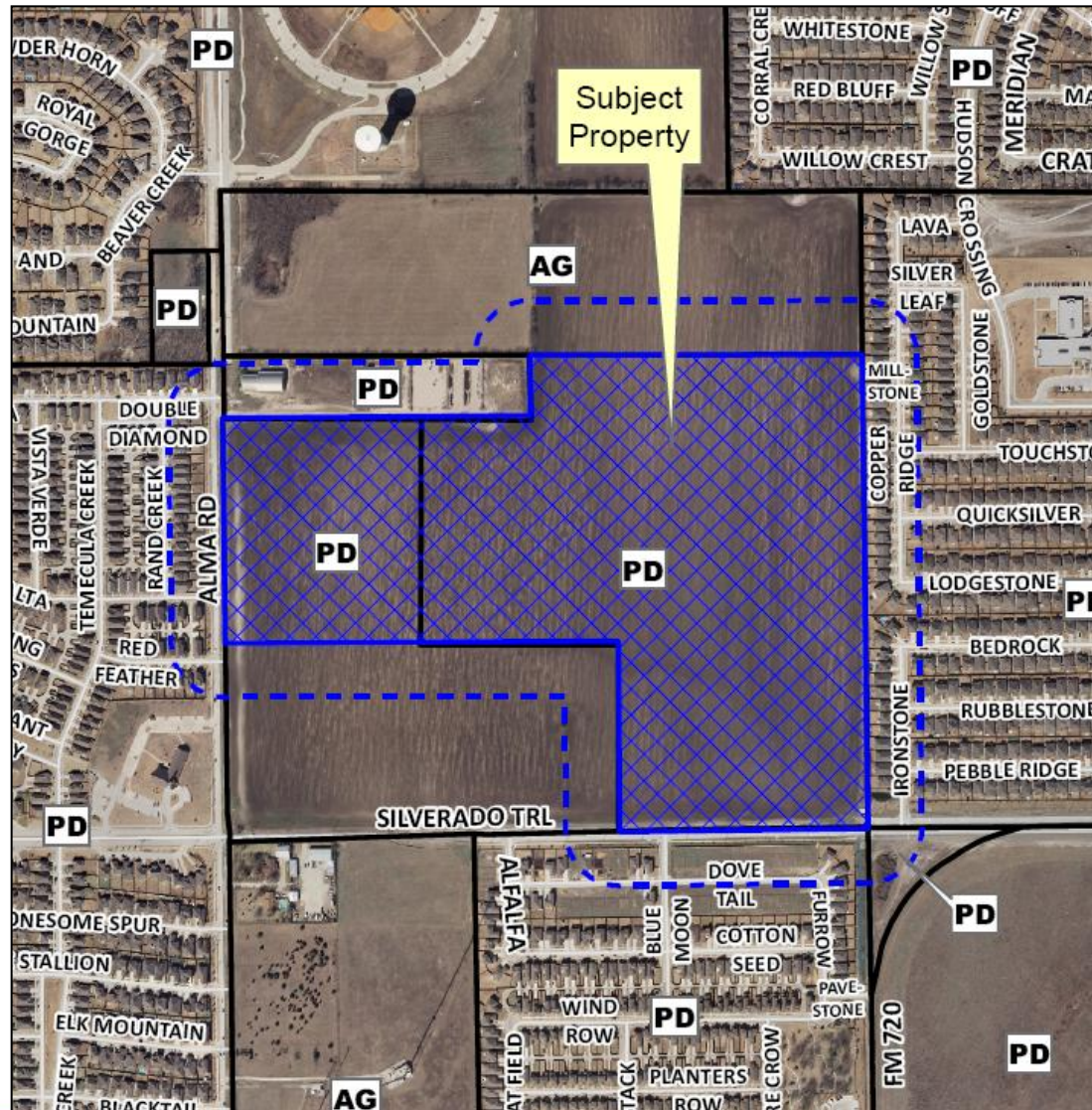


## Planning and Zoning Commission



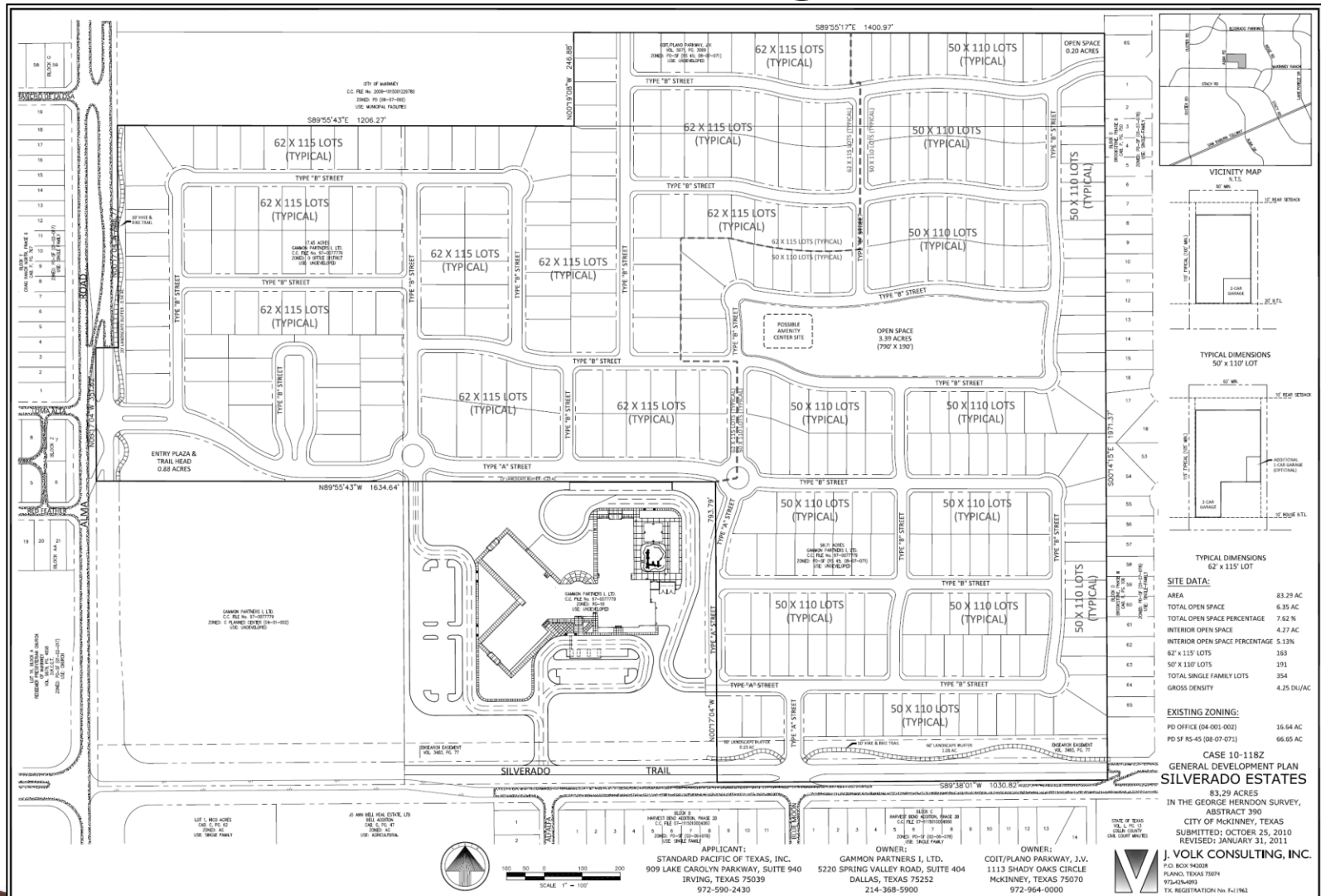


# Aerial Exhibit



Planning and Zoning Commission

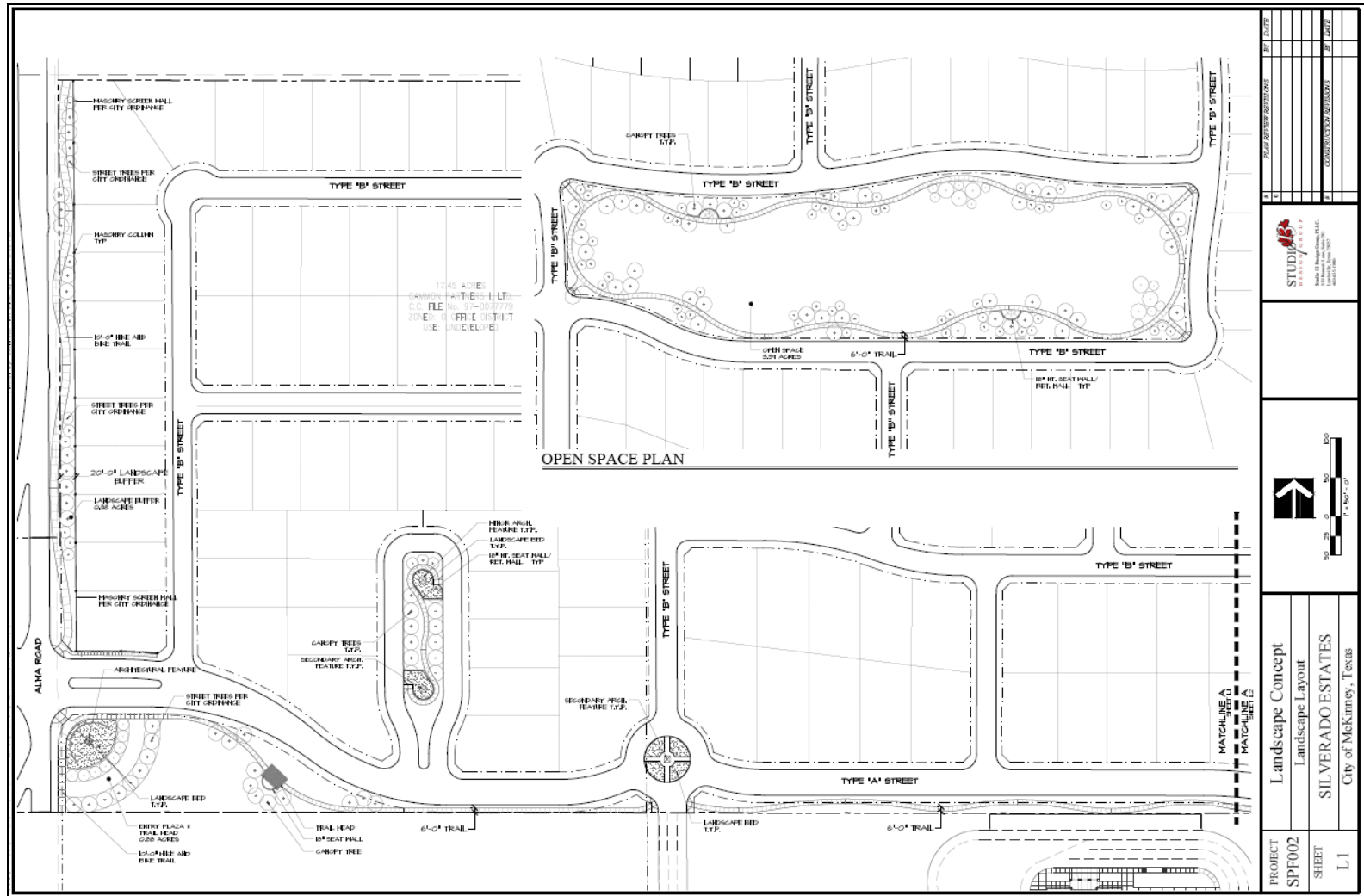
# Proposed Zoning Exhibit B



Planning and Zoning Commission



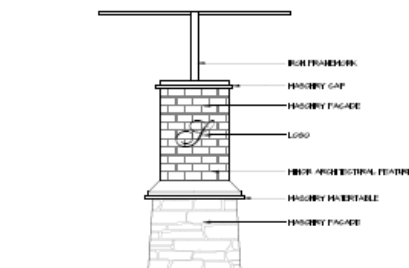
# Proposed Zoning Exhibit C



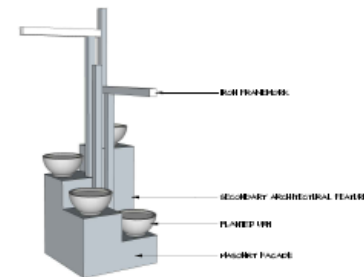
[illegible]

Architectural elevation drawing of a proposed wall and gate structure. The drawing shows a central gate with a tiled roof and a sign that reads "Shoreline Estates". The wall is topped with a brick pattern and has a height requirement of 16' per city requirements. Labels include: ROOF HATCHING, LANDSCAPE SIDE, SPRING PLANT ARCHITECTURAL FEATURE, HATCHING PATTERN, 16' PER CITY REQUIREMENTS, HATCHING, LANDSCAPE SIDE, and HATCHING PATTERN.

96-411 14P-14G



954D 12440



NOT TO SCALE

**MCKINNEY**<sup>TM</sup>  
T E X A S  
Unique by nature.<sup>SM</sup>

# Proposed Zoning Exhibit D

## 10-118Z – Silverado Estates Proposed Development Standards

### 1. SITE DATA & PROPOSED USES

Base Zoning District	REC Residential District - Single Family Detached Standard Lot	
Maximum Lot Count	354	
Gross Density	4.2 du/ac	
	<b>Area (ac)</b>	<b>Percentage of Site</b>
Subject Property	83.29	100.00
Single-Family Detached	76.57	92.38
Interior Open Space	4.27	5.13
Total Open Space	6.35	7.62

### 2. PROPOSED DEVELOPMENT STANDARDS

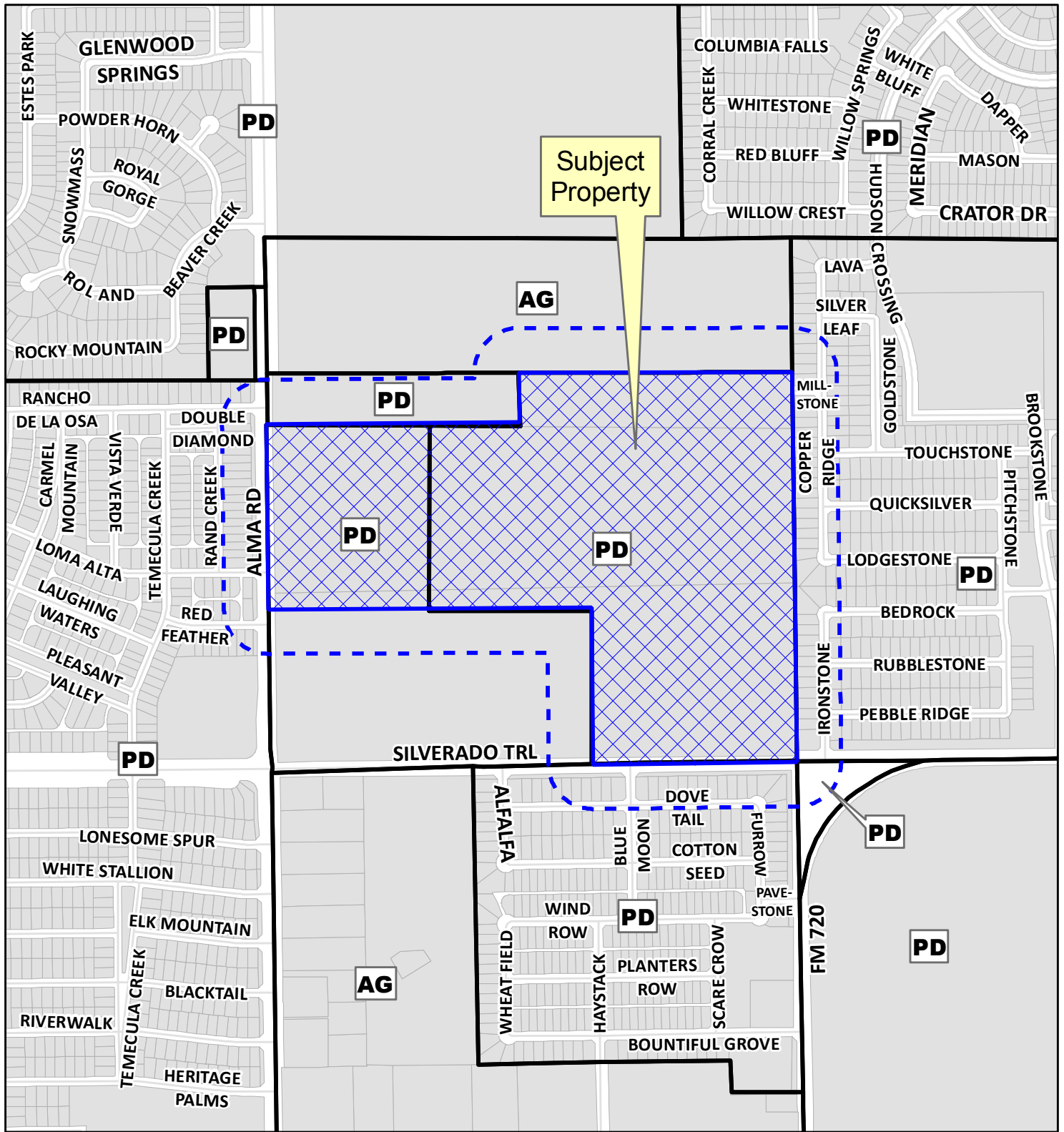
CRITERIA	50' X 110' LOT	62' x 115' LOT
Lot Count	191	164
Typical Lot Depth	110'	115'
Minimum Lot Depth	100' (1)	105' (1)
Minimum Lot Width	50'	62'
Minimum Lot Area	5,000 SF	6,510 SF
Front Yard Build-to Line	20'	10'
Rear Yard Setback	10'	10'
Garage access	Front Entry (2)	Side Swing (2)
Garage Offset	0'	20'
Masonry Requirement	100% first floor, 100% front elevation, and 75% overall	

(1) More than 90% of the lots will be at the typical depth. On street elbows and other isolated areas, some lots may be slightly less than the typical depth, but in no case will the depth be less than the minimum shown here.

(2) Front entry two-car garages shall have two single doors; three-car garages on 62' x 115' lots may be provided with a "two and one split" with the third bay facing street as shown on General Development Plan. Refer to comments in Letter of Intent regarding proposed home product for justification of these provisions.



**STAFF RECOMMENDATION:** Staff recommends denial of the proposed rezoning request due to a lack of conformance with the “REC” – Regional Employment Center Overlay District. Staff feels that by removing the office component of the current zoning’s mixture of uses, by eliminating the required garage/façade offset for a large portion of the proposed lots, and for proposing a dead-end street, the rezoning request in direct conflict with the design guidelines and intent of the REC.



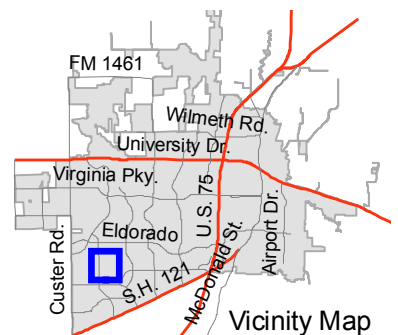
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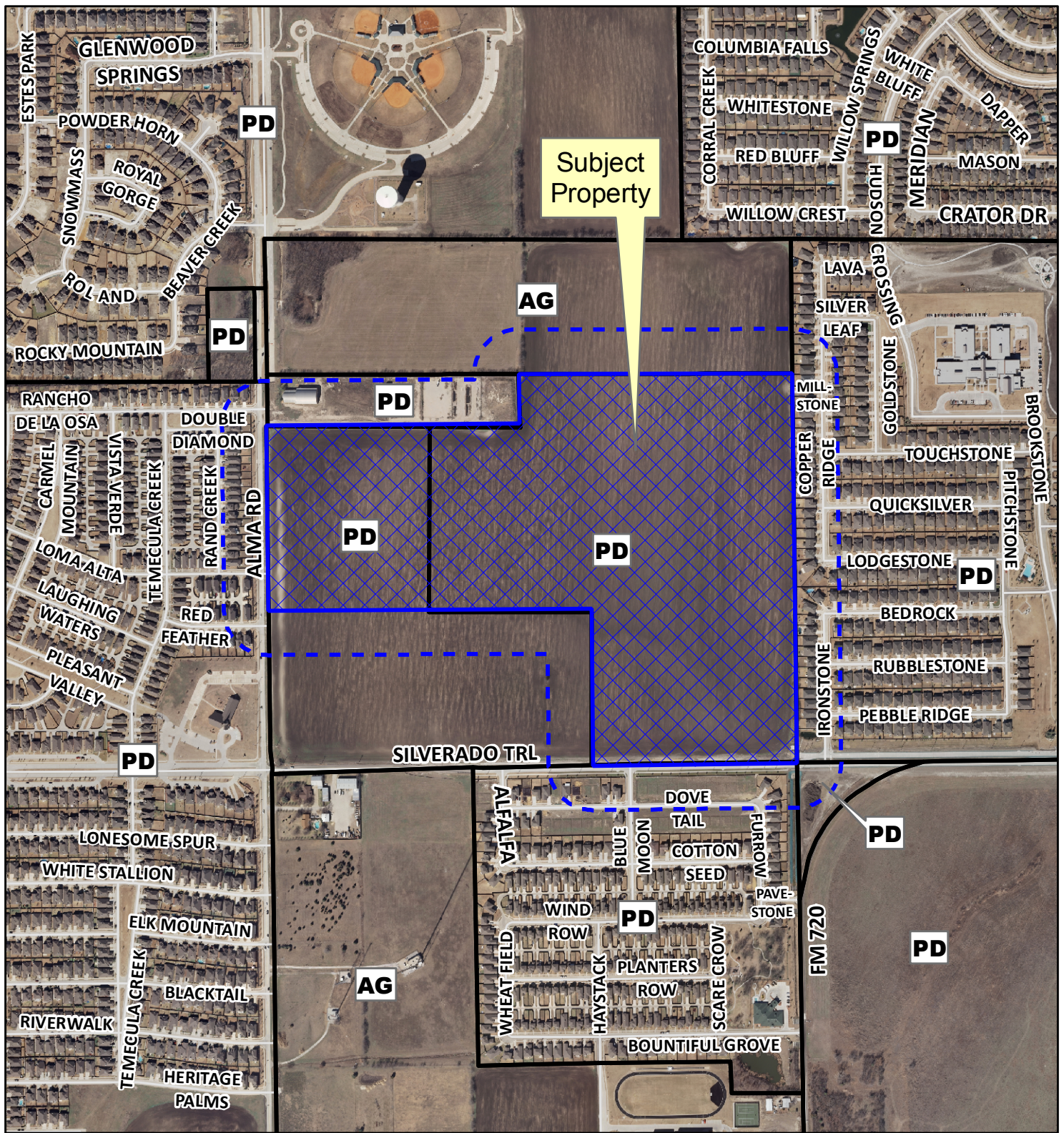
## Notification Case

Notice Case: 10-118Z

--- 200' Notification Buffer







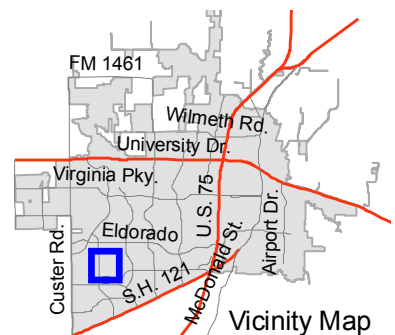
0 200 400  
Feet



## Notification Case

Notice Case: 10-118Z

--- 200' Notification Buffer



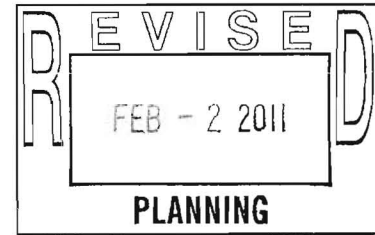
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





# **J. VOLK CONSULTING, INC.**

P.O. Box 942028  
Plano, Texas 75074  
972-429-4093 office  
972-429-4093 fax



February 1, 2011

Abra R. Nusser  
Planner  
Planning Department  
City of McKinney  
221 N. Tennessee Street  
McKinney, Texas 75070

**RE: Letter of Intent - Silverado Estates (10-118Z)**

Dear Abra,

Attached you will find a revised General Development Plan and related documents and exhibits. Included are the following:

- Five (5) 24 x 36 and one (1) 11 x 17 copies of the General Development Plan
- Two (2) 11 x 17 copies of Landscape Concept Plan
- Two (2) 8.5 x 11 Traffic Exhibits
- Two (2) 11 x 17 copies of City's Future Lane Use Plan with subject property identified
- Two (2) 11 x 17 copies of representative home product elevations and renderings

The General Development Plan and Letter of Intent have been revised to address your Staff Review Comments we received on January 18th.

**1. PURPOSE OF REQUEST**

The purpose of this request is to:

- Revise the zoning on the 17.45 acre portion of the subject property currently zoned for office use to allow for single-family detached use
- Revise the zoning on the 66.65 acre portion of the subject property currently zoned for single-family detached use to establish new development regulations
- Create a new General Development Plan for the property
- Establish additional regulations under which the property will be developed

**2. OPEN SPACE**

The General Development Plan includes a total of 6.67 acres of open space, which equates to 8.0% of the site area. Of that, 4.53 acres (equating to 5.4%) is within the project interior. However, with the inclusion of the 10-foot hike and bike trails along Silverado and Alma, the perimeter areas will provide for active open space. All open space areas will be irrigated and landscaped. An amenity center is not proposed with the development at this time.



### **3. PROJECT JUSTIFICATION**

#### **3.1. Future Land Use Plan**

The City's Future Land Use Plan, which was updated in January 2010, identifies this property to be for residential use and does not show commercial or office uses.

#### **3.2. Compatibility With Surrounding Uses**

The adjacent properties east, west and south of the site are single-family neighborhoods of proposed uses are generally single-family detached use of similar lot sizes, character and density. There is a fire station and undeveloped property to the north.

#### **3.3. Office Use Conversion to Single-Family**

We recognize that there is concern about the change from office zoning to single-family residential for the 17-acre tract adjacent to Alma. However, the suitability of the property for office or commercial use is hindered by a number of factors:

- The realignment of McKinney Ranch Parkway to the south diverts a large percentage of traffic from Silverado Trail (refer to attached Traffic Exhibit).
- Alma Road is proposed as a 6-lane arterial south of Silverado, but only 4-lanes north of Silverado. Also, because Alma terminates at Stonebridge Drive just one mile north of the site, it will never experience the same traffic volumes as other nearby thoroughfares.
- Average daily traffic counts from 2009 on Alma adjacent to the site were 8,359 vehicles per day (VPD). By comparison, segment of Custer Road immediately west of the site had 28,844 VPD and Lake Forrest Drive east of the site had 18,653 VPD. Additionally, many of the other area thoroughfares have traffic counts of 10,000, 20,000 and 30,000 vehicles per day.
- The site is less than two miles from the Sam Rayburn Tollway, which is rapidly developing as major commercial corridor.
- Within a three-mile radius of the site, there are 26 arterial intersections that are shown on the City of Frisco and City of McKinney future land use plans to be developed as commercial, retail and/or office uses. Each of those intersections has higher traffic counts than the Alma Silverado intersection.
- Any future commercial or office demand in this location would first be developed on the 15-acre tract at the hard corner of Alma/Silverado.

#### **3.4. FISD Elementary School Site**

The Frisco Independent School District is intending to construct an elementary school adjacent to the site on Silverado Parkway. The Silverado Estates project will greatly enhance circulation and provide safer ingress and egress by providing additional public street access to the north and east. Without the Silverado Estates project, the school will be limited to two driveway connections to Silverado Parkway having inadequate spacing.

#### **3.5. Proposed Home Product**

The provisions contained herein relating to lot sizes and dimensions, garage access, garage-front elevation separation, and setbacks are reflective of the home product Standard Pacific is proposing for this development. The product has been developed based on their extensive experience and knowledge of the market and reflects the needs and preferences of today's home buyer. The standards of the REC as relates to these items are incompatible with the proposed

product. The attached product elevations and renderings reflect the character and architectural style of the homes. (These have been provided for informational purposes only and are not intended to be included in the proposed PD.)

The subject property is near the northern boundary of the REC overlay. As such it provides a logical transition area between the REC that is predominantly south of Alma and the more conventional development within Stonebridge Ranch to the north. The proposed PD and GPP incorporate many elements promoted by the REC guidelines, but also reflect elements of traditional development, such home product, setbacks and building envelopes.

### 3.6. Home Builder

Standard Pacific Homes is one of the top home builders in Dallas-Fort Worth. They do not build in the entry-level home market or compete with the volume builders that do. Their core business is building homes for the "move up" buyer with a strong emphasis on amenities and high-quality features.

The table below shows actual sales data for the Dallas-Fort Worth area over the past three years.

Community	Number of Sales	Average Sales Price	Average Square Footage	Average Price per Square Foot
Creekwood	48	\$210,000	2,805	\$75
Falcons Lair	32	\$199,000	2,625	\$76
Maxwell Creek	37	\$298,000	3,474	\$86
Saratoga	105	\$239,000	2,665	\$90
Stoney Creek	28	\$364,000	3,789	\$96
Heritage	97	\$318,000	3,252	\$98
The Preserve at Pecan Creek	55	\$235,000	2,867	\$82
Turnberry at Trophy Club	37	\$458,000	4,112	\$111
Twin Creeks	34	\$388,000	3,467	\$112
<b>AVERAGE</b>	<b>53</b>	<b>\$301,000</b>	<b>3,228</b>	<b>\$92</b>

By comparison, the average home sales price of the top four builders in DFW over the same period was \$193,000 .

### 4. STATEMENT OF COMPLIANCE

Except as modified by the proposed PD conditions and the General Development Plan, the developer will comply with the provisions of the REC.

**5. GENERAL DEVELOPMENT PLAN CONFORMANCE TO REC REQUIREMENTS**

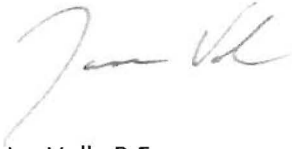
The proposed plan is in conformance to REC requirements, with one minor exception. We are proposing one cul-de-sac street. The median within this divided street is approximately 50-feet wide and will serve as gathering place for families on the street. By creating a cul-de-sac, we avoid cut-through traffic and improve pedestrian safety. Furthermore, the open feel of the street will not foster an isolated environment that the REC seeks to avoid.

Regarding the project schedule, Standard Pacific intends to proceed with development as quickly as possible. Upon approval of the proposed zoning change, we will begin preparation of plats and engineering plans toward that end.

Per your planning application submittal calendar, we are requesting that this case be heard before the Planning & Zoning Commission on February 8, 2011. We appreciate your assistance with this matter.

Sincerely,

**J. VOLK CONSULTING, INC.**

A handwritten signature in dark ink, appearing to read "Jay Volk", is written over a light blue horizontal line.

Jay Volk, P.E.  
President

cc: Chris Matzke, Division President, Standard Pacific Homes

## SILVERADO ESTATES - PROPOSED PD STANDARDS

### 1. SITE DATA & PROPOSED USES

Location	Northeast quadrant of Alma Road and Silverado Trail	
Current Zoning	66.65 acres are PD Single Family - RS 45 (08-07-071)	
Proposed Base Zoning District	REC Residential District - Single Family Detached Standard Lot	
Proposed Lot Count	354	
Gross Density	4.2 du/ac	
	Area (ac)	Percentage of Site
Subject Property	83.29	100.00
Single-Family Detached	76.57	92.38
Interior Open Space	4.27	5.13
Total Open Space	6.35	7.62

### 2. PROPOSED DEVELOPMENT STANDARDS

CRITERIA	50' X 110' LOT	62' x 115' LOT
Lot Count	191	164
Typical Lot Depth	110'	115'
Minimum Lot Depth (see note #1)	100'	105'
Minimum Lot Width	50'	62'
Minimum Lot Area	5,000 SF	6,510 SF
Front Yard Build-to Line	20'	10'
Rear Yard Setback	10'	10'
Garage access (see note #2)	Front Entry	Side Swing
Garage to Front Elevation Distance	0'	20'
Masonry Requirement	100% first floor, 100% front elevation, and 75% overall	

1. More than 90% of the lots will be at the typical depth. On street elbows and other isolated areas, some lots may be slightly less than the typical depth, but in no case will the depth be less than the minimum shown here.
2. Front entry two-car garages shall have two single doors; three-car garages on 62' x 115' lots may be provided with a "two and one split" with the third bay facing street as shown on General Development Plan. Refer to comments in Letter of Intent regarding proposed home product for justification of these provisions.

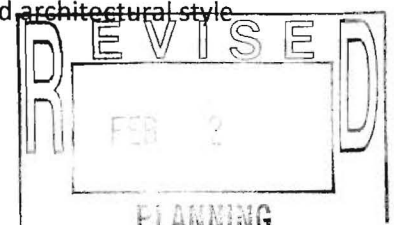
### 3. EXHIBITS

The attached General Development Plan and Landscape Concept Plans are intended to be exhibits to the PD.

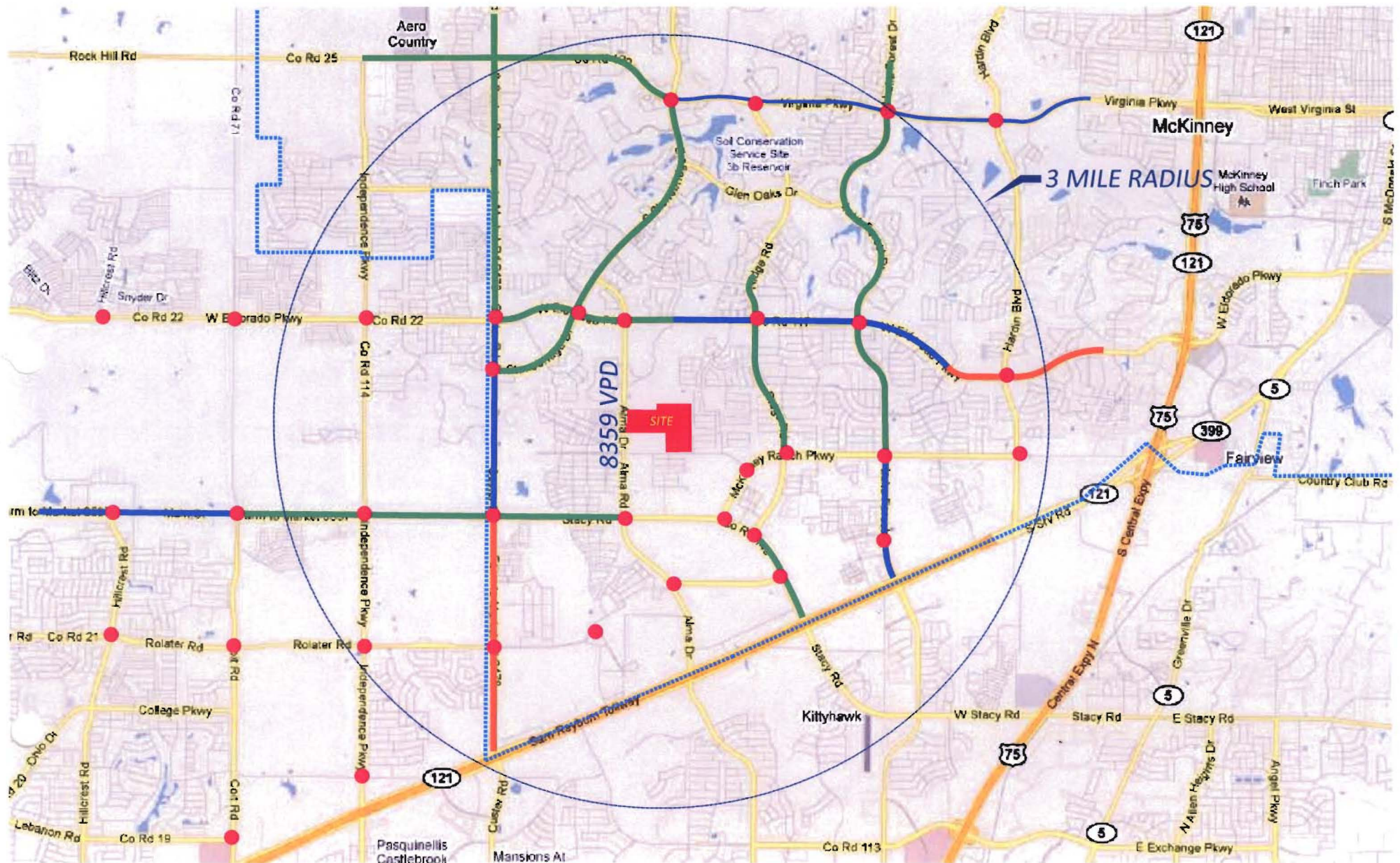
### 4. ADDITIONAL STANDARDS TO BE INCLUDED IN DEED RESTRICTIONS

CRITERIA	50' X 110' LOT	62' x 115' LOT
Minimum home area	25% > 1,600 SF	35% > 2,150 SF
	75% > 1,900 SF	65% > 2,600 SF
Stone Accents on Front Elevations	50% of homes	75% of homes
Lot Fencing	All fences facing street or open space to be board-on-board stained cedar with metal posts	

The attached elevations and rendering are intended to reflect the character and architectural style of the proposed product. These are not intended to be exhibits to the PD.







# SILVERADO ESTATES TRAFFIC EXHIBIT

REVISED  
JAN 24 2011  
PLANNING

- McKINNEY CITY LIMITS
- 10,000 TO 20,000 VPD
- 20,000 TO 30,000 VPD
- 30,000 TO 40,000 VPD

INDICATES LOCATION ON MCKINNEY OR FRISCO FUTURE LAND USE MAP FOR COMMERCIAL, RETAIL OR OFFICE USE

## **LEGAL NOTICE**

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL OF THE CITY OF McKINNEY AT 6:00 P.M. ON TUESDAY, MARCH 15, 2011 IN THE COUNCIL CHAMBERS OF CITY HALL LOCATED AT 222 N. TENNESSEE STREET REGARDING:**

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Standard Pacific of Texas, Inc., on Behalf of Standard Pacific of Texas, Inc. and Coit/Plano Parkway, J.V., for Approval of a Request to Rezone Approximately 83.29 Acres from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, Generally for Single Family Residential Uses and to Modify the Development Standards, Located on the East Side of Alma Road and on the North Side of Silverado Trail, and Accompanying Ordinance.

**10-118Z\***  
**PH**

**WITNESS MY HAND AND SEAL OF OFFICE THIS THE 25<sup>th</sup> DAY OF FEBRUARY, 2011.**

---

**SANDY HART, TRMC, MMC**  
**City Secretary**



Development Services  
Planning Department  
221 N. Tennessee Street  
McKinney, TX 75069

Public comment will be heard at:

**THE  
PLANNING AND ZONING  
COMMISSION MEETING  
ON  
Tuesday  
February 22, 2011  
at  
6:30 p.m.  
City of McKinney  
Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069**

If you have questions or need additional information please contact the Planning Department at (972) 547-2000. Para más información, llame (972) 547-7475.



## **PUBLIC HEARING NOTICE** **REZONING CASE # 10-118Z**

**REQUEST:** Rezone Approximately 83.29 Acres from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, Generally for Single Family Residential Uses and to Modify the Development Standards.

**LOCATION:** East Side of Alma Road and on the North Side of Silverado Trail.

*The properties within the circle area represent all property that is within 200 feet of the subject property, which is the required notification area for all public hearings.*

**As an interested property owner, you are requested to make your views known by attending these hearings.**

**This notice will be advertised in the legal section of the McKinney Courier-Gazette newspaper prior to the City Council meeting.**



TAX_ID	owner_name	owner_addr	city_st_zi
R-8500-00H-0160-1	BITON RONEN &	1903 60TH PL E STE M9158	BRADENTON, FL, 34203-5036
R-8500-00D-0020-1	COCKROFT JONATHAN A & PAIGE J	3604 COPPER RIDGE DR	MC KINNEY, TX, 75070-6837
R-8512-00Y-0090-1	PATTERSON MELISSA	3633 RAND CREEK TRL	MCKINNEY, TX, 75070-6861
R-8512-00Y-0100-1	SWEENEY RICHARD T & ERIN D	3629 RAND CREEK TRL	MCKINNEY, TX, 75070-6861
R-8512-00Y-0150-1	GILLEY STEPHEN R & STEPHANIE A	3609 RAND CREEK TRL	MCKINNEY, TX, 75070-6861
R-8500-00D-0070-1	LI PIK-YING	9531 ROADS END PL	SACRAMENTO, CA, 95827-3236
R-8512-00Y-0040-1	JORDAN MIKE RYAN	3653 RAND CREEK TRL	MC KINNEY, TX, 75070-6861
R-8512-00Z-0040-1	GARY TONI LYNNELL	7508 RED FEATHER TRL	MC KINNEY, TX, 75070-2623
R-8500-00H-0170-1	GOINS DERRICK	3601 COPPER RIDGE DR	MC KINNEY, TX, 75070-6833
R-8512-00Z-0050-1	VAUGHN SHELLY RENE &	7504 RED FEATHER TRL	MC KINNEY, TX, 75070-2623
R-8512-00Y-0050-1	HALL MICHAEL L & CRYSTAL	3649 RAND CREEK TRL	MCKINNEY, TX, 75070-6861
R-8500-00D-0010-1	SELMAN KERI & BILLY	3600 COPPER RIDGE DR	MC KINNEY, TX, 75070-6837
R-8512-00Y-0190-1	FANNIN JERED DEAN	3501 RAND CREEK TRL	MC KINNEY, TX, 75070-6857
R-8512-00Y-00Y1-1	CRAIG RANCH COMMUNITY ASSOCIATION	8360 E VIA DE VENTURA STE 100 BLDG L	SCOTTSDALE, AZ, 85258-3183
R-8512-0AA-0190-1	COTTLE TAMARA KAY &	7509 RED FEATHER TRL	MC KINNEY, TX, 75070-2622
R-8512-00Z-0080-1	LANE AARON A & KRISTEN JEWELL	7505 LOMA ALTA TRL	MC KINNEY, TX, 75070-2638
R-8500-00D-0080-1	AYRES MICHAEL A	3704 COPPER RIDGE DR	MC KINNEY, TX, 75070-6847
R-8512-00Y-0120-1	DALEY DANIEL LEE	3621 RAND CREEK TRL	MC KINNEY, TX, 75070-6861
R-8512-00Y-0060-1	GARTNER JON ERICH	3645 RAND CREEK TRL	MCKINNEY, TX, 75070-6861
R-8512-00Z-0090-1	LEE BRIAN SCOTT	7509 LOMA ALTA TRL	MCKINNEY, TX, 75070-2638
R-8500-00H-0200-1	ARMAND BARBARA J	13783 ALDEN LN	FRISCO, TX, 75035-9094
R-8500-00H-0190-1	PHILLIPS WINSTAR PROPERTIES LLC	1015 ARCHES PARK DR	ALLEN, TX, 75013-5648
R-8500-00D-0040-1	GOFF JESSICA	3612 COPPER RIDGE DR	MC KINNEY, TX, 75070-6837
R-8512-00Y-0140-1	LUNA JOSHUA WAYNE	3613 RAND CREEK TRL	MC KINNEY, TX, 75070-6861
R-8500-00D-0060-1	LLOYD RANDOLPH SR & LINDA M	3620 COPPER RIDGE DR	MC KINNEY, TX, 75070-6837
R-8512-00Y-0030-1	LEWIS MEKEBA O	3657 RAND CREEK TRL	MCKINNEY, TX, 75070-6861
R-8500-00U-0020-1	TOWNSEND JAMES A II & SUSAN M	3544 COPPER RIDGE DR	MC KINNEY, TX, 75070-6839
R-8512-00Y-0080-1	GONZALES JOSE HIGINIO	3637 RAND CREEK TRL	MC KINNEY, TX, 75070-6861
R-8512-00Y-0130-1	ALLEMAN LAURA LEE	3617 RAND CREEK TRL	MC KINNEY, TX, 75070-6861
R-8512-00Z-0070-1	ROMERO BLAKE JOSEPH	7501 LOMA ALTA TRL	MC KINNEY, TX, 75070-2638
R-8512-00Z-00Z1-1	CRAIG RANCH COMMUNITY ASSOCIATION	8360 E VIA DE VENTURA STE 100 BLDG L	SCOTTSDALE, AZ, 85258-3183
R-8512-00Y-0110-1	ARTHUR ADAM JAMES &	2494 KNIGHTWOOD PL	SIMI VALLEY, CA, 93063-2537
R-8512-00Z-0060-1	MYRICK MORISA	7500 RED FEATHER TRL	MCKINNEY, TX, 75070-2623
R-8512-00Y-0170-1	CARLEY NORALYNNE JEANINE	3601 RAND CREEK TRL	MC KINNEY, TX, 75070-6861
R-8500-00H-0130-1	TIMMERMANS BILL & GRETCHEN	3617 COPPER RIDGE DR	MC KINNEY, TX, 75070-6833
R-8500-00U-0040-1	NWANNUNU FELICIA	3536 COPPER RIDGE DR	MCKINNEY, TX, 75070-6839
R-6390-000-0110-1	GAMMON PARTNERS I LP	5132 GILLINGHAM DR	PLANO, TX, 75093-4937
R-8512-00G-00G1-1	CRAIG RANCH COMMUNITY ASSOCIATION	8360 E VIA DE VENTURA STE 100 BLDG L	SCOTTSDALE, AZ, 85258-3183
R-8512-00G-0590-1	LINDSAY JEFFREY D	7500 RANCHO DE LA OSA TRL	MC KINNEY, TX, 75070-2635
R-8512-00G-0580-1	FAUBION AARON LORIN	7504 RANCHO DE LA OSA TRL	MC KINNEY, TX, 75070-2635
R-8512-00G-0570-1	LITTLE SHELLY	7508 RANCHO DE LA OSA TRL	MC KINNEY, TX, 75070-2635
R-8512-00Y-0020-1	ARRUDA AARON J & ALICIA J	3661 RAND CREEK TRL	MCKINNEY, TX, 75070-6861
R-8500-00F-0010-1	GOOD CHRISTY L	5813 TOUCHSTONE DR	MCKINNEY, TX, 75070-6835
R-8500-00U-0050-1	EKRUT CHRISTOPHER & MICHELLE	3532 COPPER RIDGE DR	MC KINNEY, TX, 75070-6839
R-8512-0AA-0200-1	DELEON CHRISTOPHER LEE	7505 RED FEATHER TRL	MC KINNEY, TX, 75070-2622
R-8500-00H-0180-1	BARBER COREY & CAROLINE T	3525 COPPER RIDGE DR	MCKINNEY, TX, 75070-6838
R-8512-0AA-0210-1	COLEMAN JACKIE LEWIS JR &	4570 LAKE BREEZE DR	MCKINNEY, TX, 75071-4004
R-8512-0AA-0AA3-1	CRAIG RANCH COMMUNITY ASSOCIATION	8360 E VIA DE VENTURA STE 100 BLDG L	SCOTTSDALE, AZ, 85258-3183
R-8500-00H-0140-1	HERNANDEZ AMY	3613 COPPER RIDGE DR	MCKINNEY, TX, 75070-6833
R-8500-00H-0220-1	GOODWIN RANDAL	3509 COPPER RIDGE DR	MC KINNEY, TX, 75070-6838
R-8500-00H-0210-1	GRAVES STEVEN P	3500 OAK LAWN STE 110	DALLAS, TX, 75219-4373
R-6390-000-0100-1	GAMMON PARTNERS I LP	5132 GILLINGHAM DR	PLANO, TX, 75093-4937
R-8512-00Y-0180-1	ZEEFF BRIAN MICHAEL	3505 RAND CREEK TRL	MC KINNEY, TX, 75070-6857
R-8512-00Y-0160-1	SPURRIER TIMOTHY JASON	3605 RAND CREEK TRL	MC KINNEY, TX, 75070-6861
R-8512-00Y-0010-1	WILLIAMS JASON MATTHEW	3665 RAND CREEK TRL	MC KINNEY, TX, 75070-6861
R-8500-00D-0050-1	GUMM DAVID & DAWN	3616 COPPER RIDGE DR	MCKINNEY, TX, 75070-6837
R-8512-00Y-0070-1	ARRIETA DIOGENES ANTHONY & JENNIFER	3641 RAND CREEK TRL	MCKINNEY, TX, 75070-6861
R-8500-00D-0030-1	QIU KRISTINE	1446 FLORIBUNDA AVE APT 203	BURLINGAME, CA, 94010-3811
R-8895-00A-0010-1	CHUA JOSEFINA H & EUGENE S	5833 PEBBLE RIDGE DR	MCKINNEY, TX, 75070-0107
R-8500-00U-0030-1	SANCHEZ ALESSANDRA M	3540 COPPER RIDGE DR	MCKINNEY, TX, 75070-6839
R-8500-00U-0010-1	ZHANG HUIMIN &	3548 COPPER RIDGE DR	MC KINNEY, TX, 75070-6839
R-6390-000-0120-1	COIT/PLANO PARKWAY JOINT VENTURE	1113 SHADY OAKS CIR	MCKINNEY, TX, 75070-5213
R-8500-00U-0060-1	STEWART MARY R	3528 COPPER RIDGE DR	MCKINNEY, TX, 75070-6839
R-8500-00H-0230-1	SAAVEDRA RICHARD J & STACY L	3505 COPPER RIDGE DR	MC KINNEY, TX, 75070-6838
R-6390-000-0090-1	WHEELER T L JR	PO BOX 224922	DALLAS, TX, 75222-4922
R-8500-00H-0150-1	GOFF JAMILA E & WILLIAM J III	3609 COPPER RIDGE DR	MC KINNEY, TX, 75070-6833
R-8895-00B-0010-1	FOSTER LA'SANDRA & JOHNNY	5833 RUBBLESTONE DR	MCKINNEY, TX, 75070-6216



R-8895-00C-0330-1	ARMENTROUT BRADLEY & JOY	5832 RUBBLESTONE DR	MC KINNEY, TX, 75070-6215
R-8895-00E-0010-1	WARREN RACHEL M & KEVIN B	5829 QUICKSILVER DR	MC KINNEY, TX, 75070-0113
R-8895-00C-0010-1	TORO JUAN & CHRISTINA	5829 BEDROCK DR	MCKINNEY, TX, 75070-6285
R-8895-00D-0190-1	ARMENDARIZ ROCHELLE MARISA	5833 LODGESTONE DR	MCKINNEY, TX, 75070-0103
R-8895-00D-0200-1	HUAN STEVEN & HU BING	5829 LODGESTONE DR	MC KINNEY, TX, 75070-0103
R-8895-00E-0320-1	DELLINGER BRIAN A & ELIZABETH J	12320 ALAMEDA TRACE CIR APT 1207	AUSTIN, TX, 78727-6466
R-8895-00B-0340-1	JACKSON YOLANDA M	5832 PEBBLE RIDGE DR	MCKINNEY, TX, 75070-0106
R-8895-00D-00D1-1	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	3102 OAK LAWN AVE STE 202	DALLAS, TX, 75219-6400
R-8895-00D-0650-1	JACKSON CHANTELE Y	3944 IRONSTONE LN	MCKINNEY, TX, 75070-6286
R-8895-00D-0640-1	MARTENS JENNIFER	3940 IRONSTONE LN	MCKINNEY, TX, 75070-6286
R-8895-00A-00A1-1	BROOKSTONE/MCKINNEY RESIDENTIAL ASSOC INC	3102 OAK LAWN AVE STE 202	DALLAS, TX, 75219-6400
R-8895-00D-0520-1	SACKETT CLINTON O & ASHLEY B	5832 BEDROCK DR	MCKINNEY, TX, 75070-6284
R-8895-00D-0510-1	RYAN MARK A	5828 BEDROCK DR	MC KINNEY, TX, 75070-6284
R-8895-00D-0180-1	FARRINGTON RYAN	5837 LODGESTONE DR	MC KINNEY, TX, 75070-0103
R-8895-00D-0170-1	LABER DAVID A	3820 COPPER RIDGE DR	MC KINNEY, TX, 75070-0114
R-8895-00D-0160-1	LINDSTROM BRIAN T & CATHERINE A	3816 COPPER RIDGE DR	MC KINNEY, TX, 75070-0114
R-8895-00D-0150-1	BRAVO ANTHONY & LAURY	3812 COPPER RIDGE DR	MC KINNEY, TX, 75070-0114
R-8895-00D-0140-1	SILVA GERARDO	3808 COPPER RIDGE DR	MC KINNEY, TX, 75070-0114
R-8895-00D-0130-1	UNDERWOOD CLAY	3804 COPPER RIDGE DR	MC KINNEY, TX, 75070-0114
R-8895-00D-0120-1	RICHARDSON JERMAINE S & SARAH E	3800 COPPER RIDGE DR	MCKINNEY, TX, 75070-0114
R-8895-00D-0110-1	BRITTAIN GARY M JR & RACHELLE M	3716 COPPER RIDGE DR	MC KINNEY, TX, 75070-6847
R-8895-00D-0100-1	THIESSEN CHRIS W & DIANA L	3712 COPPER RIDGE DR	MC KINNEY, TX, 75070-6847
R-8895-00F-0320-1	GOOLSBY ALICIA D & WILLIAM	5828 QUICKSILVER DR	MC KINNEY, TX, 75070-0112
R-8895-00D-0090-1	SUNG YORK &	1311 ONONDAGA CT	FREMONT, CA, 94539-6710
R-8895-00D-0630-1	MILLER JONATHAN D	3936 IRONSTONE LN	MC KINNEY, TX, 75070-6286
R-8895-00D-0620-1	EVANGELISTA MARIBEL	3932 IRONSTONE LN	MCKINNEY, TX, 75070-6286
R-8895-00D-0610-1	GOMEZ STEVEN & LAURA	3928 IRONSTONE LN	MC KINNEY, TX, 75070-6286
R-8895-00D-0600-1	ELOFIR MEHDI &	3924 IRONSTONE LN	MCKINNEY, TX, 75070-6286
R-8895-00D-0590-1	HARRIS NICOLE O	3920 IRONSTONE LN	MC KINNEY, TX, 75070-6286
R-8895-00D-0580-1	JONES ANTHONY A	3916 IRONSTONE LN	MC KINNEY, TX, 75070-6286
R-8895-00D-0570-1	PENNY JENNIFER A & MICHAEL J	3912 IRONSTONE LN	MC KINNEY, TX, 75070-6286
R-8895-00D-0560-1	ANAYA REZA & TAMMI	3908 IRONSTONE LN	MC KINNEY, TX, 75070-6286
R-8895-00D-0550-1	BARBOUR ROBERT A & BARBARA LEE BARBOUR	3904 IRONSTONE LN	MC KINNEY, TX, 75070-6286
R-8895-00D-0540-1	OLANREWaju MUKADANSI A &	3106 RIVERFRONT DR	PITTSBURGH, PA, 15238-3184
R-8895-00D-0530-1	ERICKSON MARK & ALICIA	5836 BEDROCK DR	MC KINNEY, TX, 75070-6284
R-9269-00C-0150-1	TRAXLER SEAN	4205 FURROW DR	MCKINNEY, TX, 75070-2002
R-9269-00B-0040-1	SHEPPARD VICKI	7104 DOVE TAIL DR	MCKINNEY, TX, 75070-2015
R-9269-00B-0050-1	ALBAN BRENDIN J	7100 DOVE TAIL DR	MCKINNEY, TX, 75070-2015
R-9269-00B-0060-1	LACHNER DEANNE A & PERRY	7020 DOVE TAIL DR	MCKINNEY, TX, 75070-2011
R-9269-00B-0070-1	NGUYEN DON	7016 DOVE TAIL DR	MCKINNEY, TX, 75070-2011
R-9269-00B-0080-1	MALDONADO RICHARDO	7012 DOVE TAIL DR	MCKINNEY, TX, 75070-2011
R-9269-00B-0090-1	MORAES CHARLES G & NOAIDE R GABRIEL	7008 DOVE TAIL DR	MCKINNEY, TX, 75070-2011
R-9269-00B-0100-1	LERMA JUAN JOSE	7004 DOVE TAIL DR	MCKINNEY, TX, 75070-2011
R-9269-00B-0110-1	CAMEAU HARVEY & JESSICA M	7000 DOVE TAIL DR	MCKINNEY, TX, 75070-2011
R-9269-00C-0010-1	MENDEZ NESTOR	6920 DOVE TAIL DR	MCKINNEY, TX, 75070-2013
R-9269-00C-0020-1	NOORANI MOHAMMED A & AZIZ NOORANI	6916 DOVE TAIL DR	MCKINNEY, TX, 75070-2013
R-9269-00C-0030-1	BARCZYKOWSKI CALEB &	6912 DOVE TAIL DR	MCKINNEY, TX, 75070-2013
R-9269-00C-0040-1	WANG JACK TC	6908 DOVE TAIL DR	MCKINNEY, TX, 75070-2013
R-9269-00C-0050-1	ROWE JAMES JR III	6904 DOVE TAIL DR	MCKINNEY, TX, 75070-2013
R-9269-00C-0060-1	ZUBER ROBERT & CARRIE	6900 DOVE TAIL DR	MCKINNEY, TX, 75070-2013
R-9269-00C-0070-1	NOTTKE NATHAN &	6824 DOVE TAIL DR	MCKINNEY, TX, 75070-2008
R-9269-00C-0080-1	SAVANT FAYE	6820 DOVE TAIL DR	MCKINNEY, TX, 75070-2008
R-9269-00C-0090-1	DEJESUS LORRAINE &	6816 DOVE TAIL DR	MCKINNEY, TX, 75070-2008
R-9269-00C-0100-1	CHAMPAIGN ROBERT JR &	6812 DOVE TAIL DR	MCKINNEY, TX, 75070-2008
R-9269-00C-0110-1	CUADRADO ANDRES	6808 DOVE TAIL DR	MCKINNEY, TX, 75070-2008
R-9269-00C-0120-1	ROGALA PRZEMYSŁAW ANNETTE ROGALA &	6804 DOVE TAIL DR	MCKINNEY, TX, 75070-2008
R-9269-00C-0130-1	WHITEAKER MICHAEL & MAEGHAN	6800 DOVE TAIL DR	MCKINNEY, TX, 75070-2008
R-9269-00C-0140-1	MAIDEN DANIEL	4201 FURROW DR	MCKINNEY, TX, 75070-2002
R-9269-00B-00B1-1	HARVEST BEND #2B HOA	14801 QUORUM DR STE 250	DALLAS, TX, 75254-7589
R-9269-00C-00C2-1	HARVEST BEND #2B HOA	14801 QUORUM DR STE 250	DALLAS, TX, 75254-7589
R-9269-00E-0070-1	ZEPEDA BARBARA & VICTOR ZEPEDA JR	6817 DOVE TAIL DR	MCKINNEY, TX, 75070-2009
R-9269-00E-0020-1	CHINGWENA PALLAINE & LATASHA	6913 DOVE TAIL DR	MCKINNEY, TX, 75070-2012
R-9269-00E-0040-1	THUMBI PAUL K & LUCY THUMBI	6905 DOVE TAIL DR	MCKINNEY, TX, 75070-2012
R-9269-00E-0050-1	HAYNES JASON D	6901 DOVE TAIL DR	MCKINNEY, TX, 75070-2012
R-9269-00E-0100-1	AYAO LEILANI & SUNGLAO JANELLE	6805 DOVE TAIL DR	MCKINNEY, TX, 75070-2009
R-9269-00D-0110-1	MOLINA JUAN & MARIA	7001 DOVE TAIL DR	MCKINNEY, TX, 75070-2010
R-9269-00E-0090-1	TERRAZAS LIZA M	6809 DOVE TAIL DR	MCKINNEY, TX, 75070-2009
R-9269-00E-0060-1	TANG JUN MICHAEL LIN	6821 DOVE TAIL DR	MCKINNEY, TX, 75070-2009

R-9269-00E-0110-1	GOURGUES MARIE	6801 DOVE TAIL DR	MCKINNEY, TX, 75070-2009
R-9269-00E-0010-1	STINGLEY BRIAN & ANGELA TEANEY	6917 DOVE TAIL DR	MCKINNEY, TX, 75070-2012
R-9269-00E-0030-1	GILBREATH LOUIS	6909 DOVE TAIL DR	MCKINNEY, TX, 75070-2012
R-9269-00D-0090-1	SAMPSON VANESSA	7009 DOVE TAIL DR	MCKINNEY, TX, 75070-2010
R-9269-00D-0100-1	EMERALD GROUP LLC	7005 DOVE TAIL DR	MCKINNEY, TX, 75070-2010
R-9269-00E-0080-1	PALACIOS GUY & REGAN	6813 DOVE TAIL DR	MCKINNEY, TX, 75070-2009
R-9316-000-0000-1	STONERIDGE RANCH COMMUNITY ASSOCIATION INC	6201 VIRGINIA PKWY	MCKINNEY, TX, 75071-5505
R-6390-000-0380-1	MCKINNEY CITY OF	PO BOX 517	MC KINNEY, TX, 75070-8013



## Economic Impact - Analysis of Potential Property Rezoning

### Project Description:

### Silverado Estates (10-118Z)

Existing Zoning

"PD" for Single Family and Office Uses and "REC"

Proposed Zoning

"PD" for Single Family Uses and "REC"

	Existing Zoning	Proposed Zoning	Difference
SF RESIDENTIAL TAXABLE VALUE	\$56,985,750	\$71,212,950	\$14,227,200
NON-RES TAXABLE VALUE (MF Included)	\$24,402,893	\$0	-\$24,402,893
TOTAL TAXABLE VALUE	\$81,388,643	\$71,212,950	-\$10,175,693
ANNUAL CITY REVENUE	\$633,539	\$601,191	-\$32,348
COST OF SERVICE (EXPANSION)	\$426,884	\$402,291	-\$24,594
COST OF SERVICE (FULL COST)	\$622,694	\$586,820	-\$35,875
TRAFFIC GENERATION	3,676.67	2,752.33	-924
POPULATION	759.81	949.51	190

### ***COST BENEFIT ANALYSIS: INCLUDES PROPERTY, SALES TAX, FEES***

<b>EXPANSION METHOD</b>			
Commercial	\$47,491	\$0	-\$47,491
Residential	\$159,164	\$198,901	\$39,737
<b>NET COST/BENEFIT (EXPANSION)</b>	<b>\$206,655</b>	<b>\$198,901</b>	<b>-\$7,754</b>
<b>FULL COST METHOD</b>			
Commercial	-\$656	\$0	\$656
Residential	\$11,500	\$14,372	\$2,871
<b>NET COST/BENEFIT (FULLY LOADED COST)</b>	<b>\$10,845</b>	<b>\$14,372</b>	<b>\$3,527</b>

## INPUT SHEET

### Alternate A

LAND USE CATEGORY	ZONED ACRES
-------------------	-------------

#### Residential

Single Family	
SF Estate	
SF Suburban	66.65
SF Mid Density	
<b>Total Single Family</b>	<b>66.65</b>

#### COMMERCIAL

Multi-Family	
MF Suburban	
MF High Density	
MF Urban	
<b>Total Multi-family</b>	<b>0</b>

Office	
Office Traditional	16.64
Office Campus	
Office 3-4	
Office 5-6	
Office Urban Mixed Use	
<b>Total Office</b>	<b>16.64</b>

Retail	
Retail Traditional	
Retail Urban Mixed Use	
<b>Total Retail</b>	<b>0</b>

Industrial	
Industrial Mfg	
Industrial Distribution	
<b>Total Industrial</b>	<b>0</b>

### Alternate B

LAND USE CATEGORY	ZONED ACRES
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#### Residential

Single Family	
SF Estate	
SF Suburban	83.29
SF Mid Density	
<b>Total Single Family</b>	<b>83.29</b>

#### COMMERCIAL

Multi-Family	
MF Suburban	
MF High Density	
MF Urban	0
<b>Total Multi-family</b>	<b>0</b>

Office	
Office Traditional	
Office Campus	
Office 3-4	
Office 5-6	0
Office Urban Mixed Use	0
<b>Total Office</b>	<b>0</b>

Retail	
Retail Traditional	
Retail Urban Mixed Use	0
<b>Total Retail</b>	<b>0</b>

Industrial	
Industrial Mfg	0
Industrial Distribution	0
<b>Total Industrial</b>	<b>0</b>

## TAXABLE VALUE COMPARISON

### EXISTING ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
<b>Residential</b>												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	66.65	N/A	N/A	3.80	253.27	\$225,000	\$56,985,750	100%	\$56,985,750		N/A	\$56,985,750
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
<b>Total Single Family</b>	66.65	N/A	N/A						\$56,985,750		N/A	\$56,985,750

### COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
<b>Total Multi-family</b>	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	16.64	\$7.00	\$5,073,868.80	0.25	181,209.60	\$100	\$18,120,960	80%	\$14,496,768	\$8000/emp	\$4,832,256	\$24,402,893
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
<b>Total Office</b>	16.64		\$5,073,868.80		181,209.60		\$18,120,960		\$14,496,768		\$4,832,256	\$24,402,893

Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
<b>Total Retail</b>	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
<b>Total Industrial</b>	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL **\$81,388,643**

## PROPOSED ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
<b>Residential</b>												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	83.29	N/A	N/A	3.80	316.50	\$225,000	\$71,212,950	100%	\$71,212,950		N/A	\$71,212,950
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
<b>Total Single Family</b>	83.29	N/A	N/A						\$71,212,950		N/A	\$71,212,950

## COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
<b>Total Multi-family</b>	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	0.00	\$7.00	\$0.00	0.25	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
<b>Total Office</b>	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
<b>Total Retail</b>	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
<b>Total Industrial</b>	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL \$71,212,950  
TOTAL CHANGE -\$10,175,693

## TAXABLE VALUE COMPARISON

### EXISTING ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
<b>Residential</b>												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	66.65	N/A	N/A	3.80	253.27	\$225,000	\$56,985,750	100%	\$56,985,750		N/A	\$56,985,750
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
<b>Total Single Family</b>	66.65	N/A	N/A						\$56,985,750		N/A	\$56,985,750

### COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
<b>Total Multi-family</b>	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	16.64	\$7.00	\$5,073,868.80	0.25	181,209.60	\$100	\$18,120,960	80%	\$14,496,768	\$8000/emp	\$4,832,256	\$24,402,893
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
<b>Total Office</b>	16.64		\$5,073,868.80		181,209.60		\$18,120,960		\$14,496,768		\$4,832,256	\$24,402,893

Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
<b>Total Retail</b>	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
<b>Total Industrial</b>	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL **\$81,388,643**

## PROPOSED ZONING

	Zoned Acres	Land Value PSF	Added Land Value	DUA or FAR	Added Units or SF	Cost Per Unit or SF	Const. Cost	% of Cost as Taxable	Added Taxable Building Value	BPP Valued Calculated	Added BPP Value	Added Taxable Value of Build Out
<b>Residential</b>												
Single Family												
SF Estate	0.00	N/A	N/A	1.00	0.00	\$400,000	\$0	100%	\$0		N/A	\$0
SF Suburban	83.29	N/A	N/A	3.80	316.50	\$225,000	\$71,212,950	100%	\$71,212,950		N/A	\$71,212,950
SF Mid Density	0.00	N/A	N/A	8.50	0.00	\$140,000	\$0	100%	\$0		N/A	\$0
<b>Total Single Family</b>	83.29	N/A	N/A						\$71,212,950		N/A	\$71,212,950

## COMMERCIAL

Multi-Family												
MF Suburban	0.00	\$3.00	\$0.00	17.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF High Density	0.00	\$3.00	\$0.00	24.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
MF Urban	0.00	\$3.00	\$0.00	40.00	0.00	\$60,000	\$0	85%	\$0		N/A	\$0
<b>Total Multi-family</b>	0.00		\$0.00		0.00		\$0		\$0		N/A	\$0

Office												
Office Traditional	0.00	\$7.00	\$0.00	0.25	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Campus	0.00	\$7.00	\$0.00	0.16	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 3-4	0.00	\$7.00	\$0.00	0.46	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office 5-6	0.00	\$7.00	\$0.00	0.75	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
Office Urban Mixed Use	0.00	\$7.00	\$0.00	1.42	0.00	\$100	\$0	80%	\$0	\$8000/emp	\$0	\$0
<b>Total Office</b>	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Retail												
Retail Traditional	0.00	\$8.00	\$0.00	0.25	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
Retail Urban Mixed Use	0.00	\$8.00	\$0.00	1.42	0.00	\$75	\$0	80%	\$0	\$11/ SF	\$0	\$0
<b>Total Retail</b>	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

Industrial												
Industrial Mfg	0.00	\$2.50	\$0.00	0.38	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
Industrial Distribution	0.00	\$2.50	\$0.00	0.50	0.00	\$35	\$0	80%	\$0	\$35/ SF	\$0	\$0
<b>Total Industrial</b>	0.00		\$0.00		0.00		\$0		\$0		\$0	\$0

TOTAL	\$71,212,950
TOTAL CHANGE	-\$10,175,693



TAX REVENUE
-------------

\$0.00
\$337,925.50
\$0.00

\$0.00
\$0.00
\$0.00

\$144,709.15
\$0.00
\$0.00
\$0.00
\$0.00

\$0.00
\$0.00

\$0.00
\$0.00

\$482,634.65
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TAX REVENUE
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\$0.00
\$422,292.79
\$0.00

\$0.00
\$0.00
\$0.00

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

\$0.00
\$0.00

\$0.00
\$0.00

\$422,292.79
-\$60,341.86

# TAXABLE VALUE COMPARISON

## EXISTING ZONING

	Zoned Acres	Consumers Per Acre	Expansion PSC	Full PSC	Expansion Cost	Full Cost
<b>Residential</b>						
Single Family						
SF Estate	0.00	3	\$460.00	\$671.00	\$0	\$0
SF Suburban	66.65	10.5	\$460.00	\$671.00	\$321,920	\$469,583
SF Mid Density	0.00	20.4	\$460.00	\$671.00	\$0	\$0
<b>Total Single Family</b>	66.65					
<b>COMMERCIAL</b>						
Multi-Family						
MF Suburban	0.00	30.6	\$460.00	\$671.00	\$0	\$0
MF High Density	0.00	43.2	\$460.00	\$671.00	\$0	\$0
MF Urban	0.00	72	\$460.00	\$671.00	\$0	\$0
<b>Total Multi-family</b>	0.00					
Office						
Office Traditional	16.64	13.713	\$460.00	\$671.00	\$104,965	\$153,112
Office Campus	0.00	8.778	\$460.00	\$671.00	\$0	\$0
Office 3-4	0.00	25.242	\$460.00	\$671.00	\$0	\$0
Office 5-6	0.00	42.693	\$460.00	\$671.00	\$0	\$0
Office Urban Mixed Use	0.00	86.604	\$460.00	\$671.00	\$0	\$0
<b>Total Office</b>	16.64					
Retail						
Retail Traditional	0.00	8.232	\$460.00	\$671.00	\$0	\$0
Retail Urban Mixed Use	0.00	46.767	\$460.00	\$671.00	\$0	\$0
<b>Total Retail</b>	0.00					
Industrial						
Industrial Mfg	0.00	1.617	\$460.00	\$671.00	\$0	\$0
Industrial Distribution	0.00	2.142	\$460.00	\$671.00	\$0	\$0
<b>Total Industrial</b>	0.00					
Total Cost					\$426,884	\$622,694

## PROPOSED ZONING

	Zoned Acres	Consumers Per Acre	Expansion PSC	Full PSC	Expansion Cost	Full Cost
<b>Residential</b>						
Single Family						
SF Estate	0.00	3	\$460.00	\$671.00	\$0	\$0
SF Suburban	83.29	10.5	\$460.00	\$671.00	\$402,291	\$586,820
SF Mid Density	0.00	20.4	\$460.00	\$671.00	\$0	\$0
<b>Total Single Family</b>	83.29					

## COMMERCIAL

Multi-Family	
MF Suburban	0.00
MF High Density	0.00
MF Urban	0.00
<b>Total Multi-family</b>	0.00

Office	
Office Traditional	0.00
Office Campus	0.00
Office 3-4	0.00
Office 5-6	0.00
Office Urban Mixed Use	0.00
<b>Total Office</b>	0.00

Retail	
Retail Traditional	0.00
Retail Urban Mixed Use	0.00
<b>Total Retail</b>	0.00

Industrial	
Industrial Mfg	0.00
Industrial Distribution	0.00
<b>Total Industrial</b>	0.00

Total Cost

\$402,291	\$586,820
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-\$24,594

-\$35,875

## EXISTING ZONING

	Zoned Acres	Taxes and Fees/ Acre	Sales Tax Potential/ Acre	Total Revenue Potential/ Acre	Total Annual City Revenue
<b>Residential</b>					
Single Family					
SF Estate	0.00	\$2,542.80	\$480.00	\$3,022.80	\$0
SF Suburban	66.65	\$5,770.05	\$1,448.00	\$7,218.05	\$481,083
SF Mid Density	0.00	\$6,438.87	\$1,601.60	\$8,040.47	\$0
<b>Total Single Family</b>	66.65				\$481,083
					residential \$481,083
<b>COMMERCIAL</b>					
Multi-Family					
MF Suburban	0.00	\$5,745.00	\$1,468.32	\$7,213.32	\$0
MF High Density	0.00	\$9,062.39	\$2,419.68	\$11,482.07	\$0
MF Urban	0.00	\$12,026.92	\$3,264.00	\$15,290.92	\$0
<b>Total Multi-family</b>	0.00				\$0
Office					
Office Traditional	16.64	\$9,162.02		\$9,162.02	\$152,456
Office Campus	0.00	\$6,417.06		\$6,417.06	\$0
Office 3-4	0.00	\$15,556.20		\$15,556.20	\$0
Office 5-6	0.00	\$22,863.82		\$22,863.82	\$0
Office Urban Mixed Use	0.00	\$46,892.63		\$46,892.63	\$0
<b>Total Office</b>	16.64				\$152,456
Retail					
Retail Traditional	0.00	\$26,756.49		\$26,756.49	\$0
Retail Urban Mixed Use	0.00	\$112,590.12		\$112,590.12	\$0
<b>Total Retail</b>	0.00				\$0
Industrial					
Industrial Mfg	0.00	\$7,360.28		\$7,360.28	\$0
Industrial Distribution	0.00	\$9,270.38		\$9,270.38	\$0
<b>Total Industrial</b>	0.00				\$0

**TOTAL \$633,539**

commercial \$152,456

## PROPOSED ZONING

	Zoned Acres	Taxes and Fees/ Acre	Sales Tax Potential/ Acre	Total Revenue Potential/ Acre
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### Residential

Single Family				
SF Estate	0.00	\$2,542.80	\$480.00	\$3,022.80
SF Suburban	83.29	\$5,770.05	\$1,448.00	\$7,218.05
SF Mid Density	0.00	\$6,438.87	\$1,601.60	\$8,040.47
<b>Total Single Family</b>	83.29			

\$0  
\$601,191  
\$0  
\$601,191  
residential

\$601,191

### COMMERCIAL

Multi-Family				
MF Suburban	0.00	\$5,745.00	\$1,468.32	\$7,213.32
MF High Density	0.00	\$9,062.39	\$2,419.68	\$11,482.07
MF Urban	0.00	\$12,026.92	\$3,264.00	\$15,290.92
<b>Total Multi-family</b>	0.00			

\$0  
\$0  
\$0  
\$0

Office				
Office Traditional	0.00	\$9,162.02		\$9,162.02
Office Campus	0.00	\$6,417.06		\$6,417.06
Office 3-4	0.00	\$15,556.20		\$15,556.20
Office 5-6	0.00	\$22,863.82		\$22,863.82
Office Urban Mixed Use	0.00	\$46,892.63		\$46,892.63
<b>Total Office</b>	0.00			

\$0  
\$0  
\$0  
\$0  
\$0  
\$0

Retail				
Retail Traditional	0.00	\$26,756.49		\$26,756.49
Retail Urban Mixed Use	0.00	\$112,590.12		\$112,590.12
<b>Total Retail</b>	0.00			

\$0  
\$0  
\$0

Industrial				
Industrial Mfg	0.00	\$7,360.28		\$7,360.28
Industrial Distribution	0.00	\$9,270.38		\$9,270.38

\$0  
\$0

Total Industrial	0.00
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		\$0	
TOTAL	\$601,191		
commercial		\$0	

# VEHICLE MILES COMPARISON

## EXISTING ZONING

Equivalent Land Use Category		Zoned Acres	Added Units or SF	Trip Gen. Rate	Trip Length (miles)	Vehicle Miles Generated
<b>Residential</b>						
Single Family						
SF Estate	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Suburban	SF Detached Housing	66.65	253.27	1.01	8.61	2,202.46
SF Mid Density	Residential Condominium/Townhouse	0.00	0.00	0.54	8.61	0.00
<b>Total Single Family</b>						2,202.46

## COMMERCIAL

Multi-Family						
MF Suburban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF High Density	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF Urban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
<b>Total Multi-family</b>						0.00

Office						
Office Traditional	General Office Building	16.64	181,209.60	1.49	5.46	1,474.21
Office Campus	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 3-4	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 5-6	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Urban Mixed Use	General Office Building	0.00	0.00	1.49	5.46	0.00
<b>Total Office</b>						1,474.21

Retail						
Retail Traditional	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Retail Urban Mixed Use	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
<b>Total Retail</b>						0.00

Industrial						
Industrial Mfg	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Industrial Distribution	General Light Industrial	0.00	0.00	0.98	5.01	0.00
<b>Total Industrial</b>						0.00

<b>TOTAL VEHICLE MILES GENERATED</b>	<b>3,676.67</b>
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## EXISTING ZONING

	Equivalent Land Use Category	Zoned Acres	Added Units or SF	Trip Gen. Rate	Trip Length (miles)	Vehicle Miles Generated
<b>Residential</b>						
<b>Single Family</b>						
SF Estate	SF Detached Housing	0.00	0.00	1.01	8.61	0.00
SF Suburban	SF Detached Housing	83.29	316.50	1.01	8.61	2,752.33
SF Mid Density	Residential Condominium/Townhouse	0.00	0.00	0.54	8.61	0.00
<b>Total Single Family</b>						2,752.33

## COMMERCIAL

<b>Multi-Family</b>						
MF Suburban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF High Density	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
MF Urban	Apartment/Multi-family	0.00	0.00	0.62	8.61	0.00
<b>Total Multi-family</b>						0.00

<b>Office</b>						
Office Traditional	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Campus	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 3-4	General Office Building	0.00	0.00	1.49	5.46	0.00
Office 5-6	General Office Building	0.00	0.00	1.49	5.46	0.00
Office Urban Mixed Use	General Office Building	0.00	0.00	1.49	5.46	0.00
<b>Total Office</b>						0.00

<b>Retail</b>						
Retail Traditional	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
Retail Urban Mixed Use	Free-standing Retail Store	0.00	0.00	2.97	3.22	0.00
<b>Total Retail</b>						0.00

<b>Industrial</b>						
Industrial Mfg	General Light Industrial	0.00	0.00	0.98	5.01	0.00
Industrial Distribution	General Light Industrial	0.00	0.00	0.98	5.01	0.00
<b>Total Industrial</b>						0.00

<b>TOTAL VEHICLE MILES GENERATED</b>	2,752.33
<b>DIFFERENCE</b>	-924.34

## POPULATION COMPARISON

### EXISTING ZONING

	Zoned Acres	Units Per Acre	Total Units	Persons Per Unit	Total Persons
<b>Residential</b>					
Single Family					
SF Estate	0	1	0	3	0
SF Suburban	66.65	3.8	253.27	3	759.81
SF Mid Density	0	8.5	0	3	0
<b>Total Single Family</b>					759.81

### COMMERCIAL

Multi-Family					
MF Suburban	0	17	0	1.8	0
MF High Density	0	24	0	1.8	0
MF Urban	0	40	0	1.8	0
<b>Total Multi-family</b>					0.00
Total Population					759.81

## PROPOSED ZONING

Zoned Acres	Units Per Acre	Total Units	Persons Per Unit	Total Persons
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### Residential

Single Family					
SF Estate	0	1	0	3	0
SF Suburban	83.29	3.8	316.502	3	949.506
SF Mid Density	0	8.5	0	3	0
<b>Total Single Family</b>					949.51

### COMMERCIAL

Multi-Family					
MF Suburban	0	17	0	1.8	0
MF High Density	0	24	0	1.8	0
MF Urban	0	40	0	1.8	0
<b>Total Multi-family</b>					0.00
Total Population Population Change					949.51
					189.70

ORDINANCE NO. 2004-01-002

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT A 106.2 ACRE TRACT LOCATED ON THE NORTHEAST CORNER OF COUNTY ROAD 154 (ALMA ROAD) AND COUNTY ROAD 152 (RANCH ROAD) IS HEREBY REZONED FROM "C" – PLANNED CENTER, "O" – OFFICE, "RG-18" – MULTI-FAMILY, AND "RS-45" – RESIDENTIAL USES TO "PD" – PLANNED DEVELOPMENT DISTRICT GENERALLY FOR RESIDENTIAL, MULTI-FAMILY, OFFICE, AND RETAIL USES; 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.

WHEREAS, the City of McKinney has considered the rezoning of a 106.2 acre tract located on the northeast corner of County Road 154 (Alma Road) and County Road 152 (Ranch Road) is hereby rezoned from "C" – Planned Center, "O" – Office, "RG-18" – Multi-Family, and "RS-45" – Residential Uses to "PD" – Planned Development District Generally for Residential, Multi-Family, Office, and Retail uses; and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:**

Section 1. Zoning Ordinance No. 1270 of the City of McKinney is hereby amended so that a 106.2 acre tract located on the northeast corner of County Road 154 (Alma Road) and County Road 152 (Ranch Road) is hereby rezoned from "C" – Planned Center, "O" – Office, "RG-18" – Multi-Family, and "RS-45" – Residential Uses to "PD" – Planned Development District Generally for Residential, Multi-Family, Office, and Retail uses.

Section 2. Tract 1 shall conform to the regulations of the "RS - 45" – Residential Zoning District, and as amended.

Tract 2 shall conform to the regulations of the "O" – Office District, and as amended.

Tract 3 shall conform to the regulations of the "C" – Planned Center District, and as amended.

Tract 4 shall conform to the regulations of the "RG – 18" – General Residence District, with the following special ordinance provisions:

- Minimum lot size: 1,500 square feet per unit.

Section 3. The subject property shall develop according to the attached Zoning Exhibit "A".

Section 4 If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 5. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

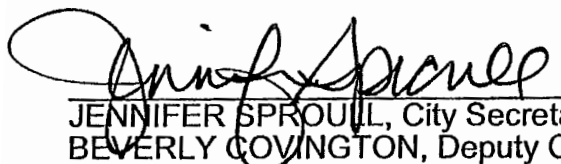
Section 6. That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development, or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 7. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

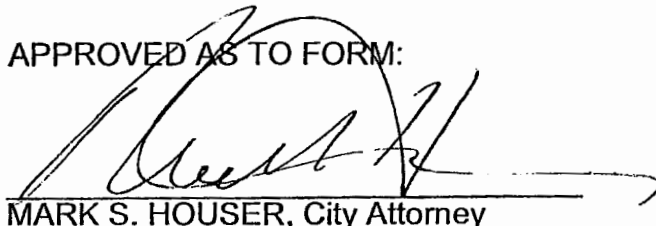
**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 6<sup>TH</sup> DAY OF JANUARY, 2004.**

  
BILL WHITFIELD, Mayor

ATTEST:

  
JENNIFER SPROULL, City Secretary  
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:

  
MARK S. HOUSER, City Attorney



**ORDINANCE NO. 2008-07-071**

**AN ORDINANCE AMENDING ORDINANCE NO. 2004-01-002 AND ORDINANCE NO. 2006-07-092, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 66.64 ACRE PROPERTY, LOCATED ALONG THE NORTH SIDE OF SILVERADO TRAIL AND APPROXIMATELY 1,000 FEET EAST OF ALMA ROAD, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; 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.**

WHEREAS, the City of McKinney has considered the rezoning of an approximately 66.64 acre property, located along the north side of Silverado Trail and approximately 1,000 feet east of Alma Road, from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, generally to modify the development standards, and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

**NOW THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:**

Section 1. Ordinance No. 2004-01-002 and 2006-07-092 are hereby amended so that an approximately 66.64 acre property, located along the north side of Silverado Trail and approximately 1,000 feet east of Alma Road, which is more fully depicted on Exhibit "A," attached hereto, is hereby rezoned from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District, generally to modify the development standards.

Section 2. Use and development of the subject property shall conform to the following regulations:

1. The subject property, which is more fully described on Exhibit "B," attached hereto, shall be developed according to the "RS 45" – Single-Family Residence District regulations and "REC" – Regional Employment Center Overlay District regulations, except as follows:

- a. Space Limits.

- i. The minimum lot area shall be 3,750 square feet.
  - ii. The minimum lot depth shall be 85 feet.
  - iii. The minimum rear yard setback shall be 5 feet.
  - iv. The minimum side yard setback shall be 0 on one side of the lot and 10 feet on the opposite side, with a minimum space of 10 feet between buildings.
  - v. The minimum side yard at corner shall be 10 feet.
  - vi. The maximum lot coverage shall be 70%.
2. The subject property shall generally develop in accordance with the attached general development plan (Exhibit "C").
3. Proposed building elevations for the subject property shall generally conform to the character of the attached architectural renderings (Exhibit D) and shall satisfy the requirements of the Architectural Design Guidelines of the "REC" Regional Employment Center Overlay District, except as follows:
  - a. Each home footprint will be designed to provide a minimum 5' X 10' indentation (beyond the minimum required 10' side yard on one side of the home), on one side of the home or to the front of the home, thus creating a minimum 10' X 15' wide outdoor area or living space (i.e. a covered patio with or without a fire place, arbor, courtyard, etc) at the side or front of the property.
  - b. Each home is required to have a minimum 7' by 10' front porch, unless an outdoor living space is located at the front of the property.
  - c. The total requirement for exterior wall finishing materials shall be a minimum of 75% masonry, as defined in Section 146-139 Architectural and Site Standards of the Zoning Ordinance.

Section 3.

If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.



Section 4.

It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5.

That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

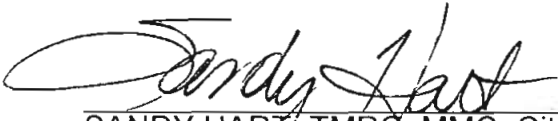
Section 6.

The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 15<sup>th</sup> DAY OF JULY, 2008.**

  
BILL WHITFIELD, Mayor

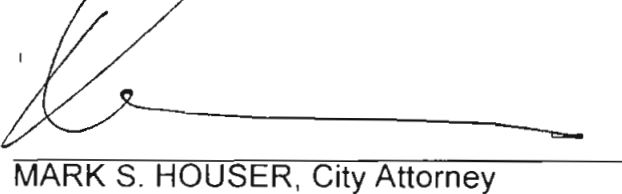
CORRECTLY ENROLLED:

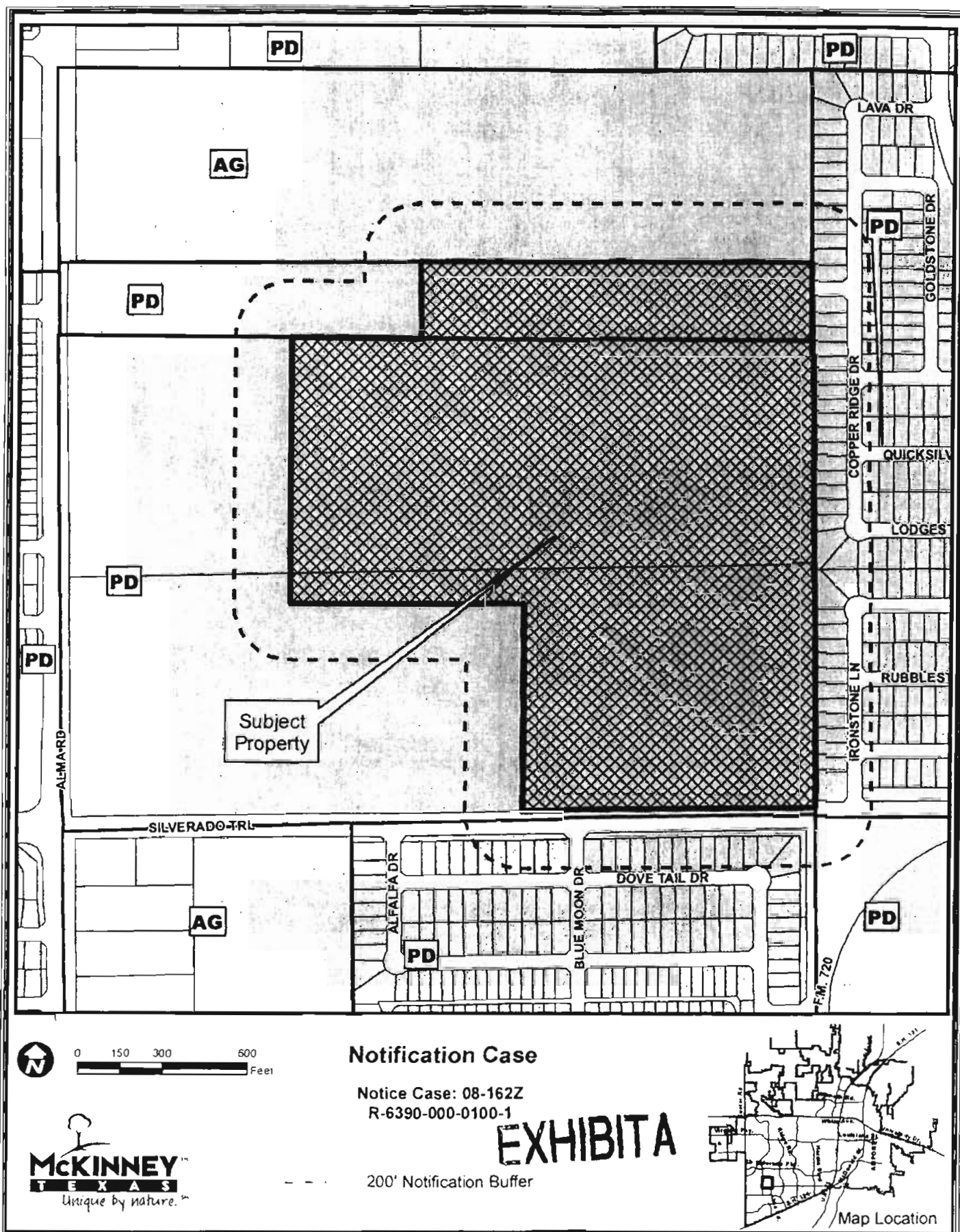


SANDY HART, TMRC, MMC, City Secretary  
BEVERLY COVINGTON, TMRC, CMC, Deputy City Secretary

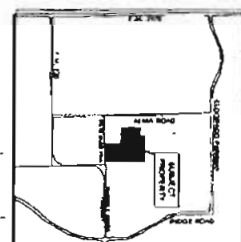
DATE: July 18, 2008

APPROVED AS TO FORM:

  
MARK S. HOUSER, City Attorney



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



## SITE DATA

EXISTING ZONING	PROPOSED SINGLE-FAMILY	EXISTING LAND USE	PROPOSED SINGLE-FAMILY
RESIDENTIAL	SINGLE-FAMILY	RESIDENTIAL	SINGLE-FAMILY

SITE DATA

EX15 1MG Z OMMNG	AD 120006-01-092
EX15 1MG LAND USE	CAUCH

SITE DATA

EXISTING ZONING	AG
EXISTING LAND USE	AG - AGRICULTURE

## SUBJECT SITE DATA TRACT

EXISTING LAND USE	AG - AGRICULTURE
PROPOSED ZONING	PD
TOTAL ACRES	58.71 ACRES

-SUBJECT SITE DATA | 2

EXISTING ZONING	PROPOSED ZONING	TOTAL ACRES
PD #2006-07-092	PD	7.93 ACRES
AG - AGRICULTURE		

Shë DËTË

EXISTING ZONING	AD
EXISTING LAND USE	SINGLE FAMIL

## SITE DATA

EXISTING ZONING	PROPOSED USE
EXISTING LAND USE	AG - AGRICULTURE

### SITE DATA

EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	PROPOSED LAND USE
	PD		SINGLE FAMILY
	SINGLE FAMILY		SINGLE FAMILY

### SITE DATA

EXISTING ZONING	PD #2004-01-002 MIXED USE
EXISTING LAND USE	AG - AGRICULTURE

ALMA ROAD (COUNTY ROAD NO. 1541)

SILVERADO TRAIL  
(COUNTY ROAD NO. 152)

IRONSTONE LANE

**COPPER RIDGE DRIVE**

**SILVERADO TRAIL**

DESCRIPTION TRACT 1

DESCRIPTION TRACT 2

REVISÉD

## 2.1

# PLANNING

**EXHIBIT**

GRAPHIC SCALE

ZONING EXHIBIT

## SILVERADO ESTATES

THIS  
DRAWING IS  
TO BE  
USED FOR  
EXHIBIT  
PURPOSES  
ONLY



**SANCHEZ**  
 & ASSOCIATES

**Master Planning  
Civil Engineering  
Land Development**

220 East Virginia Ave.  
McKinney, TX 75069  
Tel 409-434-3400  
Fax 214-544-1200

EXHIBIT

Scale: SEE GRAPHIC SCALE
Designed by: OAK
Drawn by: LMR
Checked by: OAK
Date: MAY 14, 2008
Project No. N/A

P&amp;Z 08-162Z



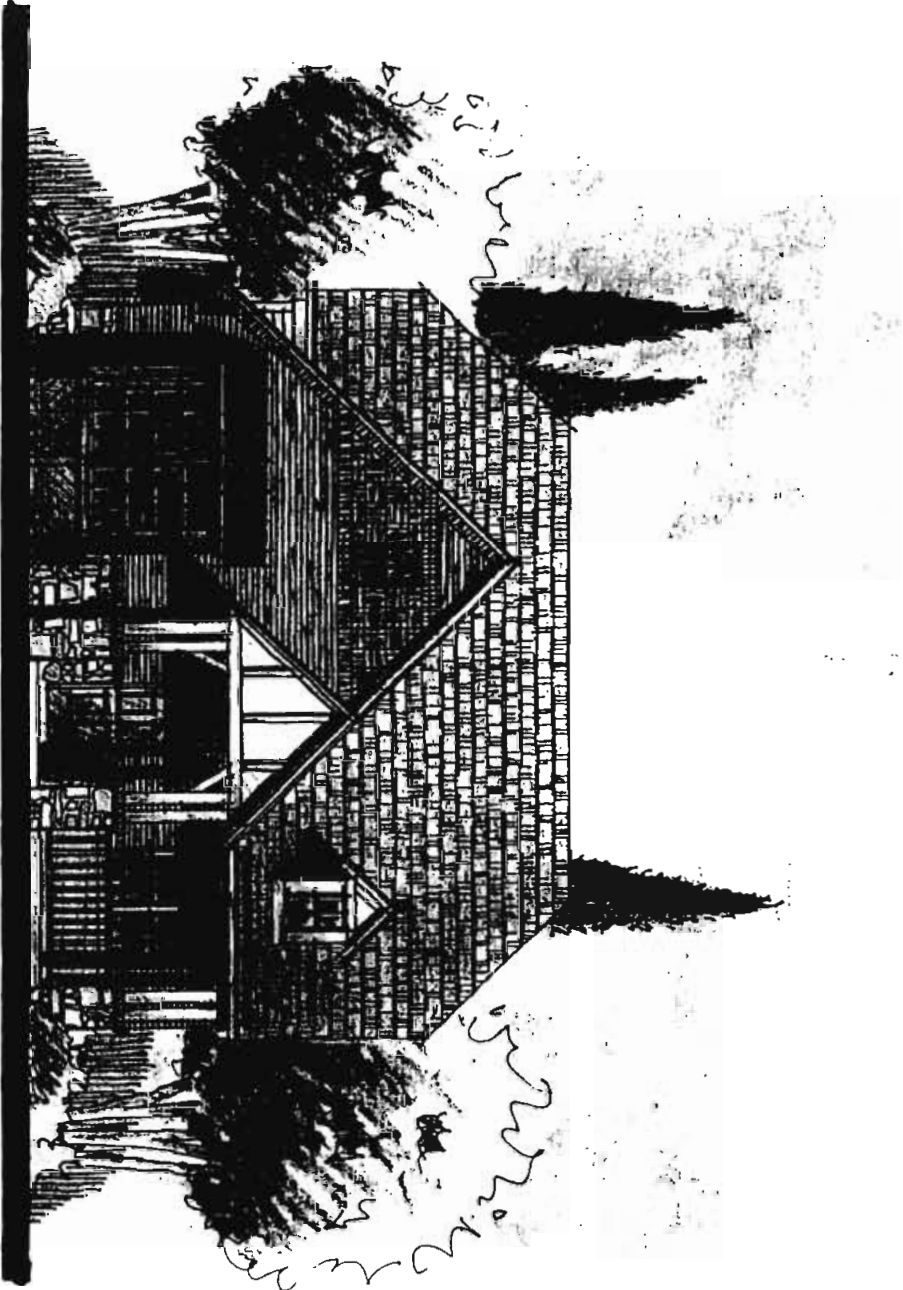
[illegible]

PLATE 11

EXHIBIT D

**Silverado Estates**  
McKinney, Texas

07007202 04  
May 5, 2008  
© 2008 BSB Design



BSB  
DESIGN



GRENADIER HOMES, INC.

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Conceptual Front Elevation  
50' Wide Product

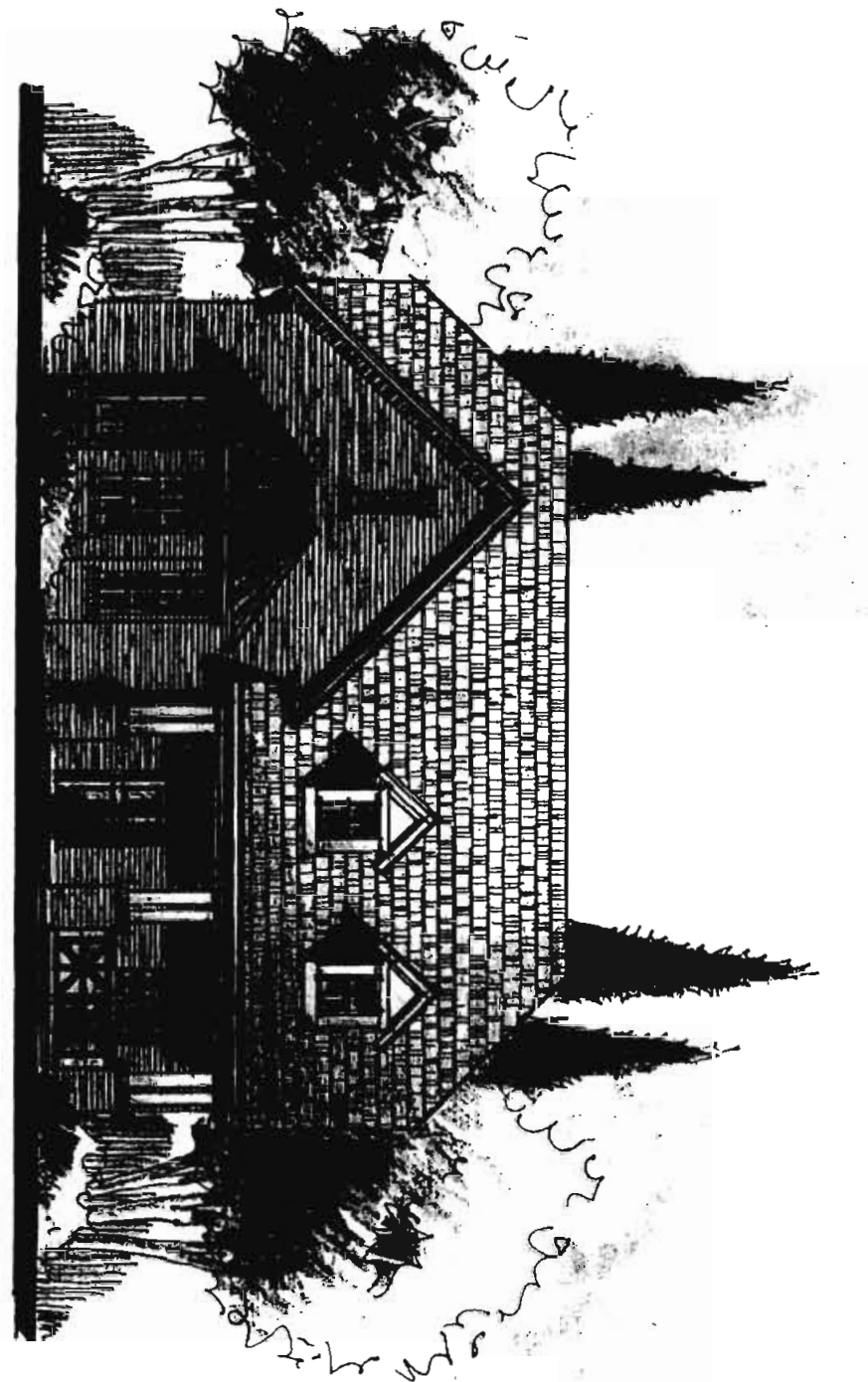
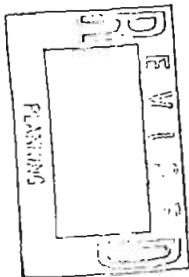


EXHIBIT D

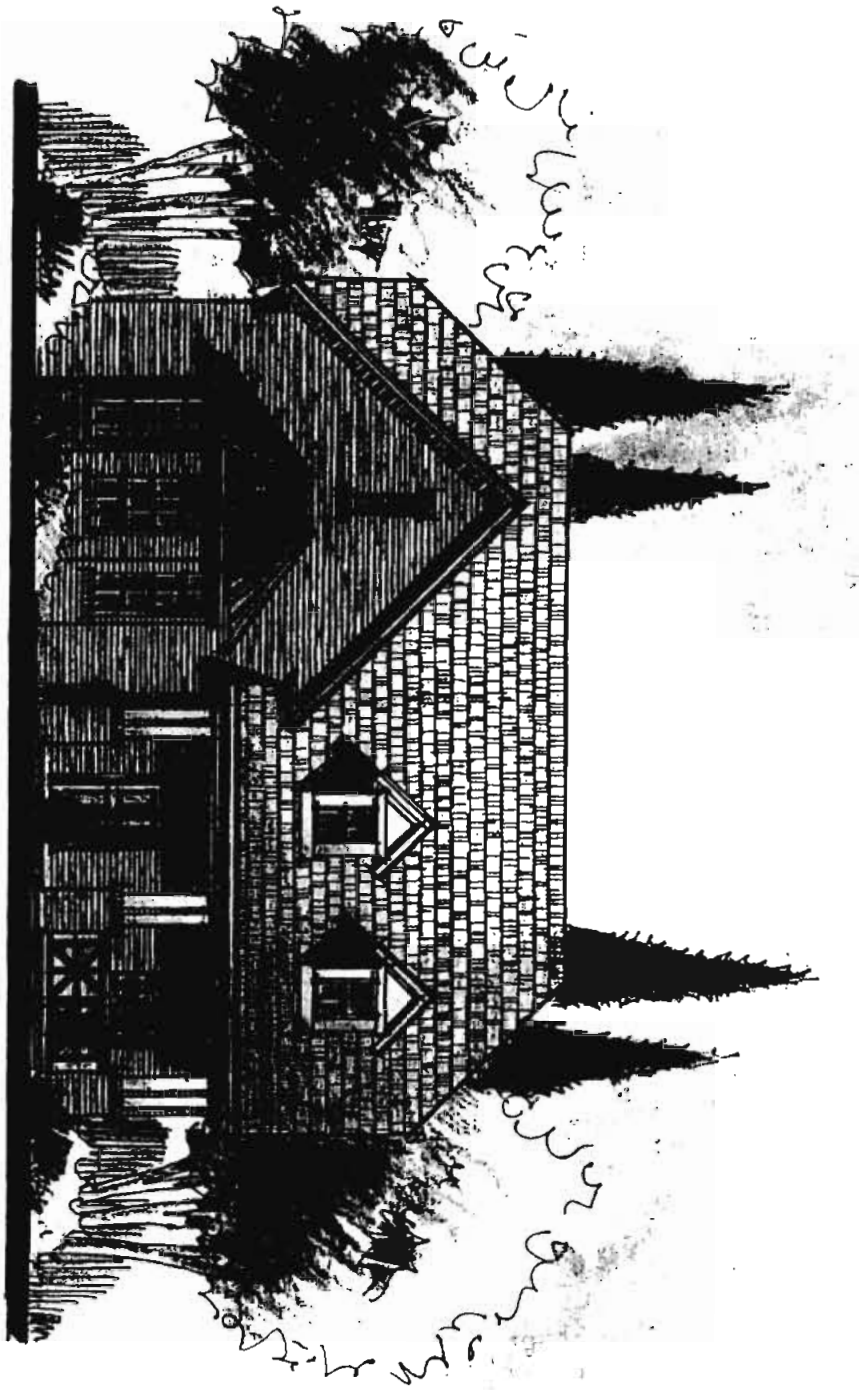


Silverado Estates  
McKinney, Texas

07/00/2002.04  
May 5, 2008  
© 2008 BSB Design







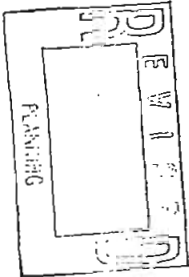
Conceptual Front Elevation  
50' Wide Product

GRENADIER HOMES, INC.



The drawings are prepared for the purpose of illustrating the general character of the proposed improvements and are not to be used for any other purpose without the written consent of Grenadier Homes, Inc.

EXHIBIT



Silverado Estates  
McKinney, Texas

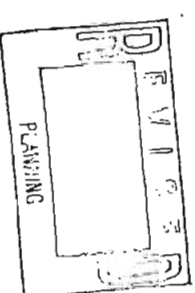
07/00/2002.04  
May 5, 2008  
© 2008 BSB 047491





A black and white sketch of a two-story house with a gabled roof, a chimney, and a porch. The house is surrounded by trees and foliage. The sketch is done in a simple, illustrative style.

EXHIBIT D



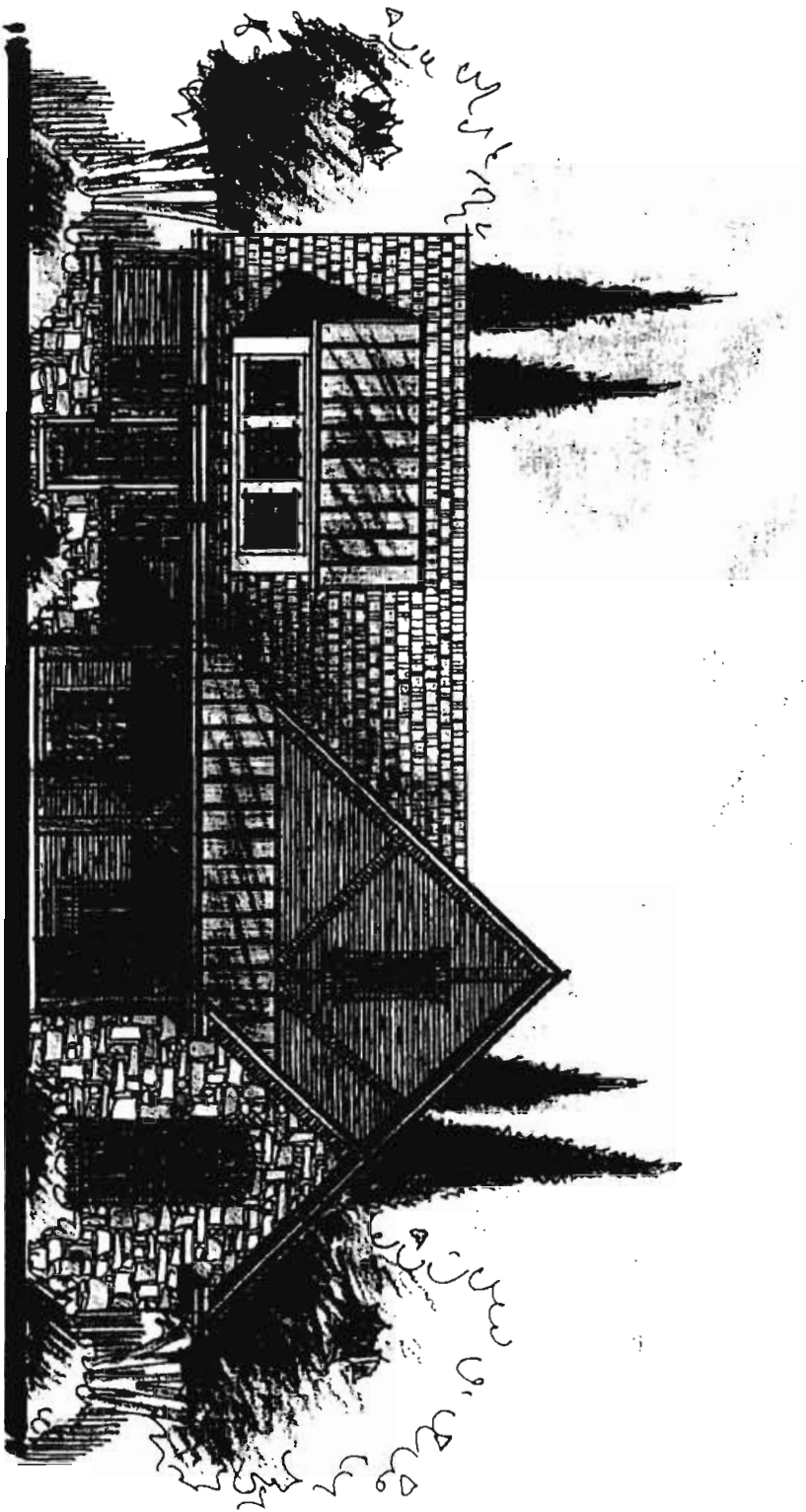
**Silverado Estates**  
McKinney, Texas

07507202.04  
May 5, 2008  
© 2008 BSB Design



BSB  
DESIGN

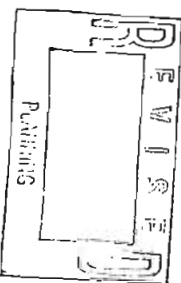




GRENADIER HOMES, INC.

Conceptual Front Elevation  
70' Wide Product

EXHIBIT



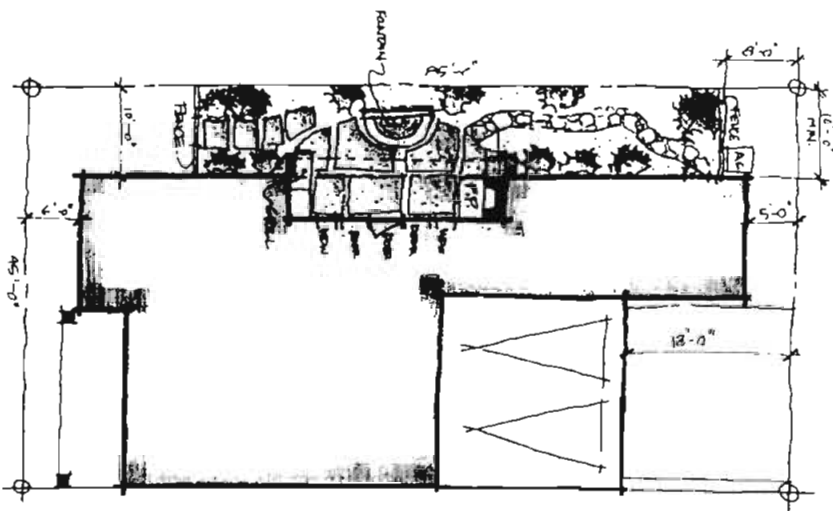
Silverado Estates  
McKinney, Texas



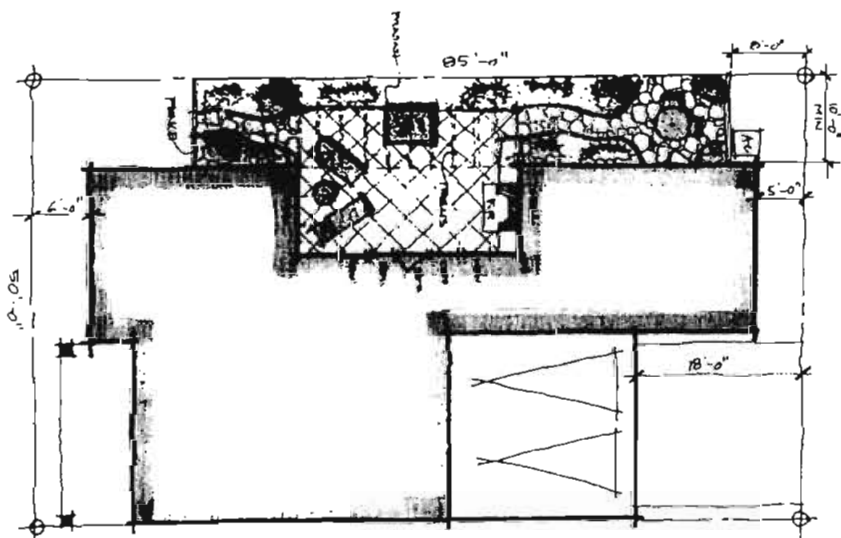
This drawing is for informational purposes only and does not constitute an offer. It is subject to change without notice. The actual product may vary from the drawing. Please contact the sales representative for more information.

07/07/2002-04  
May 5, 2008  
© 2008 BSB Design

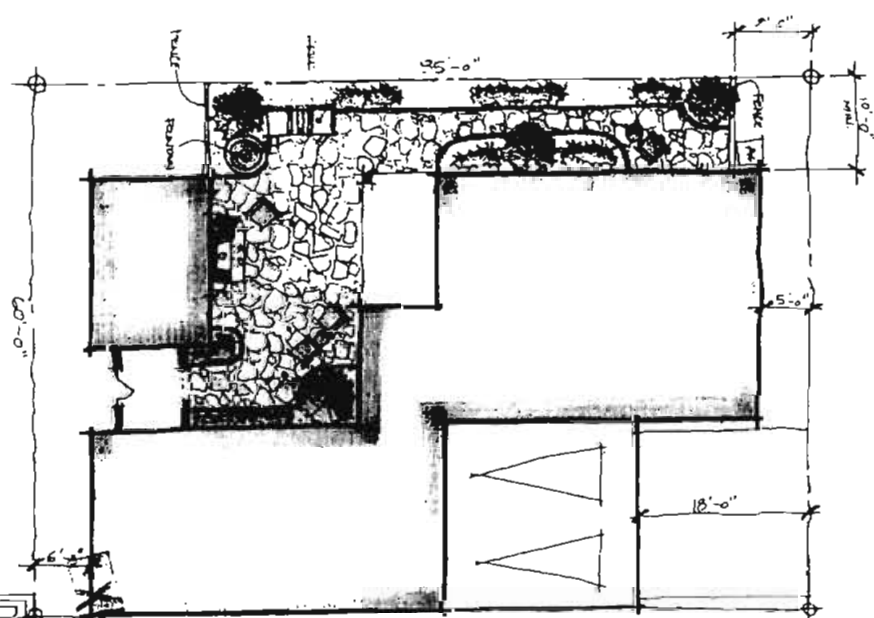




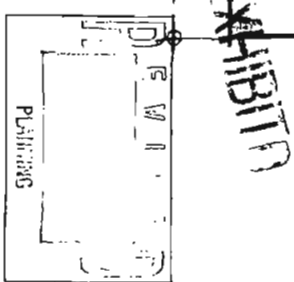
45' LOT COURTYARD PLAN VIEW



50' LOT COURTYARD PLAN VIEW



60' LOT COURTYARD PLAN VIEW



GRENADIER HOMES, INC.

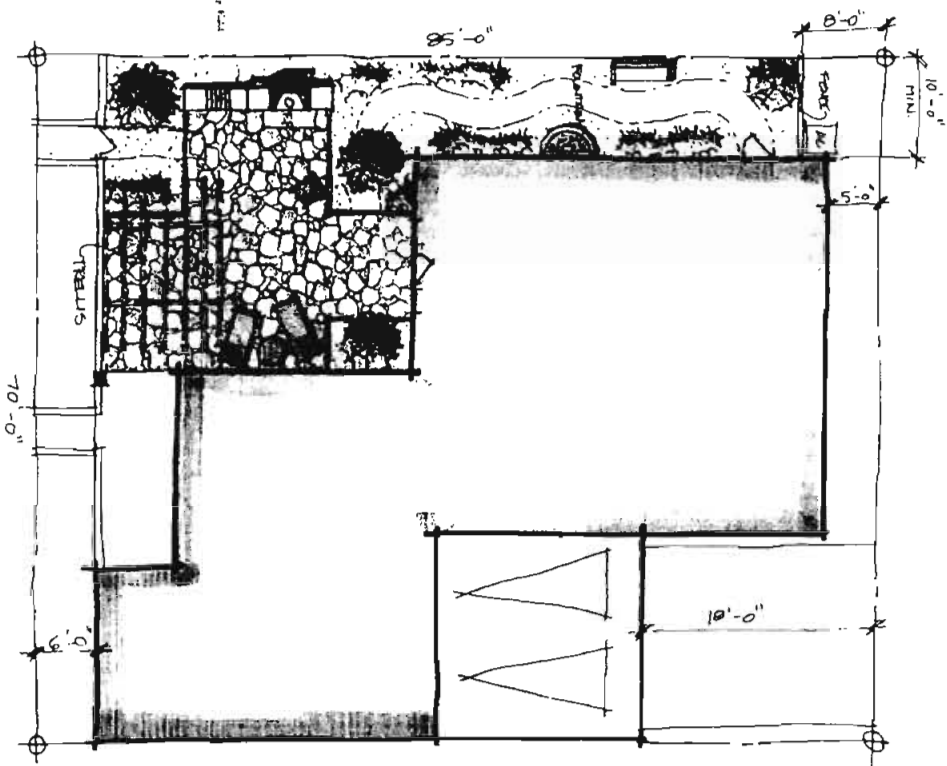
Silverado Estates  
McKinney, Texas



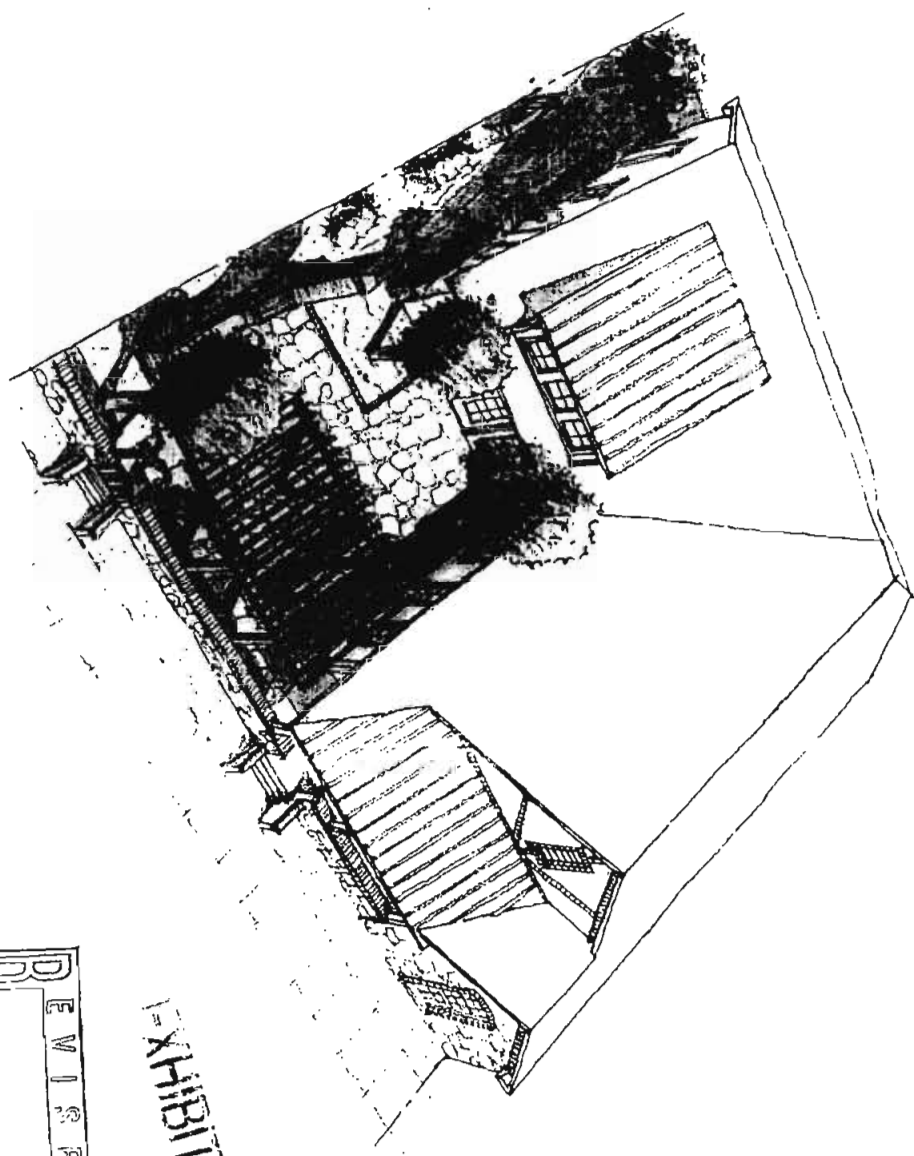
The drawings prepared for this project are the property of Grenadier Homes, Inc. and are not to be used for any other project without the written consent of Grenadier Homes, Inc. All rights are reserved. No part of this drawing may be reproduced without the written consent of Grenadier Homes, Inc.

07/20/2002, 04  
April 29, 2008  
© 2008 BSB Design

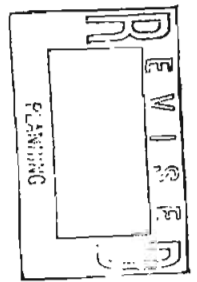
BSB  
07/11/08



70' LOT COURTYARD PLAN VIEW



70' LOT COURTYARD BIRD'S EYE VIEW



EXHIBIT

GRENADIER HOMES, INC.

Silverado Estates  
McKinney, Texas



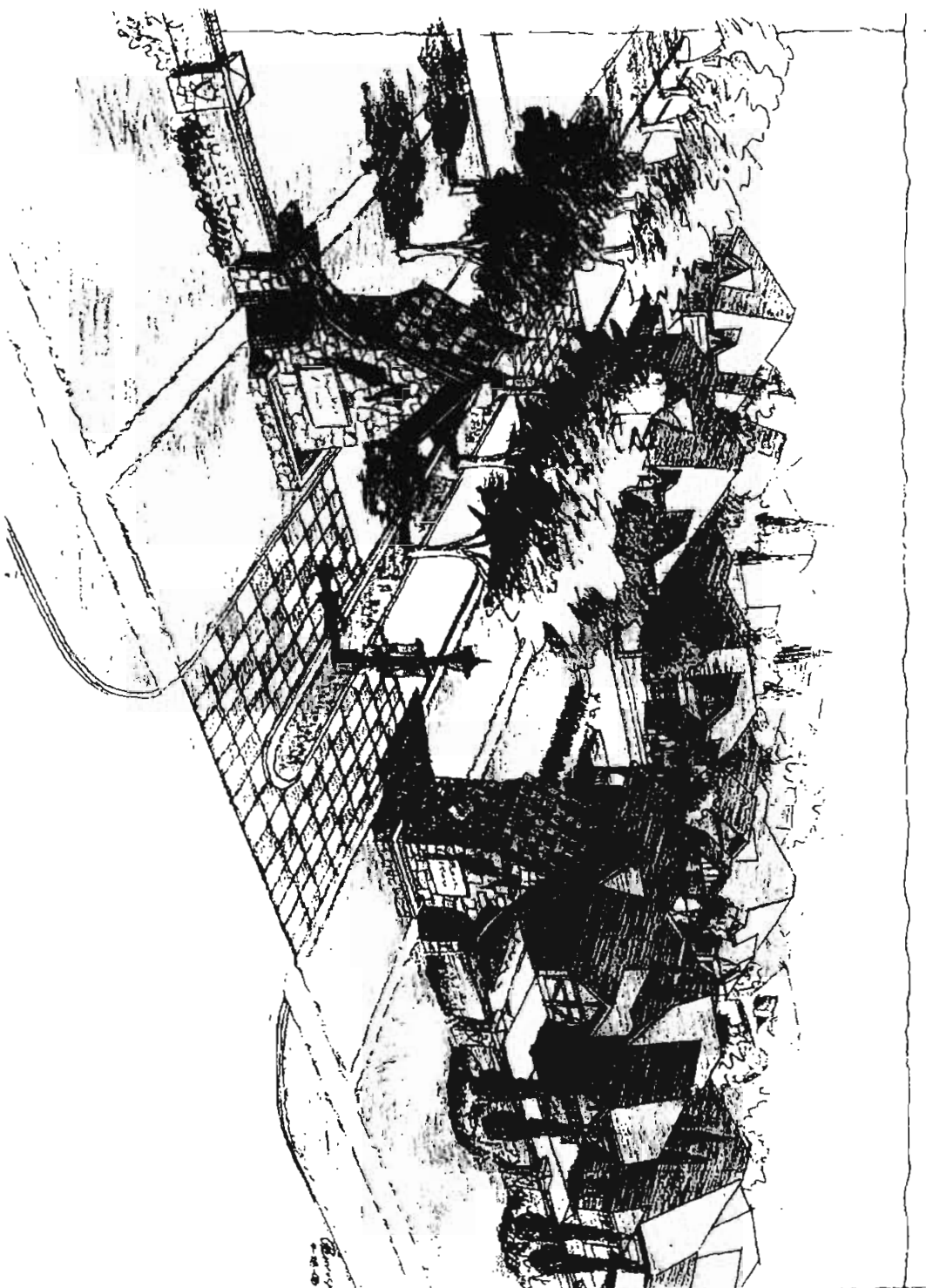
The drawings are prepared and issued by Grenadier Homes, Inc. and are subject to change without notice. The drawings are not to be used for any other purpose without the written consent of Grenadier Homes, Inc.

07/07/2007 04  
April 29, 2008  
0 2008 BSB Design



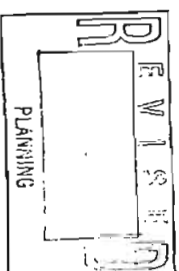


The drawings presented here are typified by characters and design simplicity, and are related to 10 "unique" based upon hand drawings (available at [www.1010.org](http://www.1010.org)) and 20 design experiments, and provide the following:



### Main Entry Bird's Eye View

EXHIBIT

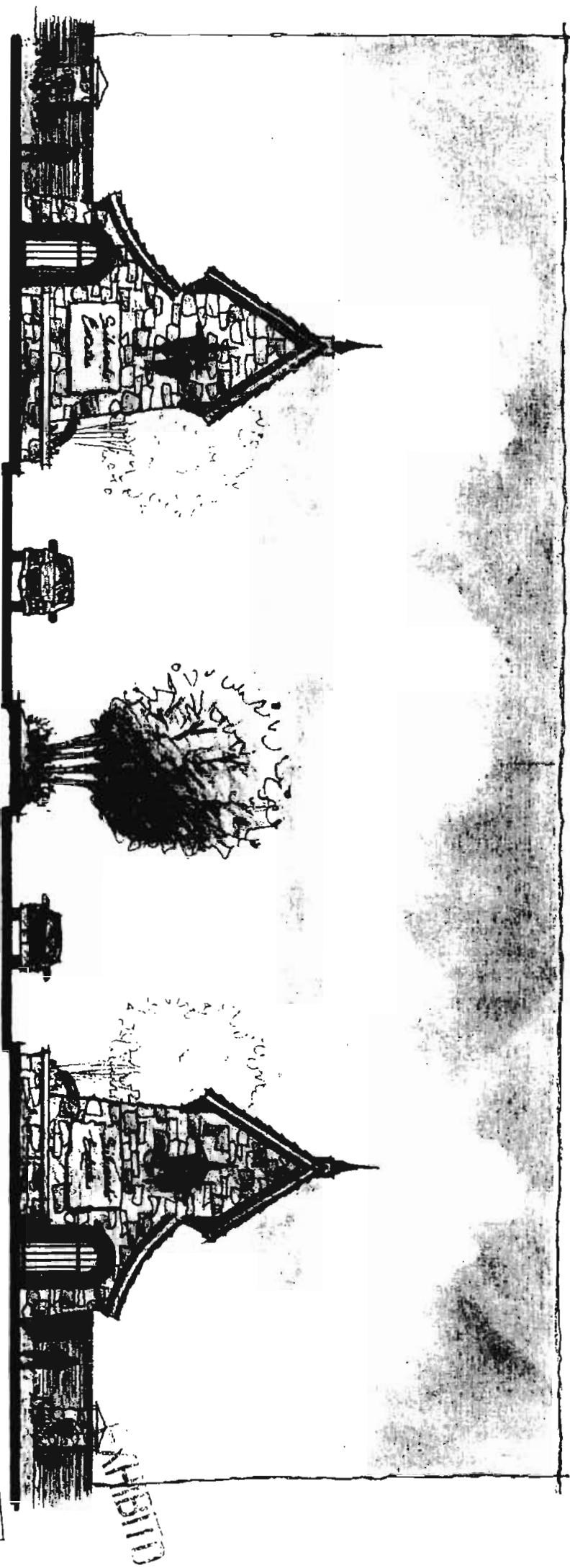


**Silverado Estates**  
McKinney, Texas



07D07202.04  
May 5, 2008  
© 2008 BSB Design

BSB  
DISC 1



ENTRY MONUMENT

GRENADIER HOMES, INC.

Silverado Estates  
McKinney, Texas

REVISIO  
12/2008



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07/09/2002, 04  
April 29, 2008  
© 2008 BSB Design



**ORDINANCE NO. 2011 - \_\_ - \_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 1270, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 83.29 ACRE PROPERTY, LOCATED ON THE EAST SIDE OF ALMA ROAD AND ON THE NORTH SIDE OF SILVERADO TRAIL, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT AND “REC” – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT AND “REC” – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT, GENERALLY FOR SINGLE FAMILY RESIDENTIAL USES AND TO 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**

**WHEREAS**, the City of McKinney has considered the rezoning of an approximately 83.29 acre property, located on the east side of Alma Road and on the north side of Silverado Trail, be rezoned from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, generally for single family residential uses and to modify the development standards, and,

**WHEREAS**, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:**

Section 1. Ordinance No. 1270 is hereby amended in order to rezone an approximately 83.29 acre property, located on the east side of Alma Road and on the north side of Silverado Trail, which is more fully depicted on Exhibit “A,” attached hereto, is hereby rezoned from “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District, generally for single family residential uses and to modify the development standards.

Section 2. Use and development of the subject property (83.29 acres), more fully depicted on Exhibit “A,” shall conform to the following regulations:

1. The subject property shall develop according to the “REC” – Regional Employment Center Overlay District’s Single Family Detached, Standard Lot, except as follows:
  - a. The subject property shall generally develop according to the attached General Development Plan, Exhibit “B.”
  - b. The subject property shall generally develop according to the attached Landscape Concepts, Exhibit “C.”
  - c. The subject property shall develop according to the attached Development Standards, Exhibit “D.”

Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which

shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

- Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.
- Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.
- Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 15<sup>th</sup> DAY OF MARCH, 2011.**

CITY OF MCKINNEY, TEXAS

\_\_\_\_\_  
BRIAN LOUGHMILLER  
Mayor

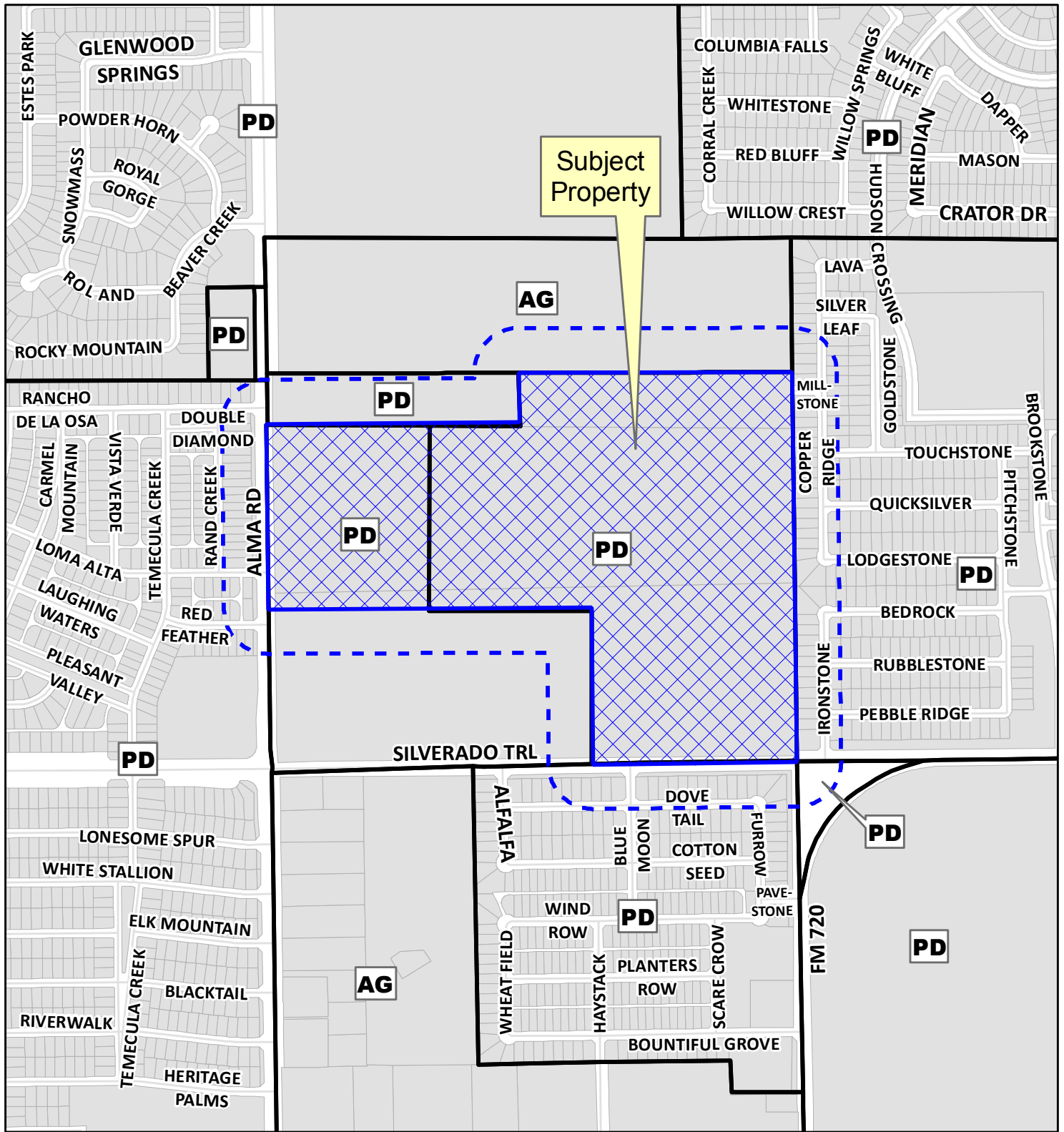
CORRECTLY ENROLLED:

\_\_\_\_\_  
SANDY HART, TRMC, MMC  
City Secretary  
BLANCA I. GARCIA  
Assistant City Secretary

DATE: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
MARK S. HOUSER  
City Attorney



0 200 400  
Feet

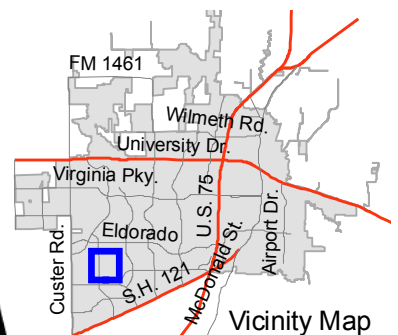


## Notification Case

Notice Case: 10-118Z

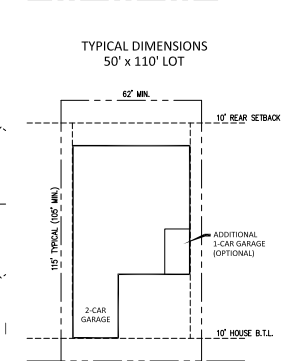
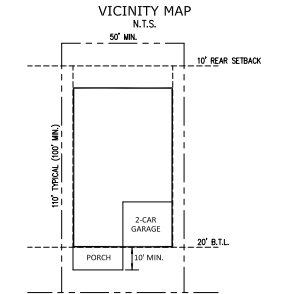
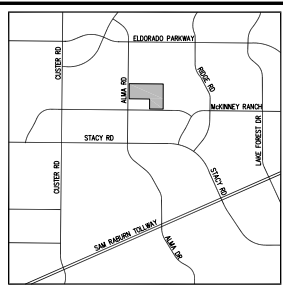
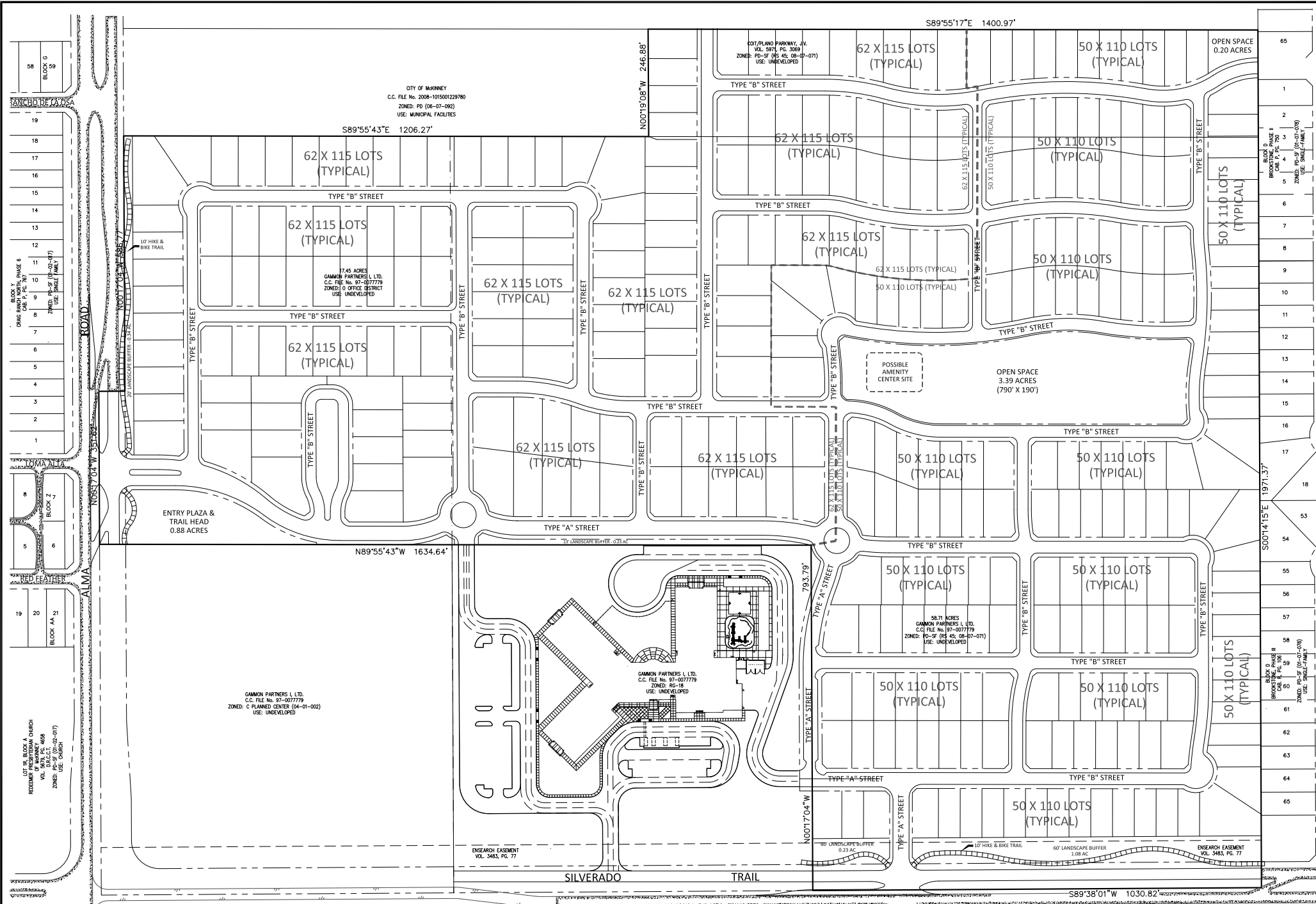
--- 200' Notification Buffer

# EXHIBIT A



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





TYPICAL DIMENSIONS	
50' x 110' LOT	
62' x 115' LOT	
SITE DATA:	
AREA	83.29 AC
TOTAL OPEN SPACE	6.35 AC
TOTAL OPEN SPACE PERCENTAGE	7.62 %
INTERIOR OPEN SPACE	4.27 AC
INTERIOR OPEN SPACE PERCENTAGE	5.13%
62' x 115' LOTS	163
50' x 110' LOTS	191
TOTAL SINGLE FAMILY LOTS	354
GROSS DENSITY	4.25 DU/AC

**EXISTING ZONING:**  
PD OFFICE (04-001-002) 16.64 AC  
PD SF RS-45 (08-07-071) 66.65 AC

**CASE 10-118Z**  
**GENERAL DEVELOPMENT PLAN**  
**SILVERADO ESTATES**  
83.29 ACRES  
IN THE GEORGE HERNDON SURVEY,  
ABSTRACT 390  
CITY OF MCKINNEY, TEXAS  
SUBMITTED: OCTOBER 25, 2010  
REVISED: FEBRUARY 25, 2011

LOT 1, 140.0 ACRES  
C.O. FILE NO. 97-007779  
ZONED: AG  
USE: SINGLE FAMILY

JO ANN BELL REAL ESTATE, LTD.  
BELL ADDITION  
C.O. FILE NO. 97-007779  
ZONED: AG  
USE: AGRICULTURAL

APPLICANT:  
STANDARD PACIFIC OF TEXAS, INC.  
909 LAKE CAROLYNN PARKWAY, SUITE 940  
IRVING, TEXAS 75039  
972-590-2430

OWNER:  
GAMMON PARTNERS I, LTD.  
5220 SPRING VALLEY ROAD, SUITE 404  
DALLAS, TEXAS 75252  
214-368-5900

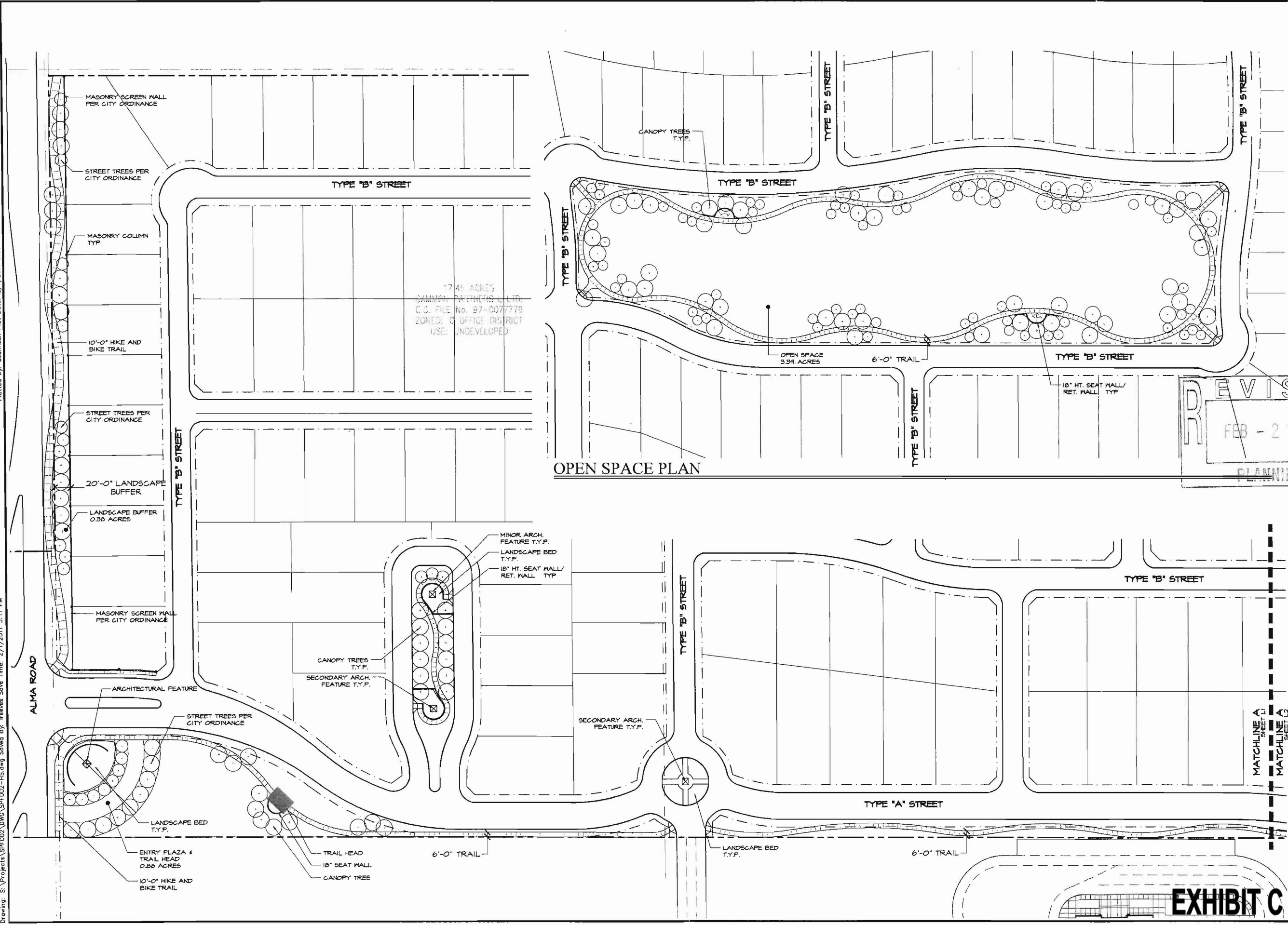
OWNER:  
COIT/PLANO PARKWAY, J.V.  
1113 SHADY OAKS CIRCLE  
MCKINNEY, TEXAS 75070  
972-964-0000

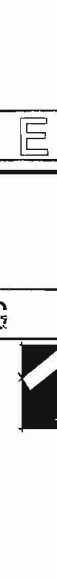
STATE OF TEXAS  
VOL. 13, PG. 13  
COLLIN COUNTY  
CIVIL COURT MINUTES

**J. VOLK CONSULTING, INC.**  
P.O. BOX 942028  
PLANO, TEXAS 75074  
972-429-4093  
TX REGISTRATION No. F-11962

Plotted by: Johnson Plot Date: 2/1/2011 3:39 PM

Drawing: S:\Projects\SPF002\DWG\SPF002-15.dwg Saved By: Ireevas Save Time: 2/1/2011 3:11 PM



PROJECT SPF002	Landscape Concept		10/22/2024	10/22/2024	BY	DATE
	Landscape Layout					
SHEET L1	SILVERADO ESTATES		10/22/2024	10/22/2024	BY	DATE
	City of McKinney, Texas					
			STUDIO 13 DESIGN GROUP			
			Studio 13 Design Group, PLLC 1111 Elmwood Lane, Suite 301 Frisco, Texas 75037 972-435-1190			
			PLAN REVIEW REVISIONS			
			CONSTRUCTION REVISIONS			



REVISION  
FEB - 2011  
PLANNING

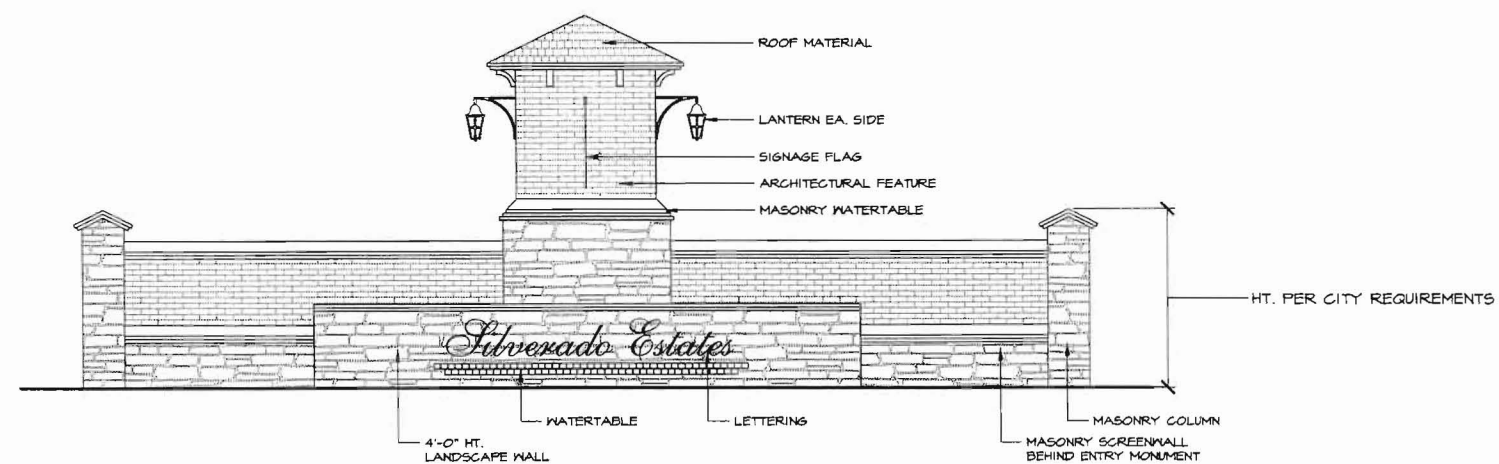
\* ALL LANDSCAPE SYMBOLS ARE SHOWN  
PER CITY ORDINANCE. ALL LANDSCAPE  
SYMBOLS SHALL CONFORM TO  
THE CITY OF MCKINNEY'S LANDSCAPE  
ORDINANCE.

EXHIBIT C

PROJECT SPF002	Landscape Concept	SILVERADO ESTATES City of McKinney, Texas	BY DATE	DATE
	Landscape Layout			
SHEET L2			BY DATE	DATE

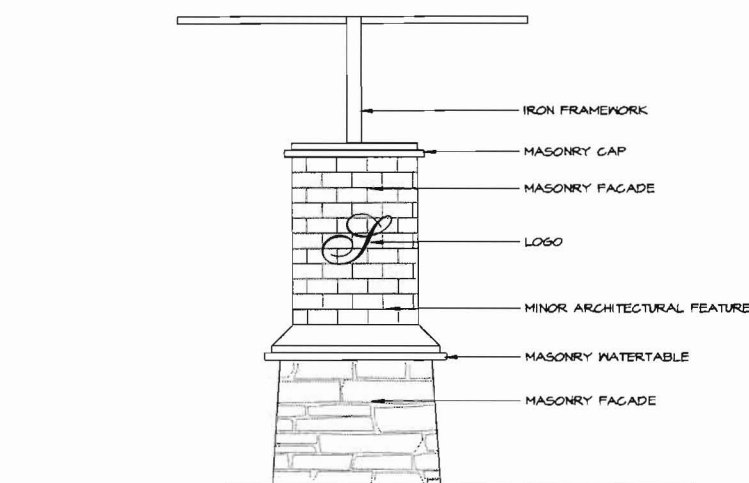
STUDIO  
DESIGN GROUP

Studio 13 Design Group, PLLC  
5111 Bennett Lane, Suite 303  
McKinney, Texas 75067  
469-451-1900



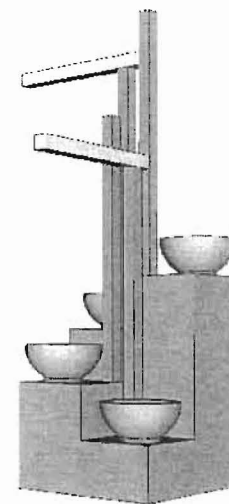
### Architectural Feature Concept

SCALE: 1/4"=1'-0"



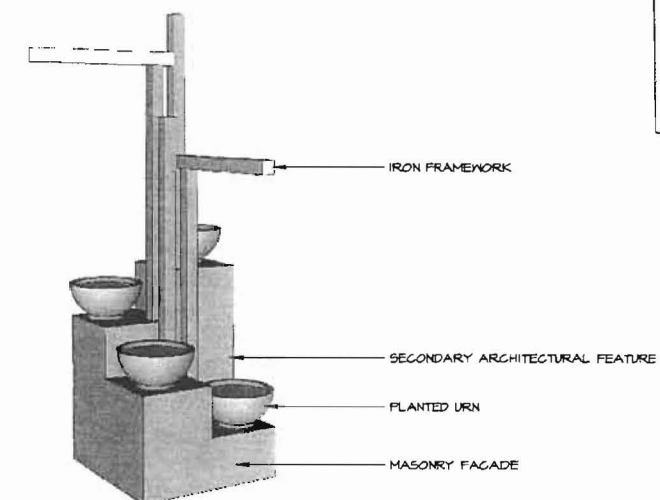
### Minor Architectural Feature Concept

SCALE: 1/2"=1'-0"





### Secondary Architectural Feature Concept

NOT TO SCALE



REVISED  
FEB - 2  
PLANNING

PROJECT SPF002	Landscape Concept			PLAN REVIEW REVISIONS		#	<div>Studio 13 Design Group, PLLC. 13000 Preston Road, Suite 200 Lewisville, Texas 75057 972-435-1190</div>	
	Landscape Details					0		
SHEET L3	SILVERADO ESTATES			CONSTRUCTION REVISIONS		#		
	City of McKinney, Texas							

## 10-118Z – Silverado Estates Development Standards

### 1. SITE DATA & PROPOSED USES

Base Zoning District	REC Residential District - Single Family Detached Standard Lot	
Maximum Lot Count	354	
Gross Density	4.2 du/ac	
	Area (ac)	Percentage of Site
Subject Property	83.29	100.00
Single-Family Detached	76.57	92.38
Interior Open Space	4.27	5.13
Total Open Space	6.35	7.62

### 2. PROPOSED DEVELOPMENT STANDARDS

CRITERIA	50' X 110' LOT	62' x 115' LOT
Lot Count	191	164
Typical Lot Depth	110'	115'
Minimum Lot Depth	100' (1)	105' (1)
Minimum Lot Width	50'	62'
Minimum Lot Area	5,000 SF	6,510 SF
Front Yard Build-to Line	20'	10'
Rear Yard Setback	10'	10'
Garage Access	Front Entry (2)	Side Swing (2)
Garage Offset	10' (3)	20'
Porch	Required with Min. 10' Depth (3)	Per Standard REC Neighborhood Zone
Masonry Requirement	100% first floor, 100% front elevation, and 75% overall	

(1) More than 90% of the lots will be at the typical depth. On street elbows and other isolated areas, some lots may be slightly less than the typical depth, but in no case will the depth be less than the minimum shown here.

(2) Front entry two-car garages shall have two single doors; three-car garages on 62' x 115' lots may be provided with a "two and one split" with the third bay facing street as shown on General Development Plan. Refer to comments in Letter of Intent regarding proposed home product for justification of these provisions.

(3) The smaller lots (50'x110') are proposed to have a required porch, with a minimum 10 feet in depth, coupled with a minimum 10-foot offset from the front façade of the garage door to the front of the porch.



11-010Z

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Gurpal Singh, for Approval of a Request to Rezone Approximately 1.01 Acres from "AG" - Agriculture District to "BG" - General Business District, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 2,200 Feet West of Bridgefarmer Road, and Accompanying Ordinance

**MEETING DATE:** March 15, 2011

**DEPARTMENT:** Development Services - Planning

**CONTACT:** Jennifer Cox, AICP, Director of Planning  
Brandon Opiela, Senior Planner  
Anthony Satarino, Planner

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed rezoning request, with the following conditions:
  1. The subject property shall develop in accordance with "BG" - General Business District regulations.

**ITEM SUMMARY:**

- The applicant is proposing to rezone approximately 1.01 acres of land, located on the south side of U.S. Highway 380 (University Drive) and approximately 2,200 Feet West of Bridgefarmer Road from "AG" - Agricultural District to "BG" - General Business District.
- During the public hearing portion of the Planning and Zoning meeting, three residents nearby the subject property spoke in opposition to the item. The main concerns that were presented included the impact on property values, the availability of commercial buildings nearby that could be utilized instead, the manner in which the subject property would develop in the future, and the timeline for City services being extended for the commercial development of the subject property.

**BACKGROUND INFORMATION:**

- N/A

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On February 22, 2011 the Planning and Zoning Commission voted 5-2 to recommend approval of the proposed rezone as conditioned by Staff.

**SUPPORTING MATERIALS:**

[Planning and Zoning Minutes](#)

[Planning and Zoning Staff Report](#)

[Location Map](#)

[Aerial Exhibit](#)

[Letter of Intent](#)

[Legal Notice](#)

[PO Notice](#)

[Property Owner List](#)

[Land Use Module Tracker](#)

[Fiscal Analysis](#)

[Proposed Ordinance](#)

[Proposed Exhibit A - Location Map](#)

[Proposed Exhibit B - Metes and Bounds](#)

[PowerPoint](#)

**11-010Z      Conduct a Public Hearing to Consider/Discuss/Act on the Request by Gurpal Singh, for Approval of a Request to Rezone Approximately 1.01 Acres from “AG” – Agriculture District to “BG” – General Business District, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 2,200 Feet West of Bridgefarmer Road.**

Mr. Anthony Satarino, Planner for the City of McKinney, explained that the applicant is proposing to change the zoning of the subject property from Agricultural to General Business. He stated that the applicant has not indicated any proposed uses or development plans for the subject property and the property is currently unplatted. Mr. Satarino stated that the adjacent northern property is located within McKinney’s ETJ and is used for warehousing purposes. He stated that the adjacent southern property is vacant and has agricultural zoning. Mr. Satarino stated that the properties to the east and west of the subject property are used as single family residences. He stated that the existing Zoning Ordinance regulations should minimize the potential negative impacts of a future non-residential use on the properties east and west of the subject property. These regulations include screening devices, a landscape buffer of a least ten feet in width and trees planted along the common property line. Mr. Satarino stated that the Comprehensive Plan states that Staff should make assessments and recommendations based on the anticipated uses expected in the long term for tracts that are developing within areas of minimal development. He stated that commercial uses are appropriate for the subject property being located along US Highway 380. Mr. Satarino stated that the proposed rezoning request should be



considered within the context of the entire City and the Comprehensive Plan as a whole. He stated that given these criteria, Staff feels that the proposed development is compatible with the expected development in McKinney's eastern sector. Mr. Satarino stated that Staff recommends approval of the proposed rezoning request.

Mr. Gurpal Singh, 8013 Springfire Drive, Plano, TX 75025, explained the submittal. He stated that they are planning to develop the land per the McKinney's master plan.

Chairperson Clark opened the Public Hearing and called for comments.

Mr. David Bugno, 3664 E. University Drive, McKinney, TX 75069, spoke in opposition to the request citing concerns with developing this property into a commercial use. He stated that the property across the street has been rezoned from Agriculture to General Business and that there are huge amounts of vacant property there. Mr. Bugno stated that he felt there is plenty of opportunity across the highway for commercial use. He stated that they had lived there for about 17 years. Mr. Bugno stated that they were recently annexed into McKinney. He had some questions about City provided utilities to this newly annexed area. Mr. Michael Quint answered his questions. Mr. Bugno questioned how the rezoning would affect the surrounding property values. Mr. Quint stated that McKinney's Comprehensive Plan tasked Staff to look at the long term vision. He stated that the Comprehensive Plan ultimately calls for this area to be Industrial, Non-Residential use. Mr. Quint stated that once all of the properties become comparable that the property values would level out.

Mr. Brian Stehling, 3750 E. University Drive, McKinney, TX 75069, spoke in opposition to the request citing the same concerns as Mr. Bugno. Mr. Michael Quint addressed Mr. Stehling's concerns about City services.

Mr. Leon Green, 3712 E. University Drive, McKinney, TX 75069, spoke in opposition to the request citing the same concerns as Mr. Bugno.

On a motion by Commission Member Radke, seconded by Commission Member Thompson, the Commission voted 7-0 to close the public hearing.

Commission Member Bush stated that he saw the subject property and the surrounding residential properties. He stated that he felt the neighbors would have some concerns over the rezoning of this property. Commission Member Bush stated that he believes that over time all of these properties would be worth more money due to Commercial zoning.

Chairperson Clark asked Staff to discuss long term use of those properties and future plans for the properties along Highway 380. Mr. Michael Quint stated that this whole area is within a Module called Industrial Module which allows a wide variety of Retail, Office, Industrial, etc. uses. He stated that the Future Land Use Plan calls for this area to be Airport Industrial uses, which are high intensity uses. Mr. Quint stated that Staff feels the proposed use is within the Comprehensive Plan's long term vision. He stated that Mr. Satarino outlined what the Zoning Ordinance currently has in place to protect the adjacent residences from non-resident uses.

Commission Member Thompson asked the applicant what the commercial plans are to develop this property. Mr. Gurpal Singh stated that he has investors

that want to develop the property and that he is not clear on what they wish to build.

On a motion by Commission Member Eckenrode, seconded by Vice-Chairperson Tate, the Commission voted 5-2 to recommend approval of the proposed rezoning request as conditioned in the staff report. Commission Members Bush and Thompson dissented.

Chairperson Clark stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on March 15, 2011.

<b>AGENDA ITEM</b>
--------------------

**TO:** Planning and Zoning Commission

**THROUGH:** Michael Quint, Senior Planner

**FROM:** Anthony Satarino, Planner

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Gurpal Singh, for Approval of a Request to Rezone Approximately 1.01 Acres from "AG" – Agriculture District to "BG" – General Business District, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 2,200 Feet West of Bridgefarmer Road.

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for consideration at the March 15, 2011 meeting.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed rezoning request with the following special ordinance provision:

1. The subject property develop in accordance with Section 146-83 "BG" – General Business District of the Zoning Ordinance.

**APPLICATION SUBMITTAL DATE:** January 24, 2011 (Original Application)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 1.01 acres of land, located on the South Side of U.S. Highway 380 (University Drive) and approximately 2,200 feet west of Bridgefarmer Road from "AG" – Agricultural District to "BG" – General Business. The applicant has not indicated any proposed uses or development plans for the subject property.

**PLATTING STATUS:** The subject property is currently unplatted. A record plat, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

**ZONING NOTIFICATION SIGNS:** The applicant has posted zoning notification signs on the subject property, as specified within Section 146-164 (Changes and Amendments) of the City of McKinney Zoning Ordinance.

## **SURROUNDING ZONING AND LAND USES:**

Subject Property: "AG" – Agricultural District

North	ETJ	Warehouse uses
South	"AG" – Agricultural District	Undeveloped land
East	"AG" – Agricultural District	Single family residential use
West	"AG" – Agricultural District	Single family residential use

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property from "AG" – Agricultural District to "BG" – General Business district. Staff recommends approval of the proposed rezoning request.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Future Land Use Plan (FLUP) designates the subject property for airport industrial uses. The FLUP modules diagram designates the subject property as industrial within a minimally developed area. The Comprehensive Plan lists factors to be considered when a rezoning is being considered within a minimal development area:

- **Conformance with Desired Land Use Mix:** The industrial module allows 20% (+/- 10%) of the module to develop as office space and 10% (+/- 5%) of the module to develop as retail space; both allowed uses under the proposed zoning request. The proposed zoning shown on the zoning exhibit is the first parcel to be rezoned within the designated module. Staff will begin tracking this new module to ensure all future zoning requests are within the allowable percentages for each land use in this module (see attached Module Tracking Spreadsheet).
- **Locational Criteria:** The uses proposed by this rezoning request are within the appropriate locations as shown on the FLUP modules diagram. Per the Comprehensive Plan, the industrial module establishes the following guidelines:
  1. The impact of potential industrial uses on adjacent existing residential uses and environmentally sensitive areas should be considered when determining the appropriate intensity of uses for particular areas;
  2. Buffers and screens are important components in industrial development patterns. They are used to minimize the adverse impacts of light, noise and views of truck traffic. They should be used in the planning for industrial development as needed;

3. Transportation networks should be well planned to ensure adequate/appropriate levels of service;
4. Public facilities can be planned as an amenity for this module. These areas can be the focus for planning and site organization. This planning will allow pedestrian linkages to and from public facilities and the adjacent development; and
5. Open space should be used as an amenity for surrounding development. Many times the open space takes the form of a floodplain, wetlands, or stands of existing trees. This integration can occur in many ways; a common method is to have a road from the open space providing a public view, access or “front-door” to the amenity.

Staff is comfortable recommending approval of this rezoning request since the intensity of the proposed zoning district (“BG” – General Business District) is less than that of an industrial zoning district and therefore follows the Comprehensive Plan as it relates to the intensity of uses near adjacent existing residential uses within the industrial module.

Furthermore, existing Zoning Ordinance regulations should minimize the potential negative impacts of a future non-residential use on the subject property will have on the existing residential uses to the east and west of the subject property. These regulations include, but are not limited to: screening devices installed by the more intensive use along any property line between any single family detached use and non-residential use and a landscaped area of a least ten (10) feet in width along the common property line planted with one canopy tree for each forty (40) linear feet or portion thereof of adjacent exposure is required.

Also, this site takes its sole point of access from a Major Regional Highway, as defined by the Master Thoroughfare Plan. This roadway will provide an appropriate level of service to the subject property and therefore meets the locational criteria dealing with transportation networks of the industrial module.

- Compliance with Community Form: Within the industrial module, the typical form includes large buildings with a single floor and higher than average ceiling heights. The proposed zoning district, consisting of mostly retail and office uses, should have a positive impact on the community form and character of the built environment within the module. Retail and offices uses require a higher standard of architectural design features per the Architectural and Site Design section of the Zoning Ordinance.
- Impact on Infrastructure: The Future Land Use Plan designates the subject property as a potential location for industrial uses. The water master plan, sewer

master plan, and thoroughfare plan are all based on the anticipated land uses shown on the Future Land Use Plan. The proposed rezoning request will result in an increased demand on the existing and planned infrastructure in the immediate area. However, the proposed rezoning request is within the parameters of the land use mixes of this industrial module. Thus, the proposed rezoning request should have a minimal impact on the overall existing and planned infrastructure in the module.

- Impact on Public Facilities/Services: The Future Land Use Plan designates the subject property as a potential location of industrial uses. Similar to infrastructure, the public facilities/services are all planned for based on the anticipated land uses as shown on the Future Land Use Plan. Generally speaking, the uses allowed within the “BG” – General Business District should not result in an increased demand on public facilities/services over that of an industrial zoning district. The proposed rezoning request should have a minimal impact on public facilities and services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties to the east and west of the subject property are used as single family residences. The adjacent northern property is located within McKinney’s ETJ – Extraterritorial Jurisdiction and has not been incorporated into the city limits, but is used for warehousing purposes. The adjacent southern property is vacant and has “AG” – Agricultural zoning.

The Comprehensive Plan states that Staff should make assessments and recommendations based on the anticipated uses expected in the long term for tracts that are developing within areas of minimal development, such as the subject property. In addition, the proposed rezoning request should be considered within the context of the entire City and the Comprehensive Plan as a whole. Given these criteria, Staff feels that the proposed development is compatible with the expected development in McKinney’s eastern sector. With that said, the Zoning Ordinance contains specific screening, buffering and landscaping provisions that are intended to reduce the impact that non-residential uses have on adjacent uses. These provisions will be applicable to this property

- Timing of Zoning Request: The proposed rezoning request does not appear to hinder or negatively impact the ability of the module to develop the primary land use, industrial uses.
- Fiscal Analysis: The attached fiscal analysis shows a positive net cost benefit using the expansion method of \$23,199. The expansion method of calculating public service cost is used for project specific cost of service. This method is used to determine the cost to provide city services to a specific development

project. It takes into account only those costs directly attributable to that project and, therefore, is a good measure of the impact of a single zoning decision.

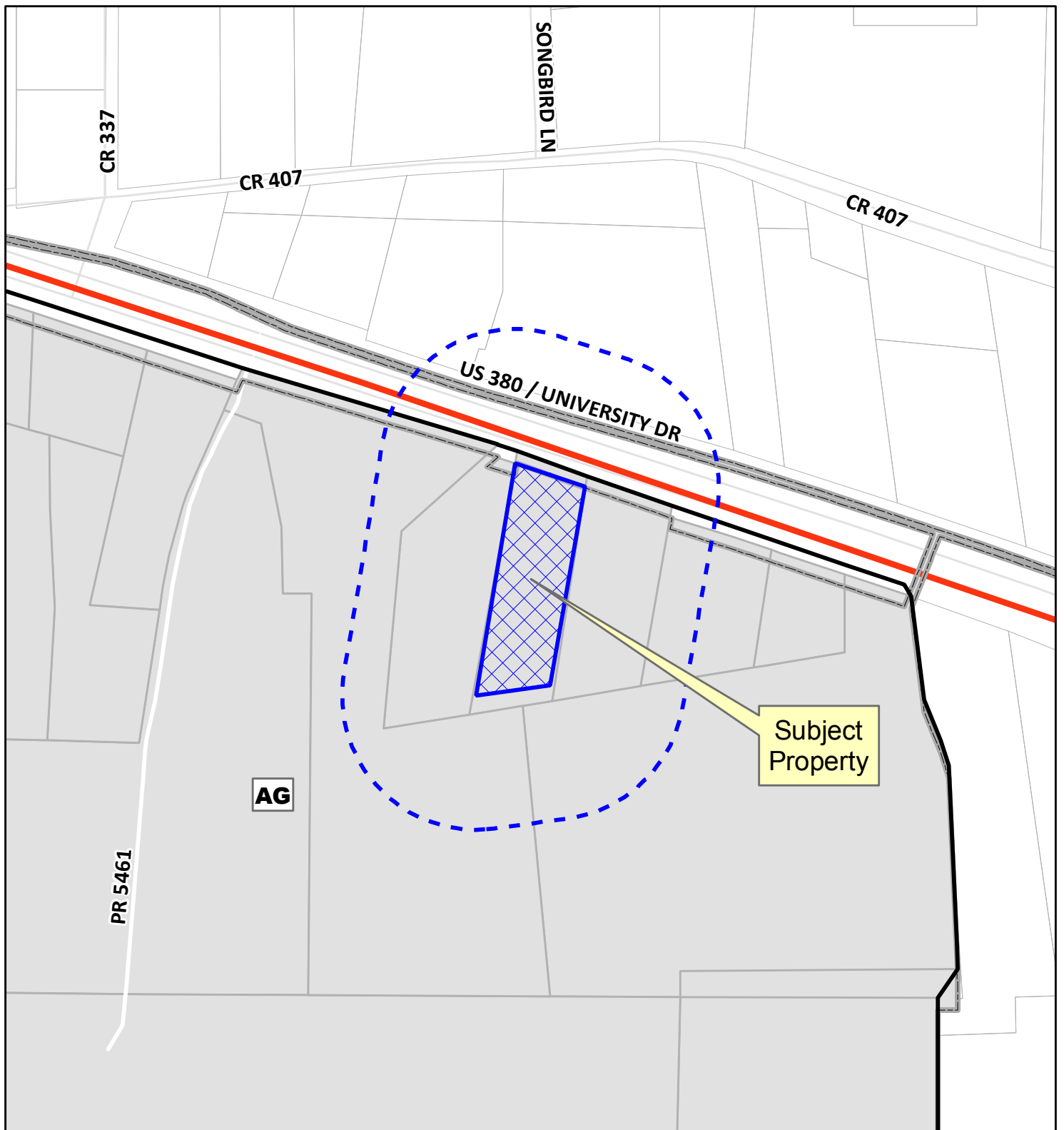
The full cost method also shows a positive net cost benefit of \$21,445. The full cost method of calculating public service cost is useful for citywide modeling and forecasting. This method takes the entire city budget into account, including those costs that cannot be attributed to any one project such as administrative costs and debt service on municipal bonds. Because the full cost method takes into account all costs, it is useful in tracking the city budget to determine if the citywide tax revenue is sufficient to pay for the operating costs to the city

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments or phone calls in support of or opposition to this request.

**ATTACHMENTS:**

- Location Map
- Aerial Map
- Letter of Intent
- Property Owner Notice
- Property Owner Notification List
- Land Use Module Tracking Sheet
- Fiscal Impact Analysis
- Proposed Zoning Exhibit
- PowerPoint Presentation





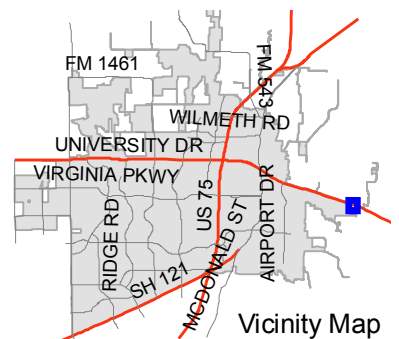
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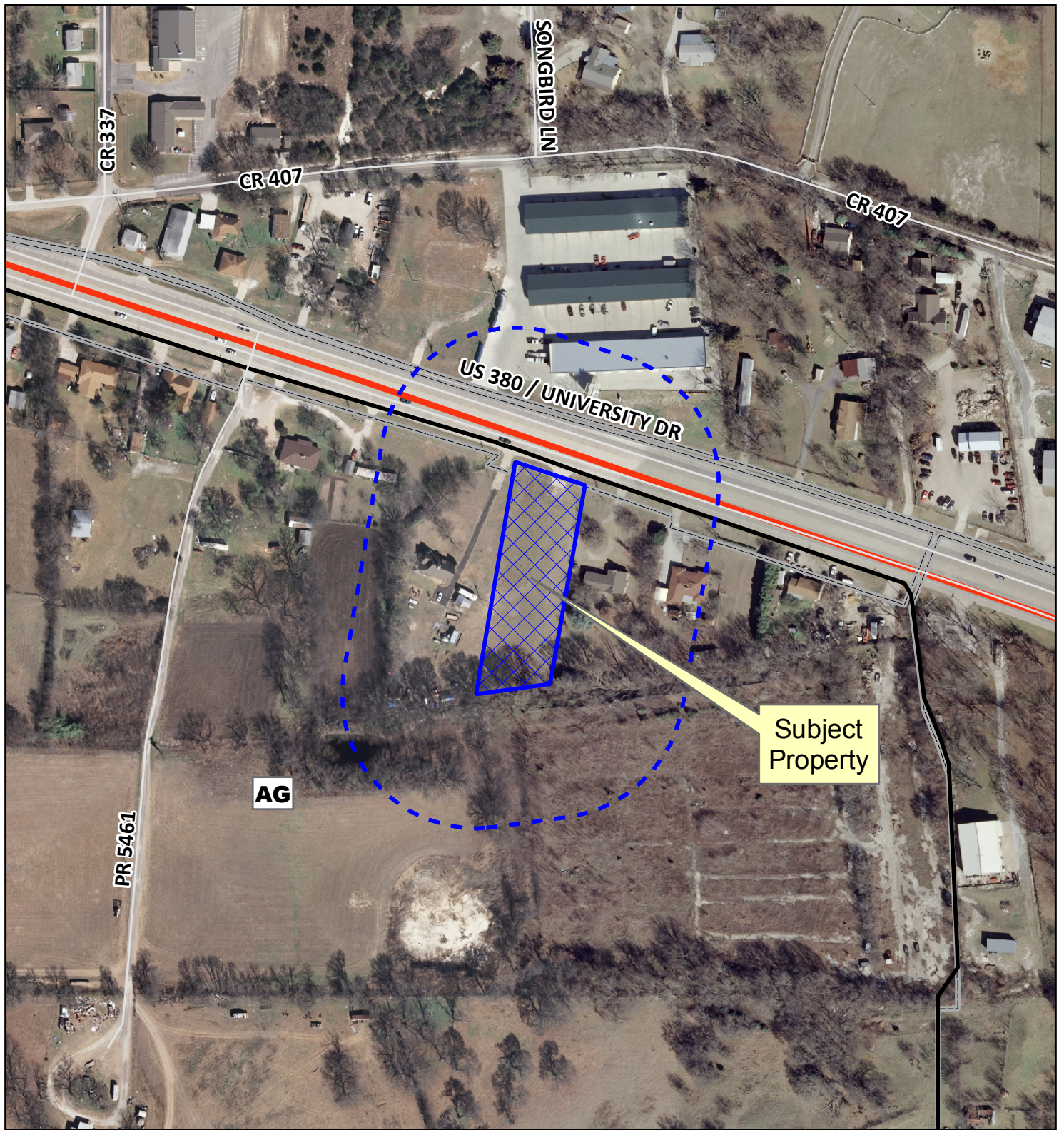
## Notification Case

Notice Case: 11-010Z

--- 200' Notification Buffer







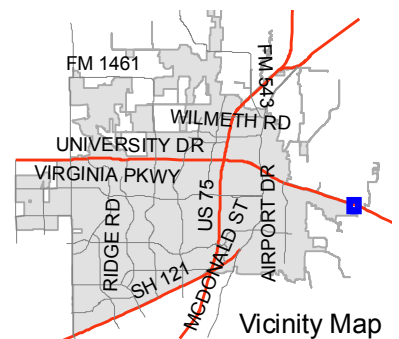
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## Notification Case

Notice Case: 11-010Z

--- 200' Notification Buffer



Vicinity Map

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



January 24, 2011

City of McKinney Planning Development  
221 N. Tennessee Street  
McKinney, Texas 75069

**Subject: Letter Of Intent for Zoning for 1.012 Acres along Highway 380 as shown on the attached survey.**

**Reference: ABS A0541 J H LONG SURVEY, TRACT 35, 1.012 ACRES**

Respected Sir/Madam:

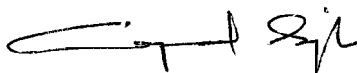
Please accept this Letter Of Intent and the attached application for zoning for consideration by the City Council for review and approval.

The purpose of this zoning request is to rezone this land from Agricultural (AG) to General Business (BG) to provide the appropriate land uses to meet the current market demands within the context of the City of McKinney's Comprehensive Master Plan.

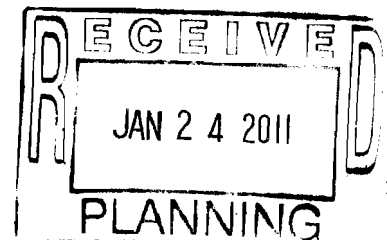
I understand that, according to the Schedule for Planning Application, this zoning matter may be placed on the Planning and Zoning Commission Agenda February 22, 2011 and the City Council Agenda March 15, 2011.

In closing I would like to thank you for your time and attention to this matter.

Sincerely,



Gurpal Singh  
8013 Springfire Drive,  
Plano, TX 75025  
Phone: 214-529-1700  
Email: GSKHEHRA@GMAIL.COM



To Be Published in the  
***McKINNEY COURIER-GAZETTE***  
**Sunday, February 27, 2011**  
**ONE (1) TIME**

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## **LEGAL NOTICE**

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL OF THE CITY OF McKINNEY AT 6:00 P.M. ON TUESDAY, MARCH 15, 2011 IN THE COUNCIL CHAMBERS OF CITY HALL LOCATED AT 222 N. TENNESSEE STREET REGARDING:**

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Gurpal Singh, for Approval of a Request to Rezone Approximately 1.01 Acres from "AG" – Agriculture District to "BG" – General Business District, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 2,200 Feet West of Bridgefarmer Road, and Accompanying Ordinance.

**11-010Z\***  
**PH**

**WITNESS MY HAND AND SEAL OF OFFICE THIS THE 25<sup>th</sup> DAY OF FEBRUARY, 2011.**

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**SANDY HART, TRMC, MMC**  
**City Secretary**



Development Services  
Planning Department  
221 N. Tennessee Street  
McKinney, TX 75069

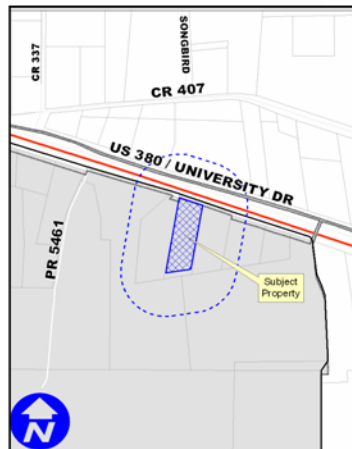
Public comment will be heard at:

**THE  
PLANNING AND ZONING  
COMMISSION MEETING  
ON  
Tuesday  
February 22, 2011  
at  
6:30 p.m.  
City of McKinney  
Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069**

If you have questions or need additional information please contact the Planning Department at (972) 547-2000. Para más información, llame (972) 547-7475.



## **PUBLIC HEARING NOTICE** **REZONING CASE # 11-010Z**



**REQUEST:** Approval of a Request to Rezone Approximately 1.01 Acres from "AG" – Agriculture District to "BG" – General Business District.

**LOCATION:** South Side of U.S. Highway 380 (University Drive) and Approximately 2,200 Feet West of Bridgefarmer Road.

*The properties within the circle area represent all property that is within 200 feet of the subject property, which is the required notification area for all public hearings.*

**As an interested property owner, you are requested to make your views known by attending these hearings.**

**This notice will be advertised in the legal section of the McKinney Courier-Gazette newspaper prior to the City Council meeting.**

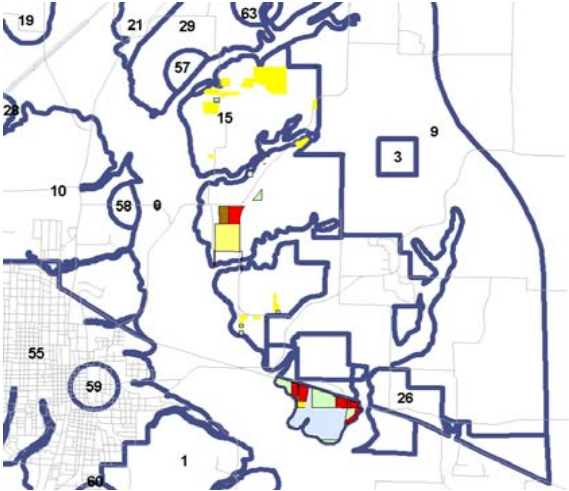
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Module #15

Module Type	Total Acres (Excluding Flood Plain)	Vacant Acres (Excluding Flood Plain)	Uses	Developed and/or Zoned Acres	Minimum	Maximum	Base Percentage	Low %	High %	Acres Remaining to Reach Min.	Acres Remaining to Reach Max
Industrial	2475.08	2217.38	Light Industrial/Manufacturing	151.35	0.00	1,980.06	50%	0%	80%	-151.35	1,828.71
			Office - Regional	0.00	247.51	742.52	20%	10%	30%	247.51	742.52
			Flex Office/ Warehouse	0.00	0.00	1,980.06	15%	0%	80%	0.00	1,980.06
			Retail - Neighborhood	55.35	123.75	371.26	10%	5%	15%	68.40	315.91
			Community Services	11.81	123.75	247.51	5%	5%	10%	111.94	235.70
			Other	237.84						-237.84	-237.84
										0.00	0.00

	Existing Zoning and developed as of 03/24/04	J.H Long Rezone CC3/15/2011 Case11-010Z 1.01Acres								
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Light Industrial/Manufacturing	151.35	
Office - Regional	0.00	
Flex Office/ Warehouse	0.00	
Retail - Neighborhood	54.34	1.01
Community Services	11.81	
Other	238.85	-1.01





## Economic Impact - Analysis of Potential Property Rezoning

### Project Description:

### J.H. Long Tract (11-010Z)

**Existing Zoning**

"AG" - Agricultural District (Undeveloped Land)

**Proposed Zoning**

"BG" - General Business District

	Existing Zoning	Proposed Zoning	Difference
SF RESIDENTIAL TAXABLE VALUE	\$0	\$0	\$0
NON-RES TAXABLE VALUE (MF Included)	\$0	\$1,132,887	\$1,132,887
TOTAL TAXABLE VALUE	\$0	\$1,132,887	\$1,132,887
ANNUAL CITY REVENUE	\$0	\$27,024	\$27,024
COST OF SERVICE (EXPANSION)	\$0	\$3,825	\$3,825
COST OF SERVICE (FULL COST)	\$0	\$5,579	\$5,579
TRAFFIC GENERATION	0.00	105.19	105
POPULATION	0.00	0.00	0

### ***COST BENEFIT ANALYSIS: INCLUDES PROPERTY, SALES TAX, FEES***

<b>EXPANSION METHOD</b>			
Commercial	\$0	\$23,199	\$23,199
Residential	\$0	\$0	\$0
<b>NET COST/BENEFIT (EXPANSION)</b>	<b>\$0</b>	<b>\$23,199</b>	<b>\$23,199</b>
<b>FULL COST METHOD</b>			
Commercial	\$0	\$21,445	\$21,445
Residential	\$0	\$0	\$0
<b>NET COST/BENEFIT (FULLY LOADED COST)</b>	<b>\$0</b>	<b>\$21,445</b>	<b>\$21,445</b>



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 1270, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 1.01 ACRE PROPERTY, LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 380 (UNIVERSITY DRIVE) AND APPROXIMATELY 2,200 FEET WEST OF BRIDGEFARMER ROAD, IS REZONED FROM “AG” – AGRICULTURAL DISTRICT TO “BG” – GENERAL BUSINESS DISTRICT; 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.**

**WHEREAS,** the City of McKinney has considered the rezoning of an approximately 1.01 acre property, Located on the South Side of U.S. Highway 380 (University Drive) and approximately 2,200 Feet West of Bridgefarmer Road, is Rezoned From “AG” Agricultural District To “BG” – General Business District; and,

**WHEREAS,** after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

**NOW THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:**

Section 1. Ordinance No. 1270 is hereby amended in order to rezone an approximately 1.01 acre property located on the South Side of U.S. Highway 380 (University Drive) and approximately 2,200 Feet West of Bridgefarmer Road, which is more fully depicted on Exhibit A, attached hereto, is hereby rezoned from “AG” – Agricultural District to “BG” – General Business District.

Section 2. Use and development of the subject property, more fully described on Exhibit B, shall conform to the following:

1. The subject property shall develop in accordance with “BG” - General Business District regulations.

Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 15<sup>TH</sup> DAY OF MARCH, 2011.**

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BRIAN LOUGHMILLER, Mayor

CORRECTLY ENROLLED:

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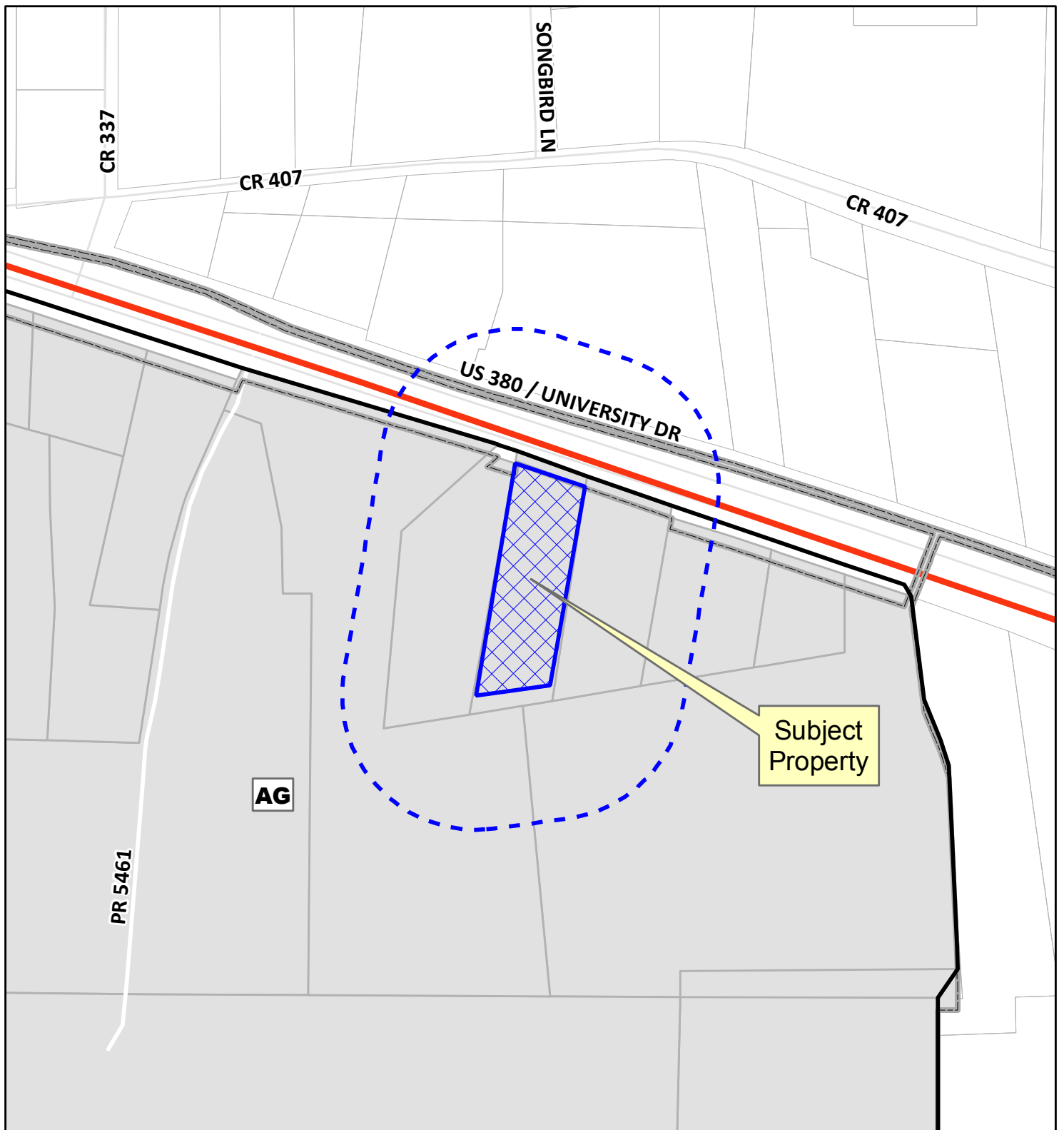
SANDY HART, TRMC, MMC  
City Secretary  
BLANCA I. GARCIA  
Assistant City Secretary

DATE: \_\_\_\_\_

APPROVED AS TO FORM:

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MARK S. HOUSER  
City Attorney

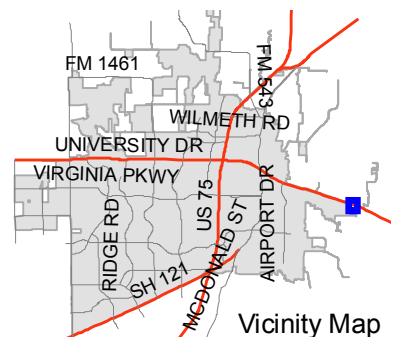


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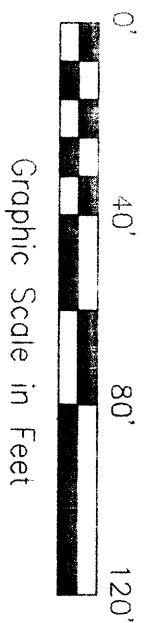
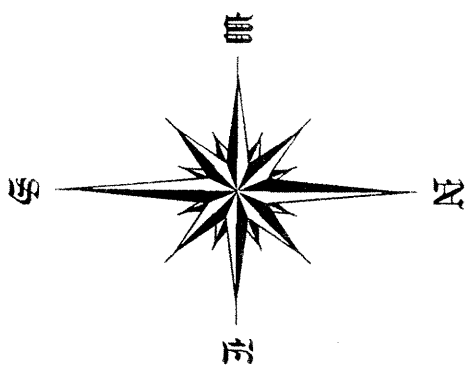


## "Exhibit - A"

--- 200' Notification Buffer



# "Exhibit - B"



**U.S. Highway No. 380**

North Texas Municipal Water District Esmt.  
Volume 513, Page 81, C.C.D.R.

10' Texas Utilities Electric Co. Easement  
Volume 3489, Page 202, C.C.D.R.

**Point of Beginning**

**1.012 Acres**

Called 1.4983 Acres  
CC# 94-0060341

Called 1.044 acre  
remainder tract  
32  
Remainder  
Volume C.C.D.R.

Called 1 acre  
Volume 3553, Page 32  
C.C.D.R.

**Legend**

- IRS Iron Rod Set
- IRF Iron Rod Found
- WM ⊗ Water Meter
- OP Power Pole
- OL Overhead Line
- CCDR Collin County Deed Records

**Boundary Survey of  
1.012 Acres**

**Joseph H. Long Survey, Abstract No. 541  
Collin County, Texas**

**Boundary Image Land Surveying  
1322 Lochness Drive  
Allen, Texas 75013  
(214) 878-8811  
boundaryimage@yahoo.com**

JULY 2007  
Job No. 2007-9

**PROPERTY DESCRIPTION**

BEING all of that certain 1.012 acre tract of land situated in Collin County, Texas, in the Joseph H. Long Survey, Abstract No. 541, and being a re-survey of part of a called 1.044 acre remainder tract described in a Deed in Lieu of Foreclosure recorded in Volume 3553, Page 32 of the Collin County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the south right-of-way line of U.S. Highway No. 380 at its intersection with the east line of said 1.044 acre remainder tract and the west line of a called 1 acre tract of land described in a Deed in Lieu of Foreclosure recorded in Volume 3553, Page 32 of said deed records;

THENCE South 9 deg. 55 min. 10 sec. West along the east line of said 1.044 acre remainder tract and the west line of said 1 acre tract at 0.46 feet pass over a 1/2 inch capped (Geer) iron rod found, and continuing for a total distance of 338.01 feet to a 3/8 inch iron rod found at the eastern base of a 12 inch diameter tree in an east-west fence of the common south corner thereof, being in the north line of a called 8.919 acre tract of land described in a Warranty Deed with Vendor's Lien recorded in Volume 5045, Page 3824 of said deed records, said 3/8 inch iron rod found being the southeast corner hereof;

THENCE South 81 deg. 50 min. 25 sec. West generally along a fence and tree line on the south line of said 1.044 acre remainder tract and the north line of said 8.919 acre tract a distance of 66.13 feet to a 1/2 inch iron rod found at a wood fence corner post at the northwest corner thereof, said found 1/2 inch iron rod being a southerly corner hereof;

THENCE South 82 deg. 18 min. 05 sec. West, 58.54 feet to a 1/2 inch iron rod found in an east-west fence at the southeast corner of a called 1.4983 acre tract of land described in a General Warranty Deed recorded at County Clerk File No. 94-0060341 in said deed records, said found 1/2 inch iron rod being the southwest corner hereof;

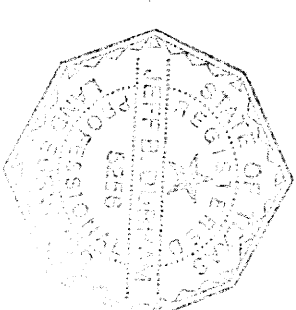
THENCE North 9 deg. 27 min. 05 sec. East along the east line of said 1.4983 acre tract and the west line of said 1.044 acre remainder tract at 394.23 feet pass over a 1/2 inch capped (Geer) iron rod found and continuing for a total distance of 394.65 feet to a 5/8 inch iron rod found in the south right-of-way line of U.S. Highway No. 380 for a northerly corner hereof;

THENCE South 71 deg. 30 min. 04 sec. East along the south right-of-way line of U.S. Highway No. 380 a distance of 123.26 feet to the place of beginning and being calculated to contain 1.012 acre or 44,089 square feet of land.

## CERTIFICATION

I, Jeff B. Durham, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plot and field notes shown hereon were prepared from a survey made on the ground on July 21, 2007. The corner monuments were found or set as shown and there were no encroachments, overlapping of improvements or conflicts found at the time of this survey, except as shown.

*Jeff B. Durham*  
Jeff B. Durham, R.P.L.S. No. 5256



## Notes:

1. The easement to Continental Gas, Light and Power Company recorded in Volume 290, Page 13 may affect this tract but it cannot be located as described.
2. The easements to Milligan Water Supply Corporation recorded in Volume 658, Page 351 and Volume 659, Page 663 may affect this tract but they cannot be located as described.
3. The easement to Milligan Water Supply Corporation recorded in Volume 1845, Page 169 may affect this tract but it cannot be located as described.
4. The easements to Grayson Collin Electric Company recorded at County Clerk File No. s 96-0083567 and 99-0083493 do not affect this tract.

## Flood Statement:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel No. 48085C0325 G, effective January 19, 1996, no portion of this property lies within a special flood hazard area (Zone A) inundated by 100-year flood.

## Bearing Basis

U.S. Highway No. 380 Right-of-Way Strip Map

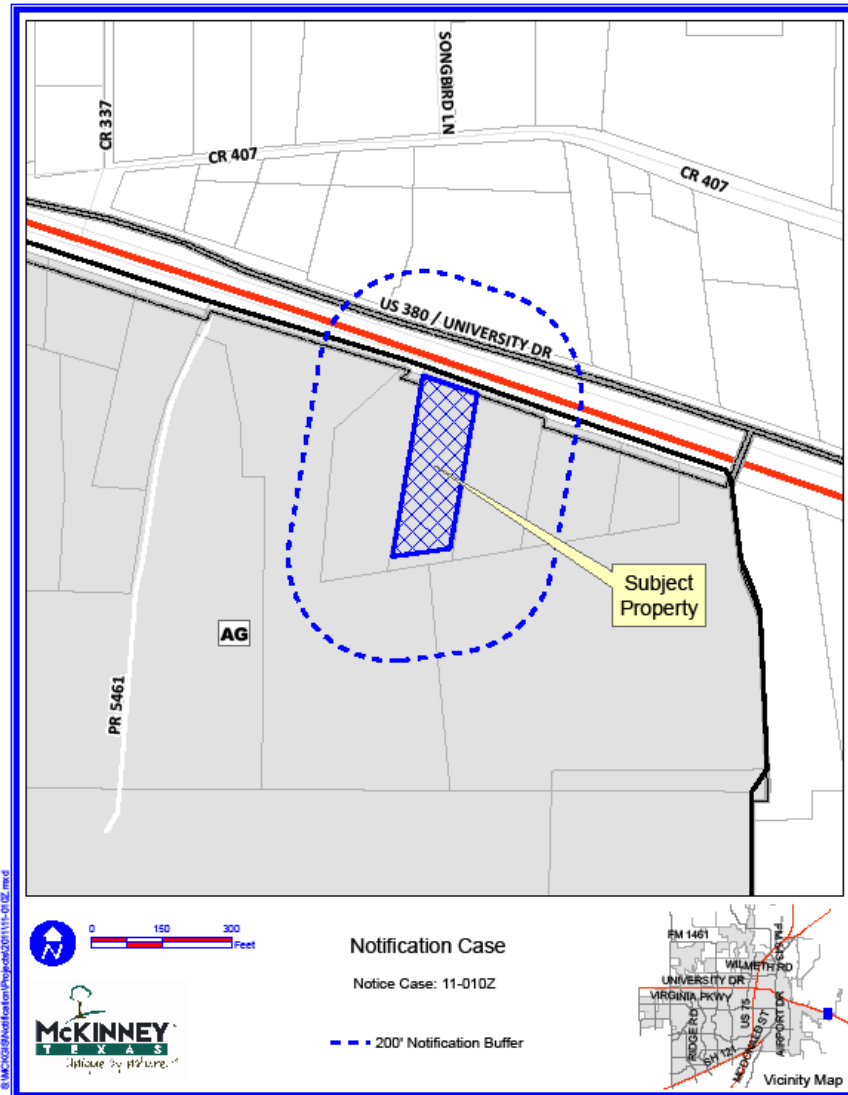
Control Monuments

Aluminum TXDOT Monuments No. 392 and 404

# Case No. 11-010Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Gurpal Singh, for Approval of a Request to Rezone Approximately 1.01 Acres from “AG” – Agriculture District to “BG” – General Business District, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 2,200 Feet West of Bridgefarmer Road.

# Location Map

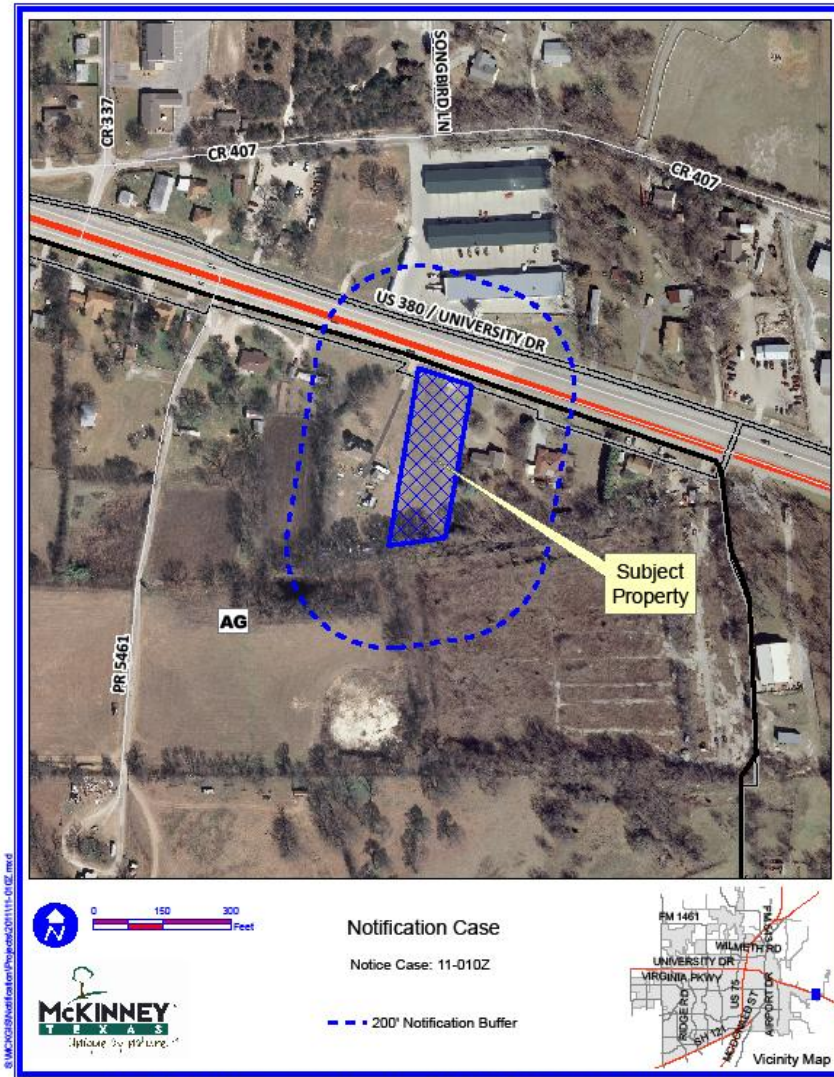


DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



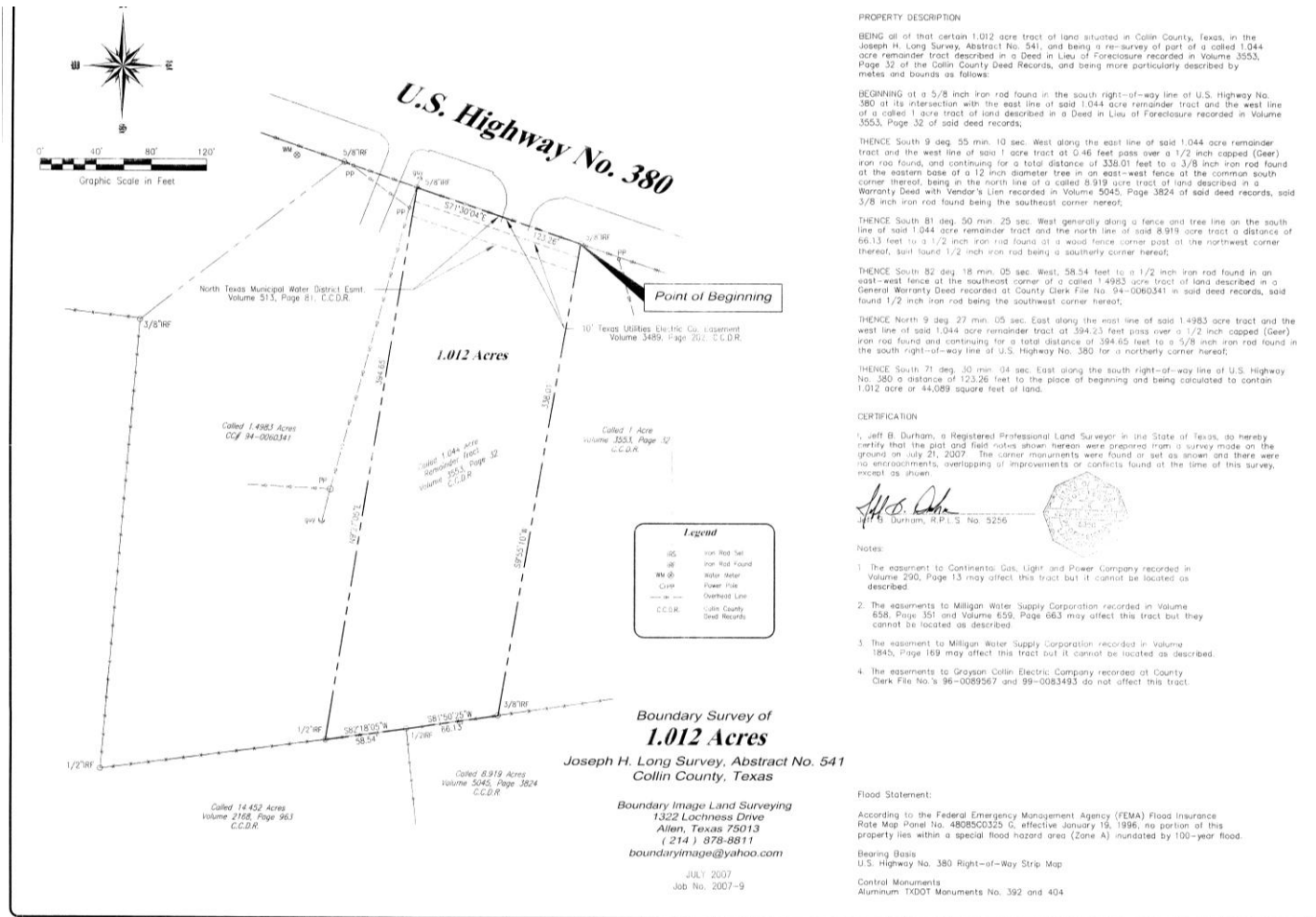


# Aerial Exhibit



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# Proposed Zoning Exhibit





# Staff Recommendation

- Staff recommends approval of the proposed rezoning request.