



# CITY OF MCKINNEY, TEXAS

## Agenda

### Planning & Zoning Commission

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Tuesday, May 22, 2018

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

#### CALL TO ORDER

#### CONSENT ITEMS

*This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.*

**18-450**      [Minutes of the Planning and Zoning Commission Regular Meeting of May 8, 2018](#)

**Attachments:**    [Minutes](#)

**18-0129CVP**    [Consider/Discuss/Act on a Conveyance Plat for Lots 4R and 5, Block A, of the B and L Cox Addition, Located Approximately 700 Feet East of Lake Forest Drive and on the North Side of U.S. Highway 380 \(University Drive\)](#)

**Attachments:**    [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Proposed Conveyance Plat](#)

**18-0090PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 2R1, Block A, of the CVS Ridge Addition, Located Approximately 237 Feet South of U.S. Highway 380 \(University Drive\) and on the East Side of Ridge Road](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)

**END OF CONSENT AGENDA**

**REGULAR AGENDA ITEMS AND PUBLIC HEARINGS**

**17-283SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Auto Repair and Sales \(Da Shang Auto Sales and Repair\), Located at the Northeast Corner of State Highway 5 \(McDonald Street\) and McMakin Street](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[TXDOT Acquisition Exhibit](#)  
[Presentation](#)

**18-0040Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "RG-18" - General Residence District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow Commercial and Multi-Family Residential Uses \(Millennium Place\), Located Approximately 830 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 \(University Drive\) \(REQUEST TO BE TABLED\)](#)

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

**18-0052FR** [Conduct a Public Hearing to Consider/Discuss/Act on a Façade Appeal for a Retail Building \(380 and Ridge Retail Building\), Located Approximately 300 Feet East of Ridge Rd and on the South Side of U.S. Highway 380 \(University Drive\) \(REQUEST TO BE TABLED\)](#)

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

**18-0003SUP** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window \(Shops at Lake Forest\), Located Approximately 300 Feet West of Lake Forest Drive and on the South Side of Collin McKinney Parkway](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed SUP Exhibit](#)  
[Presentation](#)

**18-006M** [Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

**Attachments:** [Project List Mid-Year 2018](#)  
[Presentation](#)

#### COMMISSION AND STAFF COMMENTS

Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.

#### ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 18th day of May, 2018 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-ada.compliance@mckinneytexas.org](mailto:contact-ada.compliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.



**18-450**



**TITLE:** Minutes of the Planning and Zoning Commission Regular Meeting of May 8, 2018

**SUPPORTING MATERIALS:**

[Minutes](#)

## PLANNING AND ZONING COMMISSION

MAY 8, 2018

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, May 8, 2018 at 6:00 p.m.

City Council Present: Charlie Philips

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Janet Cobbel, Deanna Kuykendall, Cam McCall, Mark McReynolds, and Pamela Smith

Staff Present: Director of Planning Brian Lockley, Planning Manager Samantha Pickett, Planners Danielle Quintanilla and David Soto, and Administrative Assistant Terri Ramey

There were approximately 15 guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Commission Member Cobbel, seconded by Commission Member McCall, to approve the following three Consent items, with a vote of 7-0-0.

**18-407 Minutes of the Planning and Zoning Commission  
Regular Meeting of April 24, 2018**

**17-258PF Consider/Discuss/Act on a Preliminary-Final Plat for 75  
Single Family Residential Lots and 2 Common Areas  
(Barcelona Phase III), Located Approximately 1,200  
Feet West of McKinney Ranch Parkway and on the  
South Side of Silverado Trail**

**18-0032SP Consider/Discuss/Act on a Site Plan for an Auto Repair  
Facility (Collin County Customs), Located  
Approximately 100 Feet South of Power House Drive  
and on the East Side of Mercury Circle**

### END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

**18-0051Z2 Conduct a Public Hearing to Consider/Discuss/Act on a  
Request to Rezone the Subject Property from "PD" -  
Planned Development District to "SF7.2" - Single  
Family Residential District, Located Approximately 975  
Feet South of Gray Branch Road and on the East Side  
of Ridge Road**

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 17 acres of land from "PD" – Planned Development District to "SF7.2" – Single Family Residential District. Ms. Quintanilla stated that this case was tabled indefinitely at the April 10, 2018 Planning and Zoning Commission meeting. She stated that since that meeting the applicant has revised the rezoning request from "SF5" – Single Family Residential District to "SF7.2" – Single Family Residential District, which requires a minimum 7,200 square foot lot. Ms. Quintanilla stated that the applicant has also provided an information only concept plan to depict how the property may develop. She stated that the current and proposed zonings are generally for single family detached residential uses; however, the current "PD" – Planned Development District requires the property to develop in accordance with a layout exhibit. She stated that the applicant is requesting to rezone the subject property to remove the layout and adopt a straight zoning district of "SF7.2" – Single Family Residential District. Ms. Quintanilla stated that Staff is of the professional opinion that the proposed rezoning request will increase the development potential of the property and complement the surrounding land uses. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions.

Vice-Chairman Mantzey asked for clarification of the differences between the average size lots and minimum lot sizes from the previous rezoning request to the proposed rezoning request. Ms. Quintanilla stated that the previously requested "SF5" – Single Family Residential District had a minimum lot size of 5,000 square feet with a mean and median of 7,200 square feet. She stated that the proposed "SF7.2" – Single Family Residential District has a minimum lot size of 7,200 square feet and does not include a mean and median lot size.

Vice-Chairman Mantzey wanted to verify that this is only a concept plan and not a site plan. He asked if there is a cap to the number of lots that could be developed on the subject property as long as they meet the 7,200 square foot lot size. Ms. Quintanilla stated that there would be a cap based on the 3.2 units per acre density on the proposed subject property. She stated that with 17.63 gross acres there could be a maximum of 56 lots. Vice-Chairman Mantzey asked if the current exhibit showed 49 lots. Ms.

Quintanilla stated that the information only concept plan does show 49 lots. She stated that the current zoning on the property has a maximum density of 53 lots. Chairman Cox wanted to clarify that the drawing tied to the current zoning shows a maximum of 42 lots. Ms. Quintanilla stated that was correct. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that since it was generally conforming to the layout exhibit that they could have the ability to develop up to 53 lots as long as it generally matched the exhibit.

Vice-Chairman Mantzey asked if the Commission could decide to limit the number of lots and apply it to the requested zoning for the subject property. Ms. Pickett stated that would create the need for a "PD" – Planned Development District.

Mr. Bob Roeder, Abernathy, Roeder, Boyd & Hullett, P.C., 1700 Redbud Blvd. McKinney, TX, explained the proposed rezoning request and the revision since the previous application. He stated that he was not present at the April 10, 2018 meeting; however, he had read the minutes. Mr. Roeder stated that the proposed rezoning request meets the spirit and intent of the current "PD" – Planned Development District for the subject property. He stated that if they could stipulate the maximum number of lots to be 49 with the straight zoning district then they would. Mr. Roeder stated that there are several regulations in the City's ordinance that conflict with each other on how to plat a property when an erosion hazard setback is involved and gave examples. Mr. Roeder briefly discussed the current zoning and lot sizes allowed on the subject property. He stated that when the erosion hazard setback is the rear yard setback, then the maximum number of lots they could have would be 49 lots. Mr. Roeder stated that each lot would be larger than 7,200 square feet. He stated that the layout associated with the current zoning on the property was done at a high level without any engineering being done at that time; therefore, some of the roads and lot locations do not make sense. Mr. Roeder stated that the developer's intent is to make this a gated subdivision. He stated that City Staff prefers to rezone to straight zoning instead of a "PD" – Planned Development District, which can get complicated years later. Mr. Roeder stated that the properties along the creek will appear larger due to the erosion hazard setback. He requested a favorable recommendation of the proposed rezoning request and offered to answer questions. There were none.

Mr. Mike Buchanan, 900 Gray Branch Road, McKinney, TX, stated that this was part of a master plan that is zoned "RS84" - Single Family Residential District and "RS120" - Single Family Residential District. He stated that Emerald Heights was originally part of this parcel and has the same issues as the subject property. Mr. Buchanan stated that they were accountable to the original zoning. He requested consistency within the master plan.

Mr. Michael Brown, 5800 Creekside Court, McKinney, TX, stated that the developer is from out of town and wants to maximize the number of lots on the property. He stated that the applicant got with City Staff to discuss revisions to the request. Mr. Brown stated that they did not reach out to any of the surrounding property owners to discuss the proposed project. He stated that Emerald Heights, Stonebridge Estates, Altamura Estates, Waterbury, Kings Lake, and Isleworth have larger lot sizes along their creeks. Mr. Brown stated that Wynn Ridge and Saddlehorn Creek subdivisions were across the street from the subject property and have very nice houses packed on smaller lots. He expressed concerns about noise issues from the additional smaller lots along the creek on the subject property. Mr. Brown requested that the proposed rezoning request be denied. He stated that he would like to keep the current zoning with the lots along the creek being a minimum of 12,000 square feet and the rest of the lots being a minimum of 8,400 square feet.

Ms. Peggy Baird, 409 Creekside Drive, McKinney, TX, concurred with Mr. Buchanan and Mr. Brown's comments. She stated that she would like to see the lots along the creek mirror the lots along the creek in the Emerald Heights subdivision. Ms. Baird expressed concerns about trees that might be removed along the creek that blocks a lot of noise. She stated that she would have loved to have discussed the plans for this property with the developer after the April 10, 2018 Planning and Zoning Commission meeting.

The following resident turned in a speaker's card in opposition to the proposed rezoning request; however, did not wish to speak during the meeting.

- Ms. Jennifer Buchanan, 900 Gray Branch Road, McKinney, TX

On a motion by Commission Member McReynolds, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

Commission Member Cobbel asked what size lots were located along the creek to the north of the subject property. Ms. Pickett stated that they appear to be approximately 50 – 60 feet wide and 160 – 300 feet in depth. Commission Member Cobbel asked for the square footage along the creek in the adjacent subdivision. She also stated that the lots appear to range in size. Ms. Pickett gave the example of an 80' x 160' lot being 12,800 square feet.

Commission Member Smith stated that the previous letters of opposition from the April 10, 2018 Planning and Zoning Commission meeting were asking for a minimum of 7,200 square foot lot sizes for the subject property. She stated that she was glad to see that the applicant revised the request to include that minimum lot size. Commission Member Smith stated that there was an expectation that the developer would communicate with the surrounding property owners after the previous meeting; however, that did not happen. She stated that there is still strong opposition from the neighboring residents to the proposed rezoning request. Commission Member Smith stated that she feels that we would be doing a disservice to the neighboring residents if we approve the rezoning request in light of their objections and the value and price point of the surrounding neighborhood. She stated that she would feel better if the applicant communicated their plans with the neighboring residents, even if the same proposal comes back before the Commission.

Commission Member McReynolds asked if the proposed lot sizes were larger compared to the previous request. Ms. Pickett stated that the minimum lot sizes were possible larger. Commission Member McReynolds stated that it appears that they took some advice from the first meeting.

Commission Member Cobbel stated that the public had the opportunity to speak at the April 10, 2018 Planning and Zoning Commission meeting. She stated that the developer appears to have taken their comments under advisement.

Commission Member McReynolds stated that there seems to have been some thought put into the concept plan, included in the Staff Report for informational purposes

only, regarding engineering, setbacks, roads, and connectivity. He stated that he understands what Mr. Roeder was saying about the lots along the creek appearing larger than what they actual would be due to the erosion control setbacks. Commission Member McReynolds stated that he was in support of the proposed rezoning request.

Vice-Chairman Mantzey stated that at the last meeting he was thoroughly opposed to the minimum lot size being 5,000 square feet, which he did not feel would meet the intent of the current "PD" – Planned Development District. He stated that it is unfortunate that we move away from "PD" – Planned Development Districts for cases on unique pieces of land. Vice-Chairman Mantzey stated that the applicant did take into account the references of getting to the larger minimum lot size overall. He stated that it is unfortunate that they did not meet with the surrounding property owners. Vice-Chairman Mantzey stated that even though the proposed rezoning request is not perfect, it is within range of the original number of lots for that area and works with the layout of the land. He stated that he hopes the overall lots for the development stays under 50 total lots. Vice-Chairman Mantzey stated that he would be in support of the request since it has a minimum of 7,200 square feet per lot.

Chairman Cox asked for clarification on the major differences from the previous request and the proposed rezoning request. Mr. Roeder stated that they eliminated the opportunity to have a lot size less than 7,200 square feet. He stated that they took into account the erosion hazard setback for the lots along the creek. Mr. Roeder stated that he did speak with Mr. Mike Buchanan about this request; however, he did not speak with the other surrounding property owners. He stated that he has not heard anything new that was not in the April 10, 2018 Planning and Zoning Commission minutes. Mr. Roeder stated that he has not seen any harm being shown by any of the complainants.

Chairman Cox and Commission Member McCall concurred with the other Commission Member's comments.

Chairman Cox stated that he applauds the applicant for bringing up the minimum lot size up significantly. He stated that he would be in support of the proposed rezoning request.

On a motion by Commission Member Cobbel, seconded by Commission Member McReynolds, the Commission voted to recommend approval of the proposed rezoning

request as recommended by Staff, with a vote of 6-1-0. Commission Member Smith voted against the motion.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on June 5, 2018.

**18-0046FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for Auto Repair Facility (Collin County Customs), Located Approximately 100 Feet South of Power House Drive and on the East Side of Mercury Circle**

Mr. David Soto, Planner I for the City of McKinney, explained the proposed facade plan appeal. He stated that the applicant was requesting a facade plan appeal for an auto repair facility (Collin County Customs) due to the proposed elevations not conforming to the requirements of the City's Architectural Standards for non-residential uses in non-industrial districts. Mr. Soto stated that typically facade plans can be approved by Staff; however, the applicant is requesting approval of a facade plan appeal which must be considered by the Planning and Zoning Commission. He stated that the applicant has submitted the associated site plan (18-0032SP), which was considered during the Consent items during this meeting. Mr. Soto stated that the purpose of the architectural standards is to set minimum standards for the appearance of non-residential and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare for McKinney. He stated that staff received one call expressing concerns regarding this request. Mr. Soto stated that the applicant is requesting six variances to the facade plan.

Mr. Soto stated that Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance states that commercial uses following the standard of a non-residential in non-industrial districts shall have at least 50% masonry finishing materials on each elevation. He explained that masonry is defined as brick or stone. Mr. Soto stated that the applicant is requesting to waive all masonry requirements. He stated that the applicant is proposing a combination of concrete masonry unit (CMU) block, exterior insulation and finish system (EFIS), and metal as the materials. Mr. Soto stated that a majority of metal is being proposed on three of the four facades. He stated that although the proposed development is in an area primarily designed for industrial uses, auto repair facilities and offices are considered commercial uses, and can be located within both



commercially and industrially zoned areas of the city. Mr. Soto stated that both proposed buildings were requested to have a masonry component along with the other elements. He stated that many of the surrounding buildings have either provided masonry or have forgone metal entirely. Mr. Soto stated that given the surrounding area and proposed uses, Staff is of the opinion that the lack of masonry may not complement the existing and future development of the area, and that masonry material could be used to achieve a similar look. He stated that Staff recommends denial of this proposed variance request.

Mr. Soto stated that for the second variance, the Zoning Ordinance states that the minimum elevations that are 50' or longer in horizontal length shall be interrupted by at least two offsets (projection or recess). He stated that while the applicant has provided the required offsets on the west elevation that faces the public right-of-way. Mr. Soto stated that the north, south, and east elevations do not feature the required offsets. He stated that offsets provide an aesthetic articulation for otherwise flat building elevations by creating visual interest. Mr. Soto stated that it is Staff's professional opinion that this building can maintain a unique identity, while still incorporating similar architectural elements, such as offsets, in order to provide visual interest. He stated that Staff recommends denial of the second proposed variance request.

Mr. Soto stated that for the third variance, the Zoning Ordinance states that the windows shall appear as holes that are punched through walls rather than an appendage to the wall. He stated that this requirement is to draw the eye to the window by providing depth and shadow, adding to the visual interest of the facade. Mr. Soto stated that the applicant is proposing windows that are relatively flush with the veneer (1" deep). He stated that although this is intended to create a modern look, it is Staff's professional opinion that the increased depth and emphasis on the windows would create more visual interest. Mr. Soto stated that Staff recommends denial of the third proposed variance request.

Mr. Soto stated that for the fourth variance, the Zoning Ordinance states that the parapet roof lines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation. He stated that this requirement is to provide depth and contrast to highlight the roofline of the building. Mr. Soto stated that the applicant is proposing a 6" cap; however, the color is similar to the

remainder of the building causing it to blend in rather than contrast. He stated that Staff recommends denial of the fourth variance request.

Mr. Soto stated that for the fifth and sixth variances, the Zoning Ordinance states that the buildings shall provide an additional feature in order to create a visual interest for the building. He stated that the additional feature that the applicant selected is "The building features has at least two distinctly different significant architectural design concepts that are not already mandated by these requirements which add to the visual interest of the building". Mr. Soto stated that the applicant is proposing to utilize a single architectural element, a graphic design featuring a tachometer on the north and west elevation of the auto repair facility and a speedometer on the north and west of the office building. He stated that it is Staff's professional opinion that this architectural element, while unique in design, only counts as one distinct design concept. Mr. Soto stated that one additional unique design concept would need to be provided in order to meet this requirement. He stated that Staff recommends denial of the proposed variance request. Mr. Soto offered to answer questions.

Commission Member Smith asked Mr. Soto to elaborate on the concerns from the caller. Mr. Soto stated that they expressed concerns on how the building would look compared to the surrounding buildings that mostly has some masonry on the facade that faces the right-of-way.

Commission Member Cobbel asked if Staff would be happier if the applicant provided some masonry on the facade facing the right-of-way or was it a combination of all of the variances that Staff opposes. Mr. Soto stated that if they provide some masonry on the exterior that it would fit in with the existing buildings in the area. He also stated that Staff has concerns about all six variances requested.

Mr. Nick Mourton, 7850 Collin McKinney Parkway, McKinney, TX, explained the proposed facade plan appeal. He stated that if this was considered an industrial use, then EFIS and CMU would both be considered an appropriate material for the facade. Mr. Mourton stated that Collin County Customs provides custom restoration and upgrades to classic and high value vehicles. He stated that they currently operate at 192 Industrial Boulevard, which is a similar zoned district as to the proposed new location. Mr. Mourton stated that they purchased a property in the Power House Industrial Park with the intent

to relocate there. He stated that there are several other related businesses in this development. Mr. Mourton stated that during a predevelopment meeting in September 2017 they learned that they would not be considered an industrial or manufacturing use. He stated that since they are being considered a commercial use it triggered the Architectural Standards. Mr. Mourton stated that it does not seem logical to them that this seemingly compatible business would be subjected to an undue burden. He stated that he could not find the definition of industrial or commercial in the Zoning Ordinance, which he felt makes it difficult to determine if they are an industrial or commercial use. Mr. Mourton stated that Staff explained that the Schedule of Uses has a column for residential uses, another column for industrial uses, and that any uses not listed under one of them would by default be a commercial use. He stated that they would fall under that category, since their use did not fall under the allowed uses in either of those categories. Mr. Mourton stated that they feel strongly that the proposed development and use is very compatible with the neighboring businesses. He stated that none of the surrounding buildings has anywhere near these Architectural Standards that they are being asked to follow. Mr. Mourton distributed photographs of the surrounding buildings. He felt that the proposed development would be an upgrade to the neighborhood compared to the product that is existing developments near there. Mr. Mourton asked for approval of the facade plan with the variances that they requested and offered to answer questions. He stated that his architect was also available to answer questions.

Commission Member Smith asked for clarification on what Mr. Mourton considered an undue burden. Mr. Mourton considers the Architectural Standards being imposed for a commercial use is an undue burden. He stated that he considers the proposed use to be industrial instead of commercial. Mr. Mourton felt that the code was unclear on what uses were considered commercial, since it was not specifically specified in the Schedule of Uses.

Commission Member McReynolds asked the architect to discuss the proposed development. Mr. Kent Holcomb, KH Architects, 301 Flat Rock Road, Azle, TX, stated that they have a unique customer that wanted something streamlined, modern, and contemporary. He stated that they wanted a lot of gray tones and did not want to see a lot of color. Mr. Holcomb stated that for the proposed graphics they propose to use an

almost white EFIS material with recessed depressions for the graphics. He stated that to go along with that on the front and partially around the edges they proposed to use a smooth face CMU. Commission Member McReynolds asked if it would have an appearance of a cast stone instead of a rough surface. Mr. Holcomb said yes. He stated that if they could have afforded limestone, they might have used it instead. Mr. Holcomb stated that they upgraded the other three sides with a charcoal colored 7.2 deep ribbed panel that costs substantially more than vertical R panels which are on typical metal buildings. He stated that the proposed metal panels would have more of a shadow effect to it.

Chairman Cox stated that after reading the letter of intent that included what the business does it sounded like something similar to an industrial use to him. Mr. Mourtou stated that they were surprised that City Staff did not consider them an industrial use. Mr. Holcomb gave an example of Christian Brothers Automotive being a commercial enterprise that needs to be on a commercial street for drive by traffic for customers to stop by to get their automobile repaired. He stated that the proposed use is not the typical automobile repair business and that was why they chose an industrial site. Mr. Holcomb compared the business to more of a manufacturing facility.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing, with a vote of 7-0-0.

Commission Member McReynolds gave an example of how Cracker Barrel restaurant's facades invoke a feeling of a country general store. He stated that they would not have the same effect if the exterior was brick and/or stone with other architectural elements that might typically be required on commercial buildings in McKinney. Commission Member McReynolds stated that when you look at the proposed buildings that you think mechanics. He felt the design was significant and distinct for McKinney. Commission Member McReynolds stated that the proposed design was appropriate for the industrial area. He also stated that it was important to have a standard in the city. Commission Member McReynolds stated that he was in favor of the proposed facade plan.

Commission Member Cobbel concurred with Commission Member McReynolds comments. She stated that it was a new innovation and look coming to McKinney. Commission Member Cobbel stated that she appreciated Staff's opinions on this submittal.

Commission Member Kuykendall concurred with Commission Members McReynolds and Cobbel. She stated that it was a unique design.

Commission Member Smith stated that she is not typically in support of a long list of variance requests. She stated that this is an industrial area and the proposed use would be appropriate there. Commission Member Smith stated that she understands Staff's view point.

On a motion by Commission Member Cobble, seconded by Commission Member McReynolds, the Commission unanimously voted to approve the facade plan appeal as requested by the applicant, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for this facade plan appeal.

**18-0034SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Elementary School (Prosper Independent School District No. 10), Located Approximately 1,275 Feet South Of Virginia Parkway and Approximately 600 Feet West of Independence Parkway**

Mr. David Soto, Planner I for the City of McKinney, explained the proposed site plan request. He stated that the applicant is proposing to construct an elementary school on 10.8 acres. Mr. Soto stated that site plans can typically be approved by Staff; however, the applicant is requesting approval of an alternate screening device to screen the proposed elementary school from the adjacent residential uses located northeast of the subject property. He stated that per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance, screening devices shall be placed along any property line or district boundary between single family residential uses and non-residential uses. Mr. Soto stated that since the proposed elementary school is adjacent to single family residential uses, the applicant is required to screen the proposed development on the northeast side of the property with either an approved screening device or an alternate screening device with approval of the Planning and Zoning

Commission. He stated that the applicant is seeking approval of an alternate screening device, consisting of 87 Juniper Spartan trees (spaced approximately 4' 6" on center and to be 6' tall at the time of planting), to screen the non-residential property from the single family residential properties to the northeast. Mr. Soto stated that these trees will be provided in conjunction with the canopy trees required, as well as the existing residential wood fence along the rear property lines of the residential properties. He stated that given that the existing wood fence, required trees, and multiple easements along the property line, it is Staff's professional opinion that the proposed alternate screening device will serve as adequate screening between the elementary school and the adjacent single family residential uses. Mr. Soto stated that Staff recommends approval of the applicant's request and offered to answer questions. There were none.

Mr. Shawn Rockenbaugh, TNP, Inc., 825 Watters Creek Boulevard, Allen, TX, briefly explained the proposed site plan request. He stated that there are a number of utilities along the north side of the property and adjacent to the single family residential uses. Mr. Rockenbaugh stated that they had worked with CoServe regarding the electric lines in this location. He stated that CoServe was against installing any type of masonry or stone screening in this area that would impact their ability to access their lines. Mr. Rockenbaugh stated that CoServe agreed to the installation of a living screen in this area.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed site plan as conditioned in the Staff Report, with a vote of 7-0-0.

#### **END OF CONSENT**

Chairman Cox thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 7:10 p.m.

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BILL COX  
Chairman



**18-0129CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 4R and 5, Block A, of the B and L Cox Addition, Located Approximately 700 Feet East of Lake Forest Drive and on the North Side of U.S. Highway 380 (University Drive)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** May 22, 2018

**DEPARTMENT:** Planning

**CONTACT:** Melissa Spriegel, Planner I  
Samantha Pickett, AICP, Planning Manager  
Brian Lockley, AICP, CPM, Director of Planning

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed conveyance plat with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant revise the plat to specify the type of utility easement being dedicated.
2. The applicant revise the plat to show the fully developed floodplain and erosion hazard setback line.

**APPLICATION SUBMITTAL DATE:** April 9, 2018 (Original Application)  
May 7, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide an existing, conveyance-platted lot, Lot 4, into two lots, Lot 4R (approximately 17.41 acres) and Lot 5 (approximately 6.78 acres).

The approval of a conveyance plat authorizes the recordation and conveyance of the

parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lot 4, Block A of the B and L Cox Addition. A plat(s) for development must be approved prior to the commencement of any development activity on the subject property.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2012-08-037 (Commercial and Office Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 1478 (Residential Uses)	Highridge I Subdivision and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2008-05-052 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2002-05-050 (Commercial Uses), "PD" - Planned Development District Ordinance No. 98-11-63 (Office Uses), "PD" - Planned Development District Ordinance No. 92-02-01 (Light Manufacturing Uses), and "CC" - Corridor Commercial Overlay District	Lake Forest Self Storage, Pronto Muffler and Brake North, 380 West Animal Hospital, Cornerstone Offices, and Agricultural Land
East	"AG" - Agricultural District (Agricultural Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2012-08-037 (Commercial and Office Uses) and "CC" - Corridor Commercial Overlay District	Belterra Nursing and Rehabilitation Center, Whataburger, and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway



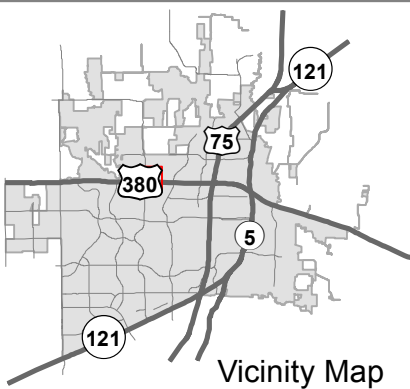
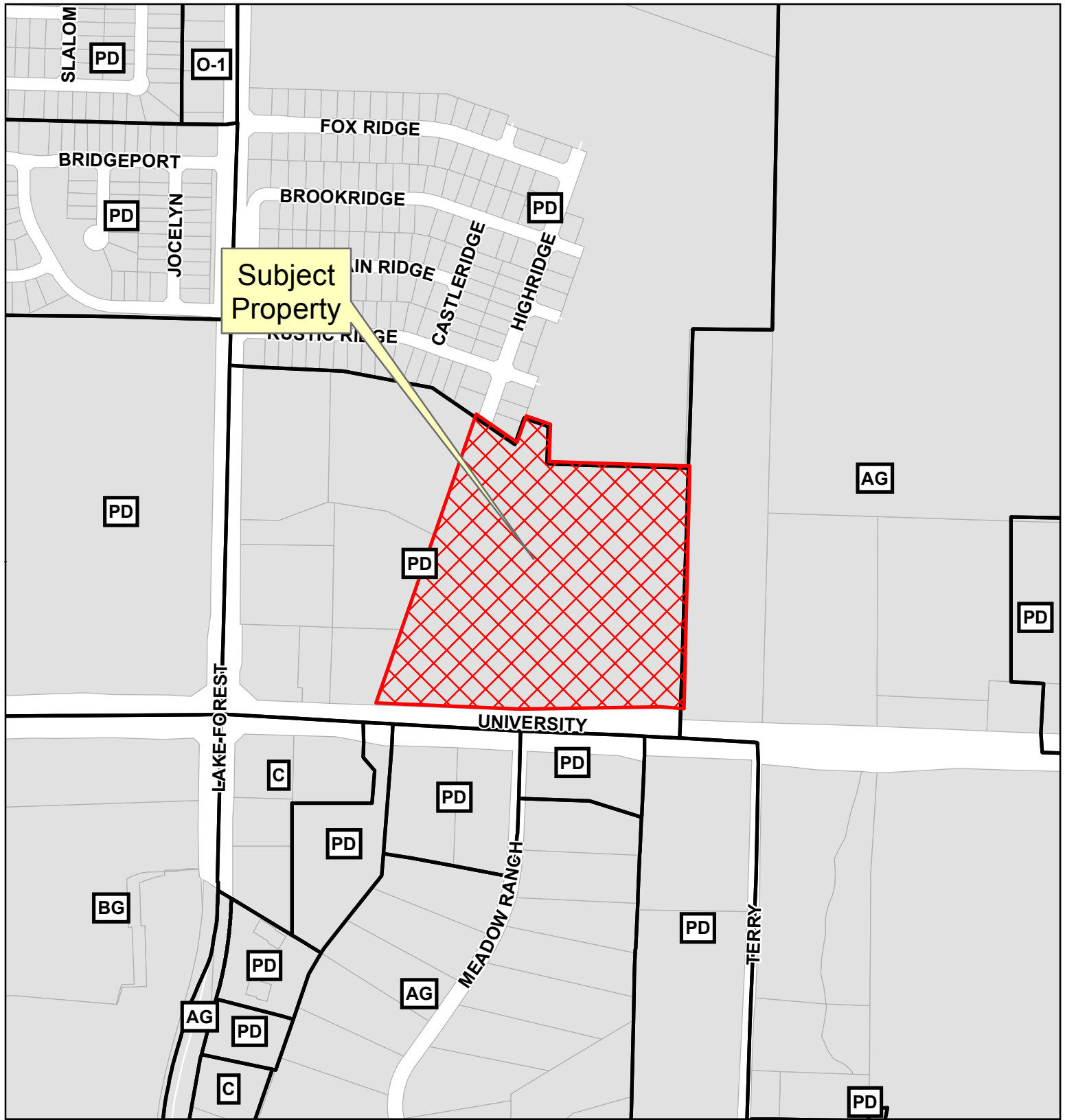
**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this request.

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)



## Location Map

18-0129CVP



0 260 520  
1 in = 515 ft

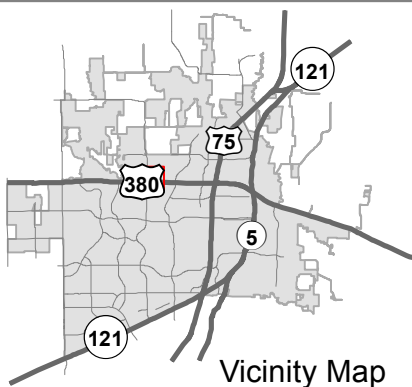
Source: City of McKinney GIS  
Date: 5/9/2018

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.





Document Path: S:\MCKGIS\NotificationDev\_Services\_Notification\_Map.mxd



## Location Map

18-0129CVP

Source: City of McKinney GIS  
Date: 5/9/2018



0 260 520  
Feet  
1 in = 515 ft

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.





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# CROSS ENGINEERING CONSULTANTS

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131 S. Tennessee St.

972.562.4409

•

McKinney, Texas 75069

•

Fax 972.562.4471

April 9, 2018

City of McKinney  
Planning Department  
221 N. Tennessee St.  
McKinney, Texas 75070

Attn: Mr. Brian Lockley

**Re: Conveyance Plat – B and L Cox Addition**

Dear Mr. Lockley:

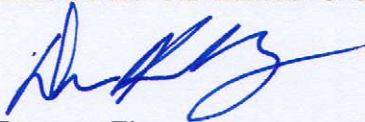
Attached please find the Conveyance Plat submittal for the B and L Cox Addition. The 24.189 acre property is located north of the intersection of U.S. Highway 380 and Meadow Ranch Road. The property is currently vacant. The owner intends to subdivide the property to convey 6.775 acres to a different ownership. It is the intent of the owner and all consultants to ensure compliance with the standards set by the City of McKinney for Platting. Project details are listed below:

- Subject Property is 24.189 acres.
- Property is being subdivided into two lots, Lots 4R and 5, Block A.
- Property is located north of the intersection of U.S. Highway 380 and Meadow Ranch Road.
- The conveyance of Lot 5 is to the prospective new owner. Lot 4R is the remainder to be retained.

Thank you for your consideration of this Site Plan. Please call if you have any questions.

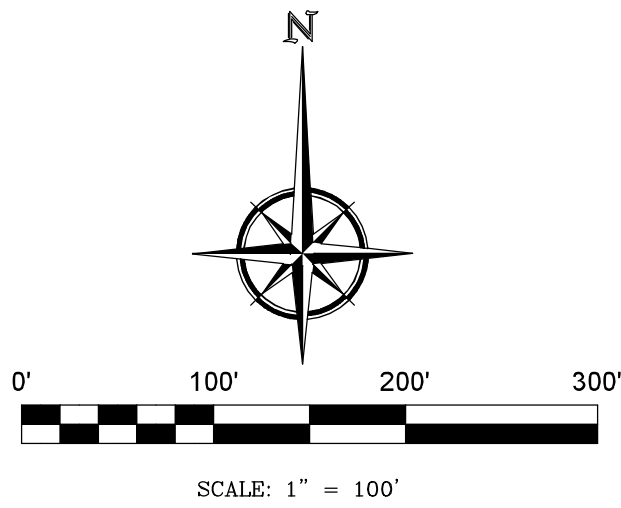
Sincerely,

**CROSS ENGINEERING CONSULTANTS, INC.**



Dwayne Zinn  
Project Manager





AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are referenced to South 01 deg. 17 min. 14 sec. West along the east line of Lot 4, Block A of B and L Cox Addition, according to the Conveyance Plat recorded in Cabinet 2017, Page 384, Plat Records, Collin County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260K (effective date June 7, 2017) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION NOTE:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

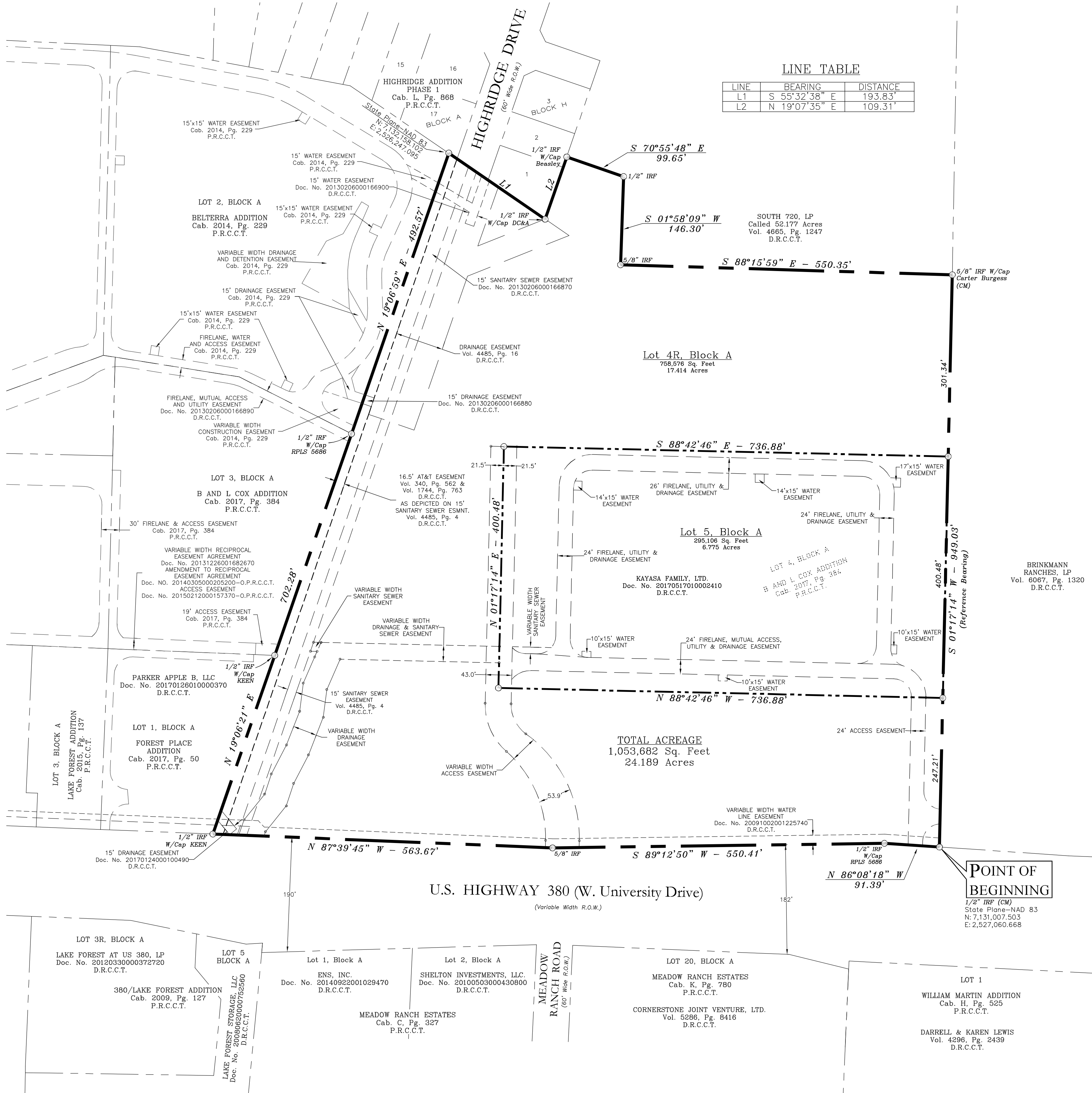
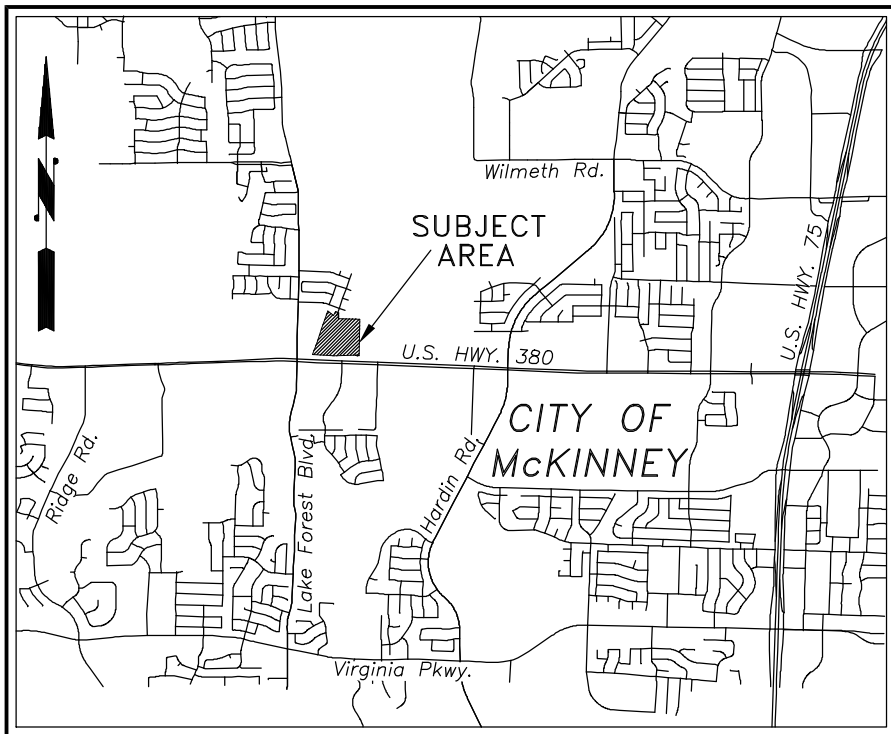
ABBREVIATIONS

Doc. = Document  
Vol. = Volume  
Cab. = Cabinet  
Pg. = Page  
D.R.C.C.T. = Deed Records, Collin County, Texas  
P.R.C.C.T. = Plat Records, Collin County, Texas  
IRP = (size) Iron Rod Found  
CM = Controlling Monument  
IRP = 1/2" Iron Rod Found

LEGEND

BOUNDARY LINE  
ADJOINER BOUNDARY LINE  
EASEMENT LINE  
O = 1/2" Iron Rod Set with red plastic cap, stamped "RPLS 4701" unless otherwise noted.

VICINITY MAP



SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

RELEASED 04/03/18 FOR 2nd REVIEW PURPOSES ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley  
State of Texas, No. 4701

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public for and in the State of Texas

CERTIFICATE OF APPROVAL  
Approved & Accepted

Chairman, Planning & Zoning Commission  
City of McKinney, Texas

Date

OWNER

KAYASA FAMILY, LTD.  
Contact: Kim Yongshik  
670 W. Arapaho Road, Suite 14  
Richardson, Texas 75080

SURVEYOR

RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com

OWNER'S CERTIFICATE

STATE OF TEXAS )

COUNTY OF COLLIN )

WHEREAS, KAYASA FAMILY, LTD is the owner of that certain tract of land situated in the City of McKinney, in the William Hunt Survey, Abstract No. 450 of Collin County, Texas and being all of Lot 4, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Cabinet 2017, Page 384, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to the Kayasa Family, LTD., recorded in Document No. 20170517010002410, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the north right-of-way line of U.S. Highway 380 (a.k.a. W. University Drive ~ variable width right-of-way) for the southeast corner of the above described Lot 4, Block A and same being the most southerly southwest corner of that certain tract of land described in a deed to Brinkmann Ranches, LP, recorded in Volume 6067, Page 1320, D.R.C.C.T.;

THENCE: North 86 deg. 08 min. 18 sec. West, along the common line of said Lot 4 and U.S. Highway 380, a distance of 91.39 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for an angle corner ;

THENCE: South 89 deg. 12 min. 50 sec. West, continuing along said common line, a distance of 550.41 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 87 deg. 39 min. 45 sec. West, continuing along said common line, a distance of 563.67 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Keen 6588", found for the southwest corner of said Lot 4, Block A, and same being the southeast corner of Lot 1, Block A of Forest Place Addition, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet 2017, Page 50, P.R.C.C.T.;

THENCE: North 19 deg. 06 min. 21 sec. East, departing from said U.S. Highway 380, along the common line of said Lot 4, Block A and Lot 1, Block A, at a distance of 313.40 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "Keen 6588", found for the northeast corner of said Lot 1, Block A of Forest Place Addition and same being the southeast corner of Lot 3, Block A of the above described B and L Cox Addition (Cab. A, Pg. 384) and continuing along the common line of said Lot 4 and Lot 3 for a total distance of 702.28 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for the northeast corner of said Lot 3, Block A and same being the southeast corner of Lot 2, Block A of Belterra Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2014, Page 229, P.R.C.C.T.;

THENCE: North 19 deg. 06 min. 59 sec. East, along the common line of said Lot 4 and Belterra Addition, a distance of 492.57 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the most westerly northwest corner of said Lot 4, the northeast corner of said Belterra Addition and same being on the southerly line of Highridge Addition, Phase 1, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet L, Page 868, P.R.C.C.T.;

THENCE: South 55 deg. 32 min. 38 sec. East, along the common line of said Lot 4 and Highridge Addition, a distance of 193.83 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "DCA", found for the southeast corner of said Highridge Addition and an inside ell corner of said Lot 4;

THENCE: North 19 deg. 07 min. 35 sec. East, continuing along said common line, a distance of 109.31 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Beasley", found for the most northerly northwest corner of said Lot 4 and same being the most easterly southwest corner of that certain called 52.177 acre tract, described in a deed to South 720, L.P., recorded in Volume 4665, Page 1247, D.R.C.C.T.;

THENCE: South 70 deg. 55 min. 48 sec. East, departing from said Highridge Addition, along the common line of said Lot 4 and said 52.177 acre tract, a distance of 99.65 feet to a 1/2 inch iron rod found for the most northerly northeast corner of said Lot 4;

THENCE: South 01 deg. 58 min. 09 sec. West, continuing along said common line, a distance of 146.30 feet to a 5/8 inch iron rod found for an inside ell corner of said Lot 4;

THENCE: South 88 deg. 15 min. 59 sec. East, continuing along said common line, a distance of 550.35 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Carter Burgess", found for the most easterly northeast corner of said Lot 4, Block A and same being on the west line of the above described Brinkmann Ranches tract;

THENCE: South 01 deg. 17 min. 14 sec. West, along the common line of said Lot 4 and Brinkman Ranches tract, a distance of 949.03 feet to the POINT OF BEGINNING and containing 1,053,682 square feet or 24.189 acres of land.

DEDICATION

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **KAYASA FAMILY, LTD.** does hereby adopt this Conveyance Plat, designating the herein above described property as **LOTS 4R & 5, BLOCK A of B AND L COX ADDITION**, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 4, Block A of B and L Cox Addition, an addition to the City of McKinney, according to the Conveyance Plat recorded in Volume 2017, Page 384, Plat Records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths which in any way interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND IN COLLIN COUNTY, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**Kim Yongshik,**  
General Partner  
Kayasa Family, LTD.

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **KIM YONGSHIK**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

CONVEYANCE PLAT  
B AND L COX ADDITION

LOTS 4R & 5, BLOCK A

24.189 Acres

being a replat of

Lot 4, Block A of B and L Cox Addition

recorded in Volume 2017, Pg. 384,

Plat Records of Collin County, Texas,

situated in the

William Hunt Survey, Abstract No. 450

City of McKinney

Collin County, Texas



**RINGLEY & ASSOCIATES, INC.**

SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061309  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shook	03/25/18	1" = 100'	18011	18011-CP.DWG	1 of 1



**18-0090PF**

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 2R1, Block A, of the CVS Ridge Addition, Located Approximately 237 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Ridge Road

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** May 22, 2018

**DEPARTMENT:** Planning

**CONTACT:** Melissa Spriegel, Planner I  
Samantha Pickett, AICP, Planning Manager  
Brian Lockley, AICP, CPM, Director of Planning

**APPLICATION SUBMITTAL DATE:** February 15, 2018 (Original Application)  
May 8, 2018 (Revised Submittal)  
May 11, 2018 (Revised Submittal)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary final plat with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant satisfy the conditions of the Standard Conditions for Preliminary-Final Plat/Replat Checklist, attached.

**ITEM SUMMARY:** The applicant is proposing to plat approximately 20.34 acres into one lot, Lot 2R1. The applicant has indicated that the lot will be used to construct a multi-family residential development.

A site plan for the subject property (17-271SP) is currently under review by Staff.

**PLATTING STATUS:** The subject property is currently conveyance platted as Lot 2R, Block A, of the CVS Ridge Addition. Subsequent to the approval of the preliminary-final plat, 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 certificate of occupancy.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"BG" - General Business District (Commercial Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
North	"BG" - General Business District (Commercial Uses), "PD" - Planned Development District Ordinance No. 2004-06-068 (Mixed Uses), and "CC" - Corridor Commercial Overlay District	CVS, Undeveloped Land
South	"AG" - Agricultural District (Agricultural Uses)	Single Family Residence
East	"AG" - Agricultural District (Agricultural Uses) and "CC" - Corridor Commercial Overlay District	Undeveloped Land
West	"C" - Planned Center District (Commercial Uses), "O" - Office District (Office Uses), and "CC" - Corridor Commercial Overlay District	McClure Elementary School, Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway Ridge Road, 120' Width Right-of-Way, Greenway Arterial

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along U.S. Highway 380  
Hike and Bike Trails: Required along Ridge Road  
Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer  
Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

**DRAINAGE:** 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 building permit.

**FEES:**

Roadway Impact Fees:	Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees:	Previously Collected
Park Land Dedication Fees:	Applicable (Due at time of Building Permit Issuance)
Pro-Rata:	As determined by the City Engineer

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)



## Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

***The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to issuance of a permit:***

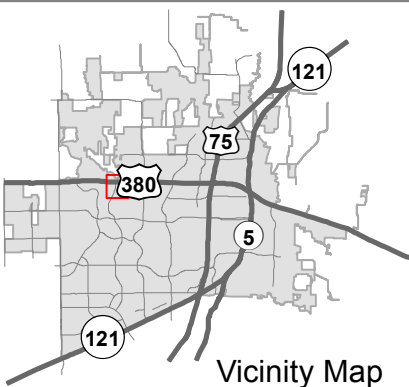
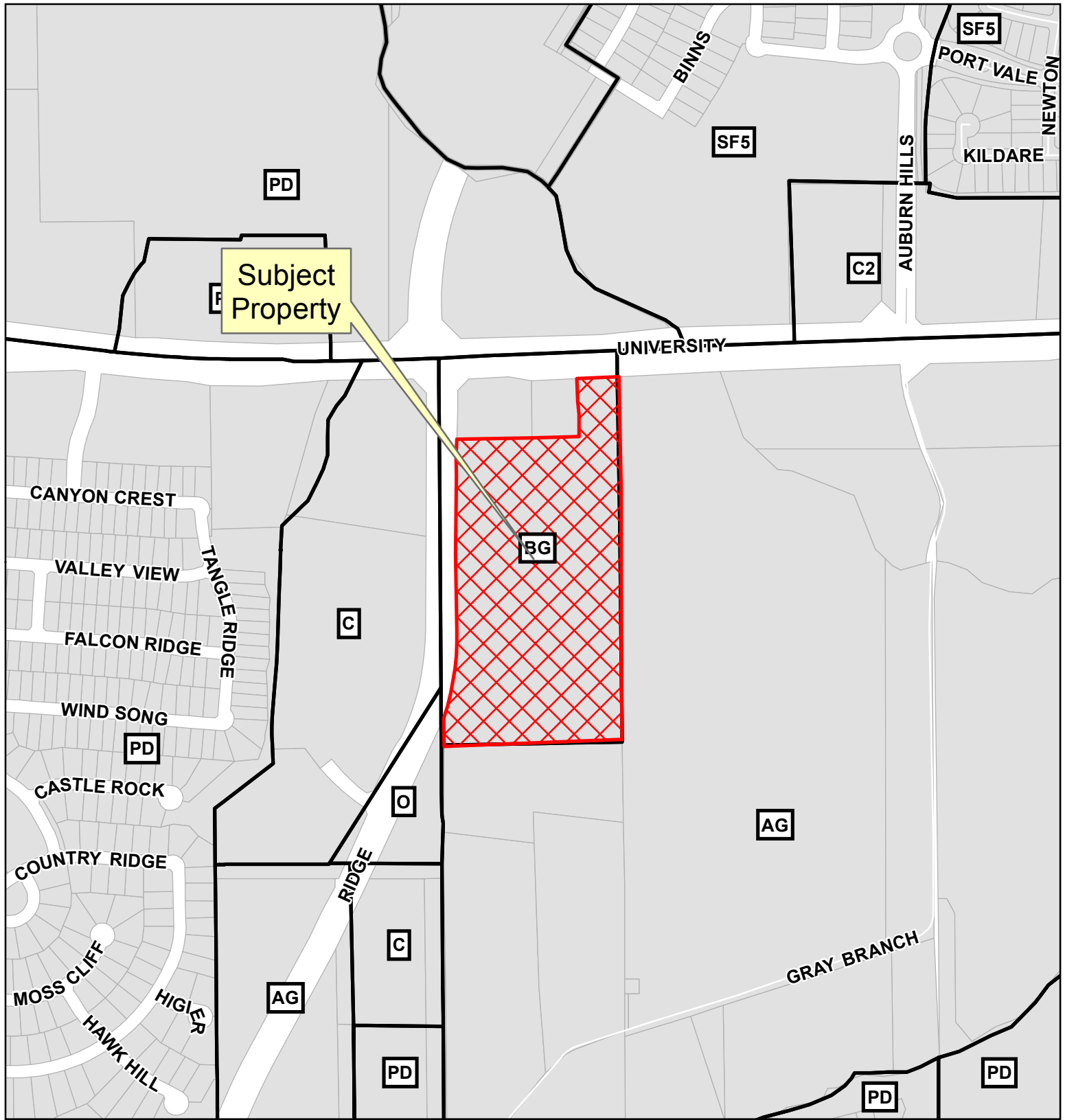
- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☐ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☐ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

***The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to filing a record plat for record:***

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☐ Approval of annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☒ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation. **(Due at time of building permit issuance)**
- ☒ Payment of median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property. **(Previously collected)**

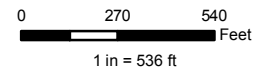
***Prior to issuance of a building permit:***

- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.



# Location Map

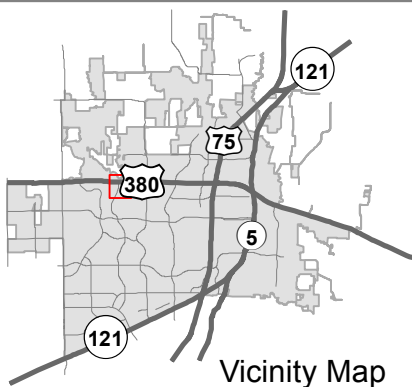
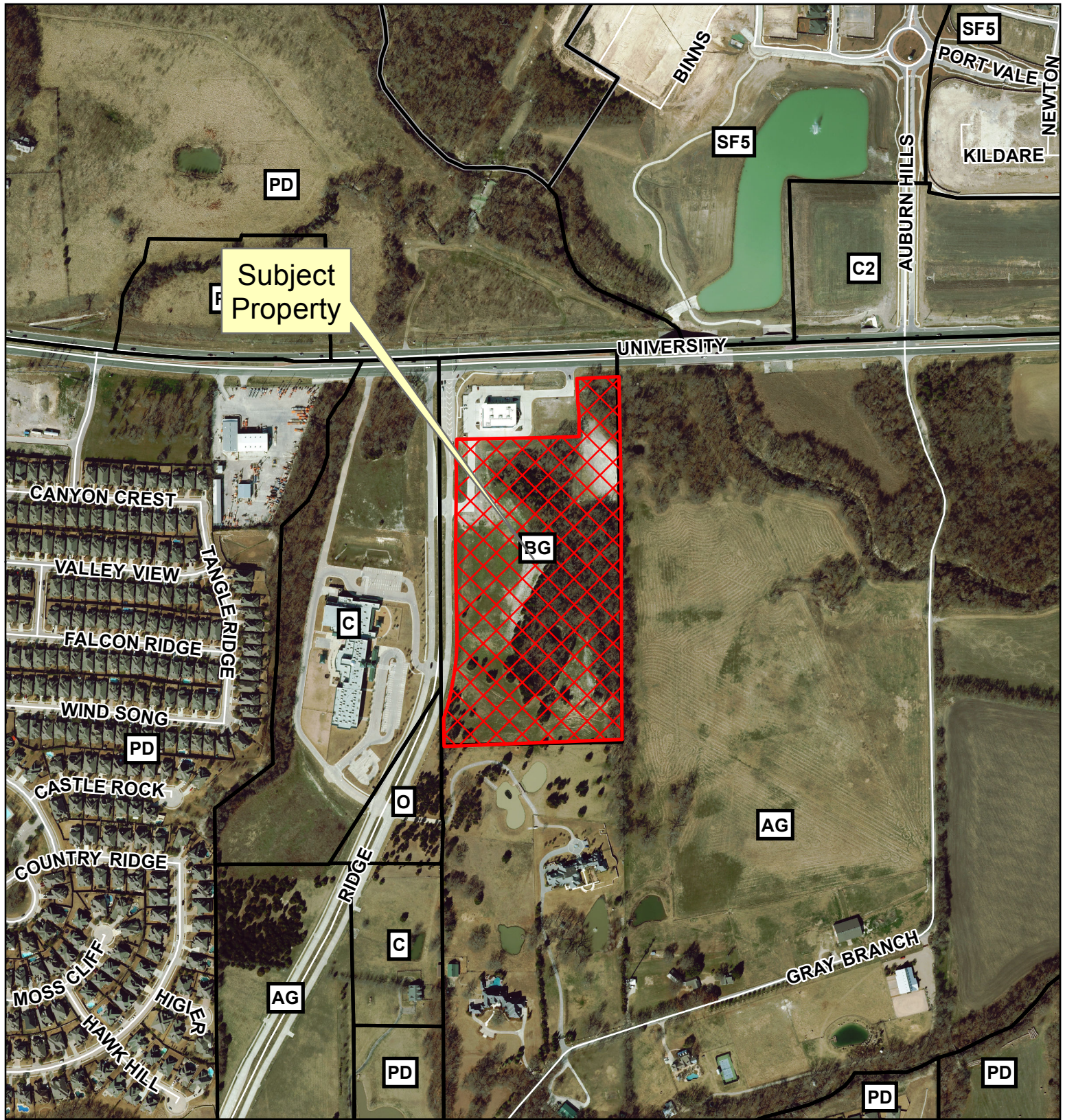
18-0090PF



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.







## Location Map

18-0090PF



0 270 540  
1 in = 536 ft

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# CROSS ENGINEERING CONSULTANTS

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**131 S. Tennessee St.  
972.562.4409**



**McKinney, Texas 75069  
Fax 972.562.4471**

May 8, 2018

City of McKinney  
Planning Department  
221 N. Tennessee St.  
McKinney, Texas 75070

Attn: Mr. Brian Lockley, Director of Planning

Dear Brian:

Please accept this letter as our request for a Preliminary-Final Plat for Lot 2R1 Block A, CVS Ridge Addition. The property is located on the southeast corner of U.S. Highway 380 (University Drive) and Ridge Road just behind the existing CVS store in McKinney, Texas. The Property is currently zoned "BG"- general business district and "CC"- corridor commercial overlay district. This development will include the ground up development of a multi-family apartment complex that will incorporate grading, drainage, utilities and associated paving. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney for Building and Engineering Design. Project details are listed in detail below:

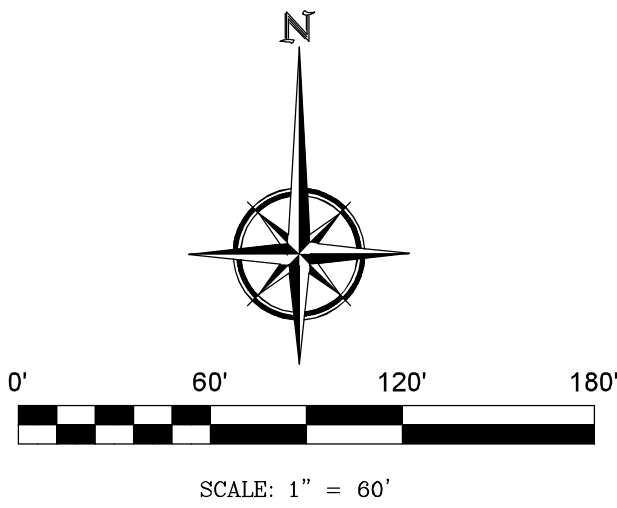
- The subject property is 20.3 acres.
- The subject property is currently zoned "BG" and "CC".
- The proposed use is a multi-family apartment complex.

Please call if you have any questions.

Sincerely,  
**CROSS ENGINEERING CONSULTANTS, INC.**



Bryan Weisgerber, P.E.  
Project Engineer



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are reference to North 89 deg. 27 min. 08 sec. East along the westerly north line of Lot 2R, Block A of CVS Ridge Addition, according to the plat recorded in Volume 2017, Page 624, Plat Records, Collin County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that a portion of the subject parcel lies within the 100 Year Floodplain as per FEMA L.O.M.R. Case No. 16-06-0082P, as shown.

MONUMENT NOTE:

All lot corner monuments found are 1/2 inch diameter rebar, topped with a plastic cap, stamped "WAI" (Winkelman & Associates, Inc.), unless otherwise noted.

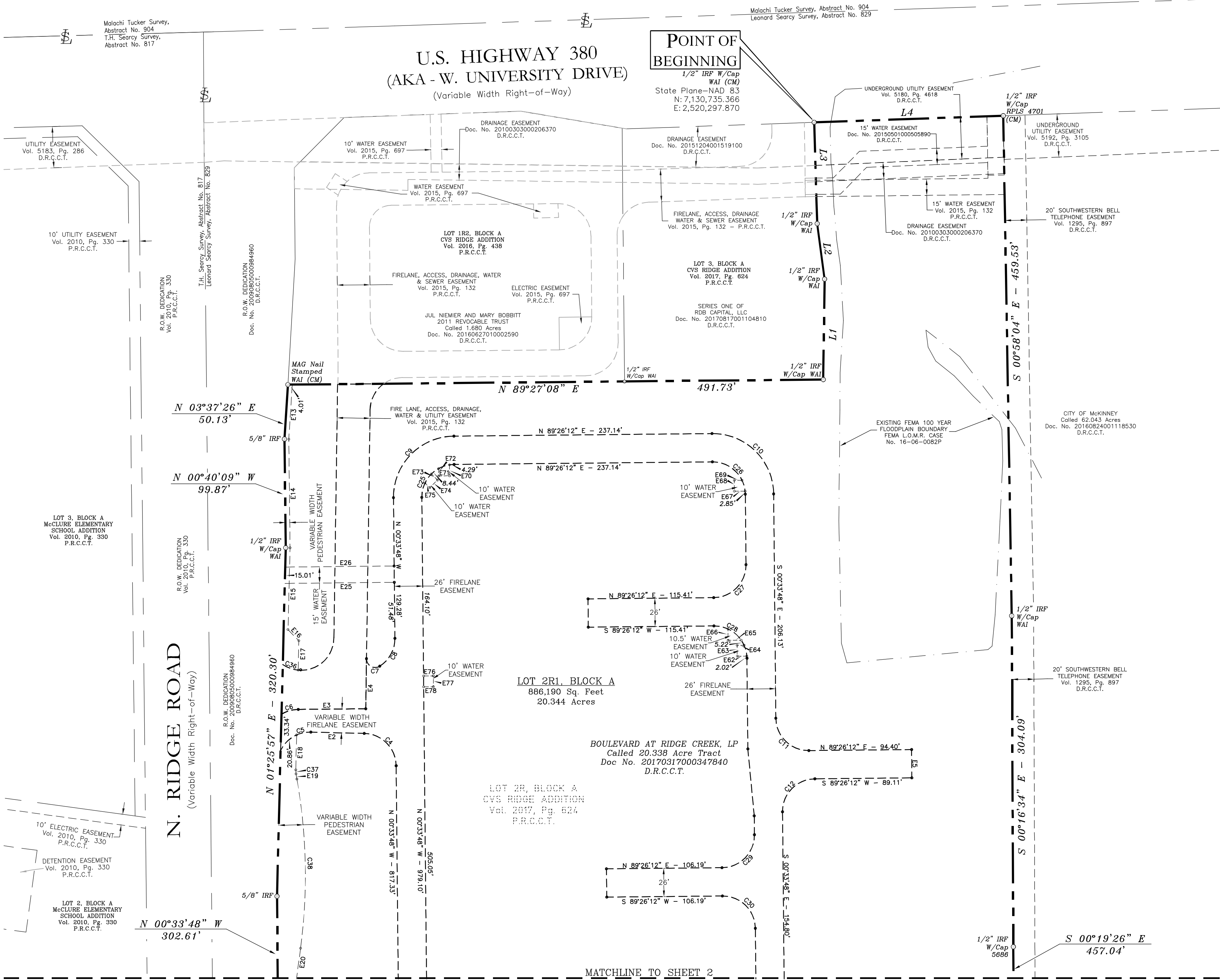
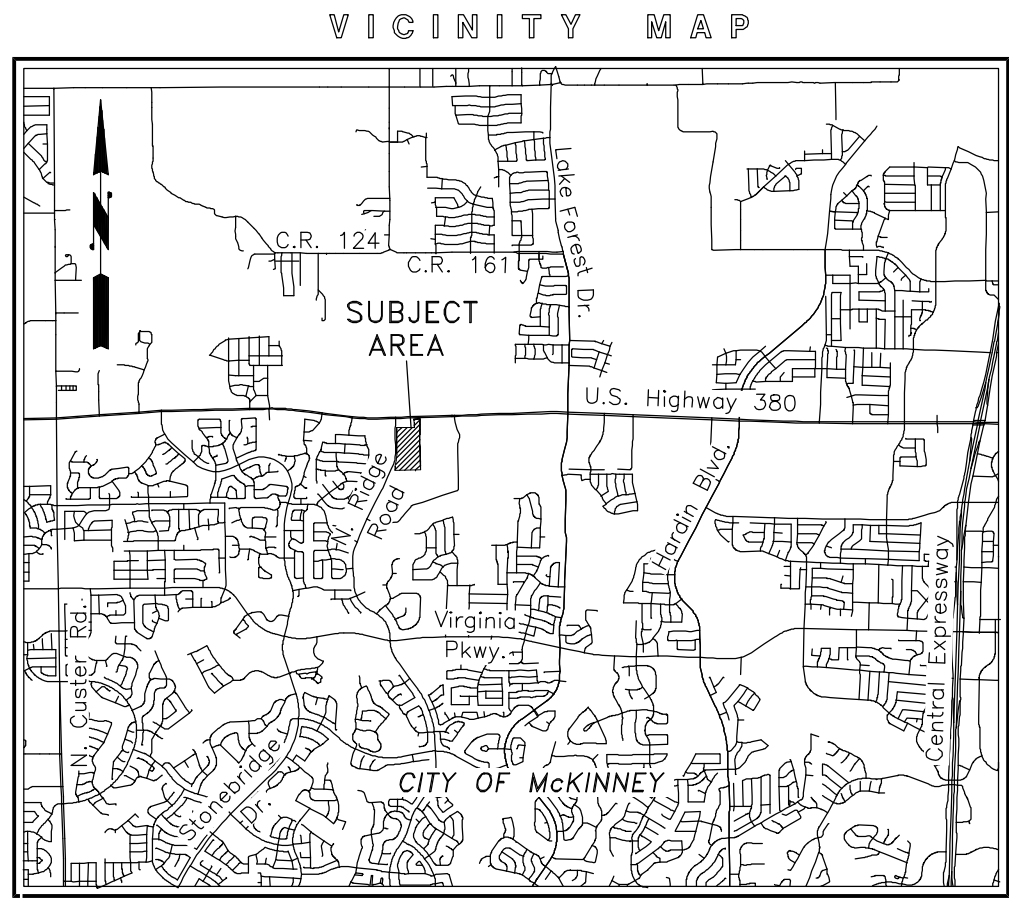
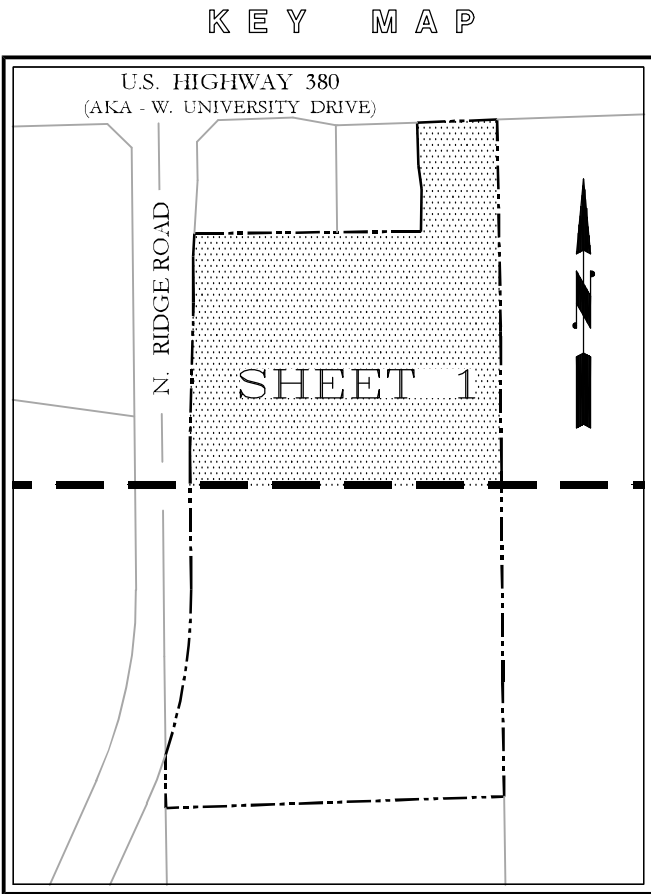
PLAT NOTES:

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance

DRAINAGE MAINTENANCE NOTE:

The proposed Concrete level Spreader will be maintained by the property owner.



EASEMENT CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	31°22'55"	30.00'	16.43'	S 65°58'16" E 16.23'
C2	84°32'28"	30.00'	44.27'	S 39°23'29" E 40.36'
C3	180°00'12"	30.00'	94.25'	S 87°22'09" E 60.00'
C4	88°00'15"	30.00'	46.08'	N 44°33'55" W 41.68'
C5	65°34'34"	30.00'	34.34'	S 58°38'40" W 32.49'
C6	30°33'32"	30.00'	16.00'	N 74°10'21" E 15.81'
C7	122°34'20"	8.00'	17.11'	S 60°26'37" E 14.03'
C8	58°04'11"	30.00'	30.41'	N 28°28'18" E 29.12'
C9	90°00'00"	56.00'	87.96'	N 44°26'12" E 79.20'
C10	90°00'00"	56.00'	87.96'	S 45°33'48" E 79.20'
C11	90°00'00"	30.00'	47.12'	S 45°33'48" E 42.43'
C12	90°00'00"	30.00'	47.12'	S 44°26'12" W 42.43'
C13	90°00'00"	30.00'	47.12'	S 45°33'48" E 42.43'
C14	90°00'00"	30.00'	47.12'	S 44°26'12" W 42.43'
C15	90°00'00"	30.00'	47.12'	S 45°33'48" E 42.43'
C16	90°00'00"	30.00'	47.12'	S 44°26'12" W 42.43'
C17	91°24'53"	30.00'	47.86'	S 46°18'14" E 42.95'
C18	50°36'58"	56.00'	49.47'	N 66°40'11" W 47.88'
C19	50°36'58"	30.00'	26.50'	N 66°40'11" W 25.65'
C20	86°35'20"	30.00'	45.34'	S 44°43'40" W 41.14'
C21	181°10'58"	56.00'	177.09'	N 87°50'59" W 111.99'
C22	85°34'06"	30.00'	44.80'	N 39°55'02" W 40.75'
C23	64°54'09"	30.00'	33.98'	S 66°55'34" W 32.20'
C24	91°24'53"	30.00'	47.86'	N 46°16'14" W 42.95'
C25	90°00'00"	30.00'	47.12'	S 44°26'12" E 42.43'
C26	90°00'00"	30.00'	47.12'	S 45°33'48" E 42.43'
C27	90°00'00"	30.00'	47.12'	S 44°26'12" W 42.43'
C28	90°00'00"	30.00'	47.12'	S 45°33'48" E 42.43'
C29	90°00'00"	30.00'	47.12'	S 44°26'12" W 42.43'
C30	90°00'00"	30.00'	47.12'	S 45°33'48" E 42.43'
C31	90°00'00"	30.00'	47.12'	S 44°26'12" W 42.43'
C32	90°00'00"	30.00'	47.12'	S 45°33'48" E 42.43'
C33	90°00'00"	30.00'	47.12'	S 44°26'12" W 42.43'
C34	90°00'00"	30.00'	47.12'	S 45°33'48" E 42.43'
C35	88°35'07"	30.00'	46.38'	S 44°43'46" W 41.90'
C36	28°56'47"	30.00'	15.16'	N 70°02'37" W 15.00'
C37	11°20'43"	19.00'	3.76'	S 04°18'16" E 3.76'
C38	17°50'17"	511.00'	156.12'	S 01°13'26" E 155.52'
C39	7°35'20"	1125.24'	149.04'	S 03°11'27" W 148.93'
C40	10°26'02"	1125.24'	204.91'	S 15°12'52" W 204.63'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 81°39'43" E	32.53'
E2	N 88°34'03" W	49.12'
E3	N 89°27'07" E	61.93'
E4	N 00°50'18" E	46.01'
E5	S 00°33'48" E	26.00'
E6	N 89°26'12" E	44.08'
E7	S 00°33'48" E	26.00'
E8	N 89°26'12" W	44.08'
E9	N 89°26'12" E	44.07'
E10	S 00°33'48" E	26.00'
E11	S 89°26'12" W	44.07'
E12	S 01°58'40" E	23.96'
E13	S 03°37'26" W	50.20'
E14	S 00°40'09" E	99.80'
E15	S 01°25'57" W	75.09'
E16	S 43°57'52" E	14.31'
E17	S 01°22'07" W	27.03'
E18	S 01°22'07" W	32.04'
E19	S 09°58'36" E	4.75'
E20	S 07°31'43" W	42.24'
E21	S 89°26'12" W	95.87'
E22	S 45°02'17" W	20.64'
E23	N 45°02'17" E	12.07'
E24	N 89°26'12" E	102.00'
E25	S 89°26'08" W	100.61'
E26	N 89°26'08" E	100.08'
E27	N 89°20'18" E	10.21'
E28	S 00°39'42" E	10.00'
E29	N 89°20'18" W	6.97'
E30	N 00°33'48" W	1.06'
E31	N 89°26'12" E	5.00'
E32	S 00°33'46" E	19.81'
E33	S 89°26'12" W	5.00'
E34	N 89°26'12" E	8.96'
E35	S 00°33'48" E	10.00'
E36	S 89°26'12" W	5.00'
E37	N 00°33'48" W	3.27'
E38	N 89°20'18" E	95.87'
E39	S 00°39'42" E	10.00'
E40	S 89°20'18" W	10.29'
E41	S 01°58'30" E	10.98'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
E42	N 01°58'30" W	25.98'
E43	N 89°16'55" E	17.75'
E44	N 89°26'12" E	10.76'
E45	S 00°33'48" E	10.00'
E46	S 89°26'12" W	6.04'
E47	N 01°58'40" W	28.41'
E48	N 89°01'20" E	10.00'
E49	S 01°58'40" E	28.41'
E50	S 89°20'18" W	5.51'
E51	N 00°39'42" W	10.00'
E52	N 89°20'18" E	10.95'
E53	S 89°26'12" W	30.57'
E54	N 00°33'48" W	10.00'
E55	N 89°26'12" E	30.57'
E56	S 89°20'18" W	9.07'
E57	N 00°39'42" W	10.00'
E58	N 89°20'18" E	9.99'
E59	S 89°26'12" W	30.57'
E60	N 00°33'48" W	10.00'
E61	N 89°26'12" E	30.57'
E62	S 89°20'18" W	8.83'
E63	N 00°39'42" W	10.00'
E64	N 89°20'18" E	6.40'
E65	S 89°26'12" W	12.12'
E66	N 00°33'48" W	10.50'
E67	S 89°20'18" W	9.90'
E68	N 00°39'42" W	10.00'
E69	N 89°20'18" E	7.17'
E70	S 00°33'48" E	10.13'
E71	S 89°26'12" W	10.00'
E72	N 00°33'48" W	6.83'
E73	S 45°33'27" E	7.85'
E74	S 44°26'33" W	10.00'
E75	N 45°33'27" E	6.22'
E76	N 89°26'12" E	8.96'
E77	S 00°33'48" E	10.00'
E78	S 89°26'12" W	8.96'
E79	N 89°26'12" E	8.96'
E80	S 00°33'48" E	10.00'
E81	S 89°26'12" W	8.96'

OWNER ~ LOT 2R1  
BOULEVARD AT RIDGE CREEK, LP  
Contact: Steve Rumsey  
4336 Marsh Ridge  
Carrollton, Texas 75010  
214-614-8252  
srumsey@crossdevelopment.net

SURVEYOR  
RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com

DRAWING INFORMATION					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Hask	02/02/18	1" = 60'	17082	17082-AP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS )

COUNTY OF COLLIN )

WHEREAS, BOULEVARD AT RIDGE CREEK, LP is the owner of that certain tract of land situated in the City of McKinney, in the Leonard Searcy Survey, Abstract No. 829 of Collin County, Texas and being all of Lot 2R, Block A of CVS RIDGE ADDITION, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2017, Page 624, Plat Records, Collin County, Texas (P.R.C.C.T.) and also as described in a deed to Boulevard At Ridge Creek, LP, recorded in Document No. 20170317000347840, D.R.C.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found on the southern right-of-way line of U.S. Highway 380 (a.k.a. W. University ~ variable width right-of-way) for the most northerly northwest corner of the above described Lot 2R, Block A and same being the northeast corner of Lot 3, Block A of the above described CVS Addition;

THENCE: North 88 deg. 00 min. 30 sec. East, along the common line of said Lot 2R and Highway 380, a distance of 173.83 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northeast corner of said Lot 2R and same being the northwest corner of that certain tract of land described in a deed to the City of McKinney, recorded in Document No. 2016082400118530, D.R.C.C.T.;

THENCE: South 00 deg. 58 min. 04 sec. East, along the common line of said Lot 2R and City of McKinney tract, a distance of 459.57 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an angle corner;

THENCE: South 00 deg. 19 min. 26 sec. East, continuing along the common line of said Lot 2R and City of McKinney tract, a distance of 457.04 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5686", found for an angle corner;

THENCE: South 00 deg. 43 min. 05 sec. East, continuing along the common line of said Lot 2R and City of McKinney tract, a distance of 248.29 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "GEER", found for the southeast corner of said Lot 2R, Block A and same being the northeast corner of that certain tract of land described in a deed to Bruce and Pamela Lane, recorded in Document No. 20101001001052580, D.R.C.C.T.;

THENCE: South 00 deg. 01 min. 30 sec. West, along the common line of said Lot 2R and Lane tract, a distance of 734.34 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southwest corner of said Lot 2R, Block A and the northwest corner of said Lane tract and same being on the east line of Lot 1, Block B of McClure Elementary School Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2010, Page 330, P.R.C.C.T. and said point bears North 00 deg. 29 min. 33 sec. West - 4.21 feet from a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 4613" found near a fence corner post;

THENCE: North 00 deg. 29 min. 33 sec. West, along the common line of said Lot 2R and Lot 1, a distance of 114.81 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for corner on the east right-of-way line of Ridge Road (variable width right-of-way at this point and said point being in a non-tangent curve to the left, having a radius of 1,110.00 feet, a central angle of 18 deg. 52 min. 13 sec. and a chord that bears North 08 deg. 49 min. 52 sec. East - 363.93 feet;

THENCE: Along the common line of said Lot 2R and Ridge Road and with said curve to the left, an arc distance of 365.58 feet to a 5/8 inch iron rod found for corner at the end of said curve;

THENCE: North 00 deg. 33 min. 48 sec. West, continuing along the common line of said Lot 2R and Ridge Road, a distance of 302.61 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 01 deg. 25 min. 57 sec. East, continuing along the common line of said Lot 2R and Ridge Road, a distance of 320.30 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an angle corner;

THENCE: North 00 deg. 40 min. 09 sec. West, continuing along the common line of said Lot 2R and Ridge Road a distance of 99.87 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 00 deg. 37 min. 26 sec. East, continuing along the common line of said Lot 2R and Ridge Road a distance of 50.13 feet to a Mag Nail with a steel washer, stamped "WAI", found in concrete for the most westerly northwest corner of said Lot 2R and same being the southwest corner of Lot 1R2, Block A of CVS Addition, an addition to the City of McKinney, according to the Amending Plat thereof, recorded in Volume 2016, Page 438, P.R.C.C.T.;

THENCE: North 89 deg. 27 min. 08 sec. East (Reference Bearing), along the common line of said Lots 2R, 1R2 and 3, a distance of 491.73 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an inside ell corner of said Lot 2R and the southeast corner of Lot 3, Block A;

THENCE: North 00 deg. 45 min. 06 sec. East, along the common line of said Lot 2r and Lot 3, a distance of 92.32 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an angle corner;

THENCE: North 07 deg. 36 min. 27 sec. West, continuing along said common line, a distance of 51.38 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "WAI", found for an angle corner;

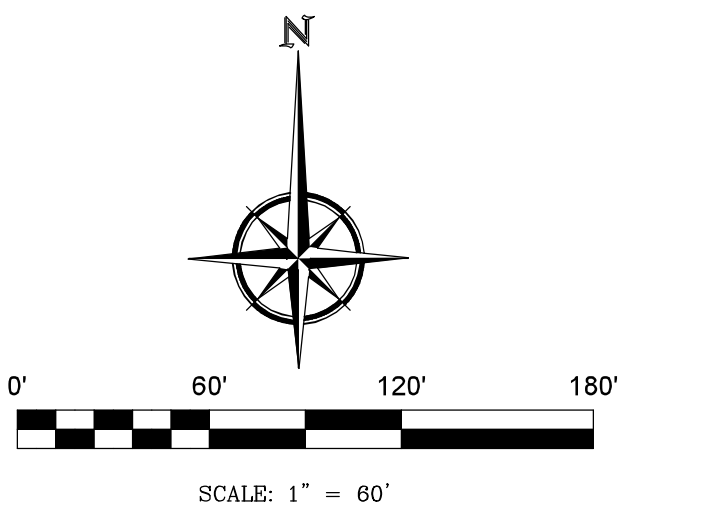
THENCE: North 01 deg. 42 min. 42 sec. West, continuing along said common line, a distance of 93.15 feet to the POINT OF BEGINNING and containing 886,190 square feet or 20.344 acres of land.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

PRELIMINARY FINAL PLAT

LOT 2R1, BLOCK A  
CVS RIDGE ADDITION  
20.344 Acres  
being a replat of Lot 2R, Block A, CVS Ridge Addition  
recorded in Volume 2017, Page 624  
Plat Records, Collin County, Texas  
and situated in the  
Leonard Searcy Survey, Abstract No. 829  
City of McKinney  
Collin County, Texas





**AREA NOTE:**

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

**REFERENCE BEARING NOTE:**

The bearings shown hereon are reference to North 89 deg. 27 min. 08 sec. East along the westerly north line of Lot 2R, Block A of CVS Ridge Addition, according to the plat recorded in Volume 2017, Page 624, Plat Records, Collin County, Texas

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0255J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that a portion of the subject parcel lies within the 100 Year Floodplain as per FEMA L.O.M.R. Case No. 16-06-0082P, as shown.

**MONUMENT NOTE:**

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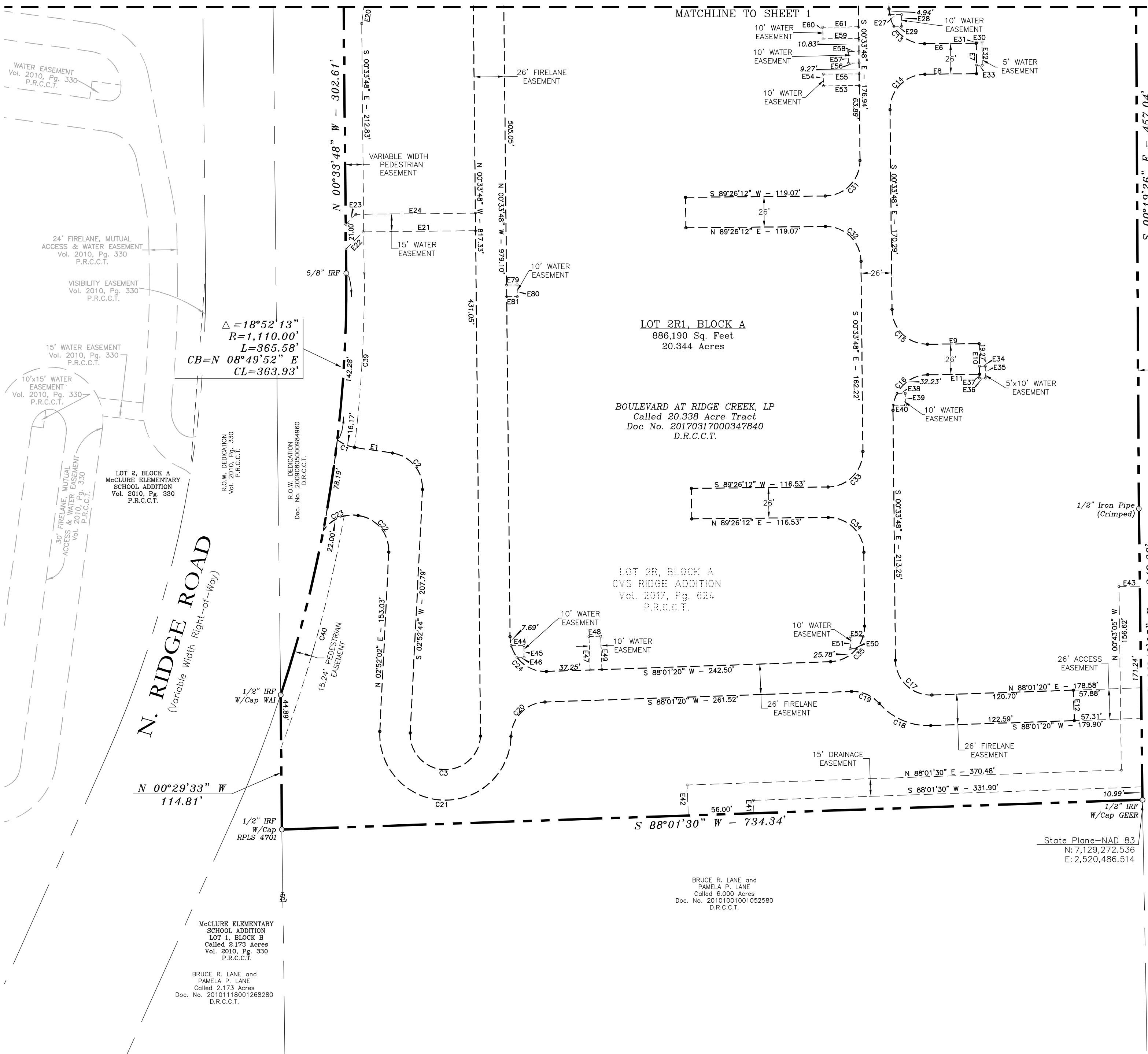
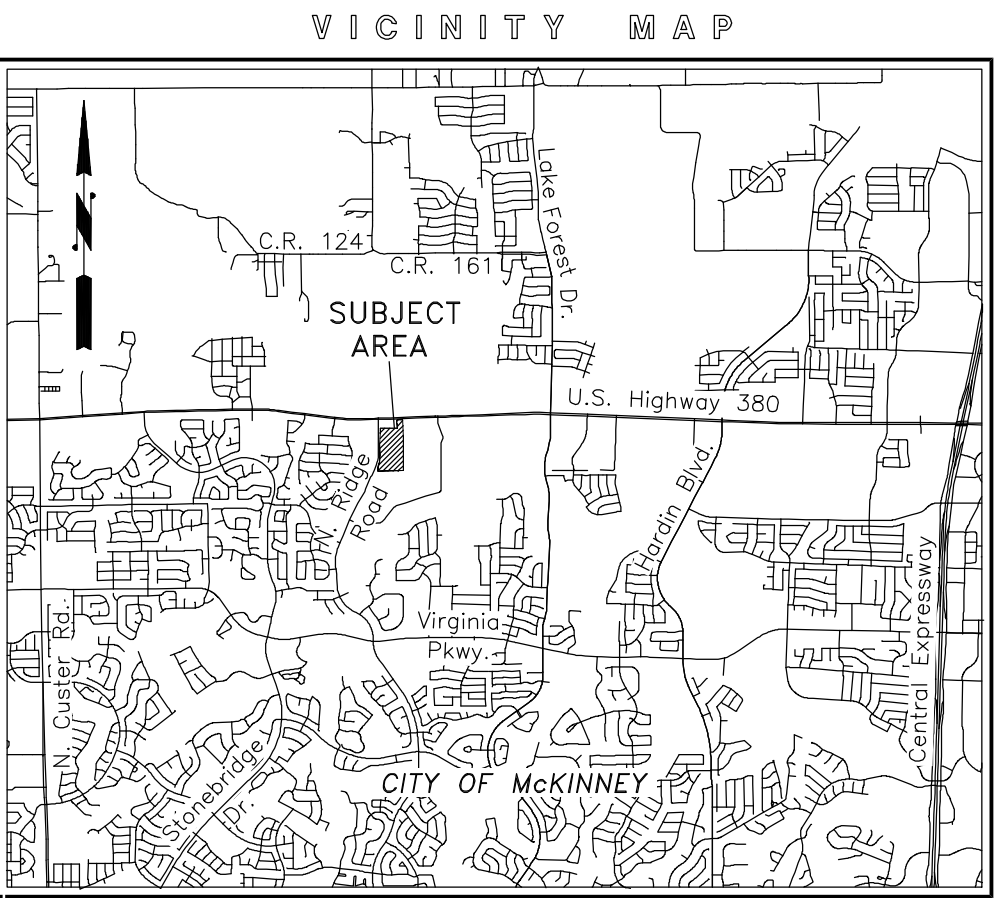
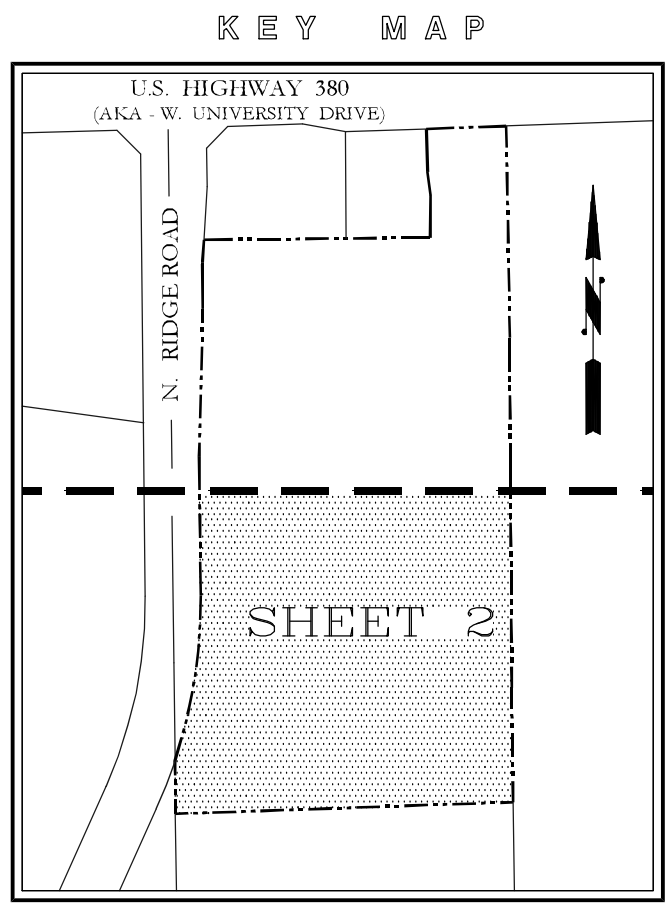
**PLAT NOTES:**

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C9	90°00'00"	56.00'	87.96'	N 44°26'12" E
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C12	90°00'00"	30.00'	47.12'	S 44°26'12" W
C13	90°00'00"	30.00'	47.12'	S 45°33'48" E
C14	90°00'00"	30.00'	47.12'	S 44°26'12" W
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C30	90°00'00"	30.00'	47.12'	S 45°33'48" E
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C34	90°00'00"	30.00'	47.12'	S 45°33'48" E
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E8	S 89°26'12" W	44.08'
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E26	N 89°26'08" E	100.08'
E27	N 89°20'18" E	10.21'
E28	S 00°39'42" E	10.00'
E29	N 89°20'18" W	6.67'
E30	N 00°33'48" W	1.06'
E31	N 89°26'12" E	5.00'
E32	S 00°33'46" E	19.81'
E33	S 89°26'12" W	5.00'
E34	N 89°26'12" E	9.00'
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E37	N 00°33'48" W	3.27'
E38	N 89°20'18" E	6.96'
E39	S 00°39'42" E	10.00'
E40	S 89°20'18" W	10.29'
E41	S 01°58'30" E	10.98'
E42	N 01°58'30" W	25.98'
E43	N 89°16'55" E	17.75'
E44	N 89°26'12" E	10.76'
E45	S 00°33'48" E	10.00'
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E47	N 01°58'40" W	28.41'
E48	N 88°01'20" E	10.00'
E49	S 01°58'40" E	28.41'
E50	S 89°20'18" W	5.51'
E51	N 00°39'42" W	10.00'
E52	N 89°20'18" E	10.95'
E53	S 89°26'12" W	30.57'
E54	N 00°33'48" W	10.00'
E55	N 89°26'12" E	30.57'
E56	S 89°20'18" W	9.07'
E57	N 00°39'42" W	10.00'
E58	N 89°20'18" E	9.99'
E59	S 89°26'12" W	30.57'
E60	N 00°33'48" W	10.00'
E61	N 89°26'12" E	30.57'
E62	S 89°20'18" W	8.83'
E63	N 00°39'42" W	10.00'
E64	N 89°20'18" E	6.40'
E65	S 89°26'12" W	12.12'
E66	N 00°33'48" W	10.50'
E67	S 89°20'18" W	9.90'
E68	N 00°39'42" W	10.00'
E69	N 89°20'18" E	7.17'
E70	S 00°33'48" E	10.13'
E71	S 89°26'12" W	10.00'
E72	N 00°33'48" W	6.83'
E73	S 45°33'27" E	7.85'
E74	S 44°26'33" W	10.00'
E75	N 45°33'27" E	5.22'
E76	N 89°26'12" E	8.96'
E77	S 00°33'48" E	10.00'
E78	S 89°26'12" W	8.96'
E79	N 89°26'12" E	8.96'
E80	S 00°33'48" E	10.00'
E81	S 89°26'12" W	8.96'

**DEDICATION**

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BOULEVARD AT RIDGE CREEK, does hereby adopt this Plat, designating the herein above described property as **CVS RIDGE ADDITION, LOT 2R1, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 2R, Block A of CVS Ridge Addition, an addition to the City of McKinney, according to the plat recorded in Volume 2017, Page 624, Plat Records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND in COLLIN COUNTY, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**STEVE RUMSEY, General Partner**  
**Boulevard At Ridge Creek, LP**  
**Owner of Lot 2R**

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **STEVE RUMSEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

**SURVEYOR'S CERTIFICATE**

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**Lawrence H. Ringley**  
State of Texas, No. 4701

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public for and in the State of Texas

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

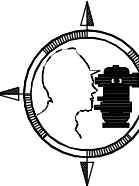
**PRELIMINARY FINAL PLAT**

**LOT 2R1, BLOCK A**  
**CVS RIDGE ADDITION**  
**20.344 Acres**

being a replat of Lot 2R, Block A, CVS Ridge Addition  
recorded in Volume 2017, Page 624  
Plat Records, Collin County, Texas  
and situated in the  
Leonard Searcy Survey, Abstract No. 829  
City of McKinney  
Collin County, Texas

**OWNER ~ LOT 2R1**  
BOULEVARD AT RIDGE CREEK, LP  
Contact: Steve Rumsey  
4336 Marsh Ridge  
Carrollton, Texas 75010  
214-614-8252  
srumsey@crossdevelopment.net

**SURVEYOR**  
RINGLEY & ASSOCIATES, INC.  
Contact: Lawrence H. Ringley  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266  
LHR@Ringley.com

 <b>RINGLEY &amp; ASSOCIATES, INC.</b> SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Stahl	02/02/18	1" = 60'	170B2	170B2-AP.DWG	2 of 2



**17-283SP2**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Auto Repair and Sales (Da Shang Auto Sales and Repair), Located at the Northeast Corner of State Highway 5 (McDonald Street) and McMakin Street

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** May 22, 2018

**DEPARTMENT:** Planning

**CONTACT:** Samantha Pickett, AICP, Planning Manager  
Brian Lockley, AICP, CPM, Director of Planning

**APPROVAL PROCESS:** The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant receive approval of a variance to reduce the required landscape along State Highway 5 (McDonald Street) from 20 feet to 10 feet.
2. The applicant receive approval of a variance to utilize a living screen to screen the heating and air conditioning (HVAC) unit.

**However the applicant is also requesting the following variances, of which Staff recommends denial:**

3. The applicant receive approval of a variance to orient the overhead doors towards public right-of-way.
4. The applicant receive approval of a variance to utilize a living screen to screen the overnight storage parking spaces.
5. The applicant receive approval of a variance to utilize a living screen to screen

the overhead doors from public right-of-way.

Prior to the issuance of a building permit:

1. The applicant revise the parking area to the north of the building to eliminate the partial space.
2. The applicant receive approval of the proposed spacing of the ornamental trees along State Highway 5 (McDonald Street), subject to review and approval by the Landscape Administrator.
3. The applicant revise the site plan to show all existing and proposed easements.
4. The applicant receive approval of the proposed sign locations, subject to review and approval of the Building Inspections Department.

**APPLICATION SUBMITTAL DATE:** October 13, 2017 (Original Application)  
January 29, 2018 (Revised Submittal)  
March 2, 2018 (Revised Submittal)  
March 13, 2018 (Revised Submittal)  
March 16, 2018 (Revised Submittal)  
April 12, 2018 (Revised Submittal)  
May 2, 2018 (Revised Submittal)  
May 7, 2018 (Revised Submittal)  
May 16, 2018 (Revised Submittal - *Not Fully Reviewed by Staff*)

**ITEM SUMMARY:** The applicant is proposing to construct a 2,150 square foot auto repair and sales facility (Da Shang Auto Sales and Repair) on approximately 0.45 acres at the northeast corner of State Highway 5 (McDonald Street) and McMakin Street.

On April 10, 2018, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and table the item to the April 24, 2018 Planning and Zoning Commission meeting to allow Staff and the applicant to continue working on the plan.

On April 24, 2018, the Planning and Zoning Commission voted 7-0-0 to close the public hearing and table the item indefinitely to allow Staff and the applicant to continue working on the plan.

**PLATTING STATUS:** The subject property is currently platted as Lot 1, Block A of the Carolyn's East Addition. An amending plat of the subject property must be approved prior to the commencement of any development activity on the subject property, and filed with the Collin County Clerk prior to the issuance of a Certificate of Occupancy.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"BG" - General Business District (Commercial Uses)	Undeveloped Land
North	"BG" - General Business District (Commercial Uses)	First Choice Auto and Tires and First Choice Muffler Shop
South	"BG" - General Business District (Commercial Uses) and "RS-60" - Single Family Residence District (Single Family Residential Uses)	Cottonwood Park
East	"PD" - Planned Development District Ordinance No. 2014-02-007 (Multi-Family Residential Uses)	Newsome Homes
West	"BG" - General Business District (Commercial Uses)	First Choice Auto and Tires and First Choice Muffler Shop

### **ACCESS/CIRCULATION:**

Adjacent Streets: State Highway 5 (McDonald Street), 100' Right-of-Way, Major Arterial McMakin Street, 50' Right-of-Way, Local

**PARKING:** The applicant has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

**LOADING SPACES:** The applicant has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

**SOLID WASTE CONTAINERS:** The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The applicant has provided the required notation on the proposed site plan.

**VARIANCE REQUESTS:** Per the Zoning Ordinance, a variance to the requirements of certain sections can be granted during site plan approval if the Planning and Zoning Commission finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and

general welfare.

The applicant is proposing five variances, detailed below:

- *Reduce the landscape buffer along State Highway 5 (McDonald Street) to 10 feet*
  - For non-residential parcels, a minimum 20-foot landscape buffer adjacent to a major thoroughfare is required. The applicant is requesting to reduce the landscape buffer along State Highway 5 (McDonald Street) due to the small size and unique shape of the lot. Staff understands the difficulty of developing the site for commercial uses with a 20' landscape buffer given the size and shape of the lot. As such, Staff recommends approval of the proposed variance request.
- *Utilize a living screen to screen the HVAC equipment*
  - Mechanical and heating and air conditioning (HVAC) equipment in non-residential districts shall be screened from view from the public right-of-way and adjacent residential property. The applicant is seeking approval of a living screen device, composed of Nellie R. Stevens Holly (3' tall, 3' on center), to screen the HVAC equipment in lieu of either a solid masonry wall or a wrought iron fence with masonry columns and shrubs. The applicant is proposing one heating and air conditioning unit to be located on the north side of the building. Given the single unit and location at the northeast of the building, it is Staff's professional opinion that the proposed living screen will serve as an adequate screening device. As such, Staff recommends approval proposed variance request.
- *Allow the overhead doors to be oriented towards public right-of-way (State Highway 5 (McDonald Street))*
  - The applicant has proposed three overhead doors to be oriented toward State Highway 5 (McDonald Street). In the letter of the intent, the applicant has indicated that there is no available space on the site to orient the overhead doors away from public right-of-way due to the size and shape of the property. Staff understands the constraints of the site; however, it is Staff's professional opinion that given the limited size and constraints of the property, the site is not conducive to a use of this scale and intensity with the bays being located approximately 70' and 20' from State Highway 5 and McMakin Street, respectively. A reduction in the number of proposed overhead doors may allow for additional site and building design options; however, as proposed, Staff has concerns with the request.

- Furthermore, TxDOT has approved plans to acquire a portion of the subject property to realign McMakin Street (see attached Realignment Exhibit). Although the City does not enforce future TxDOT requirements, Staff has concerns regarding the impending impacts to the proposed use, such as the loss of parking, landscaping, and proposed screening for the overhead doors and parking areas. Due to these factors, Staff recommends denial of the proposed variance request.
- *Utilize a living screen to screen the overhead doors from view of public right-of-way (State Highway 5 (McDonald Street) and McMakin Street)*
  - Loading docks, bays and bay doors are required to be screened from view of public right-of-way, and adjacent properties (other than industrial). The applicant is requesting to screen the overhead doors of the repair facility with a living screen composed of Wax Leaf Ligustrum (3' tall, 3' on center); however, the shrubs are proposed to occupy only the width of the overhead doors and be located in a manner to screen the overhead doors only where they are oriented towards State Highway 5. As the Ordinance requires screening the view from all public rights-of-way, any proposed screening device would need to extend in a manner that would obscure the view from multiple angles that might be seen while driving.
  - Although the required ornamental trees and low parking shrubs may provide some additional landscaping along the street, the view to the repair work in the bays will still be visible, and even more so during the winter when the trees are bare. Even with a reduced landscape buffer of 10', Staff is of the opinion that a wrought iron fence with masonry columns and shrubs would provide sufficient screening and complement the existing screening wall on the adjacent property (Newsome Homes); however, as currently proposed Staff recommends denial of the proposed variance request.
- *Utilize a living screen to screen the overnight storage parking spaces*
  - Vehicles awaiting repair for more than 24 hours or after the close of business shall be screened from view from public right-of-way and from adjacent residential property. The applicant is proposing a living screen composed of Wax Leaf Ligustrum (3' tall, 3' on center) on three sides of the overnight storage spaces with the north view from State Highway unscreened. As with the overhead doors, it is Staff's professional opinion that the shrubs alone will not provide adequate coverage, and that spaces could be screened with wrought iron fence with masonry columns and shrubs on three sides. If the overhead door screening was provided along State Highway 5, this could also adequately screen the remaining side of the parking spaces. As currently proposed, however, there is a direct view corridor of the overnight spaces from State Highway 5 and limited

coverage. As such, Staff recommends denial of the proposed variance request.

**LANDSCAPE REQUIREMENTS:** The applicant has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

**SCREENING REQUIREMENTS:** The applicant has provided the required notation stating that all mechanical, heating, and air conditioning equipment shall be screened from the public right-of-way and from adjacent residential properties. The applicant has properly screened the sanitation container as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

**LIGHTING AND GLARE REGULATIONS:** The applicant will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The applicant has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

**ARCHITECTURAL STANDARDS:** The applicant will be responsible for meeting the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance. The applicant is required to submit a signed affidavit that there are no protected trees on the subject property or a tree survey, subject to review and approval of the City's Landscape Architect during the Civil review process.

**PUBLIC IMPROVEMENTS:**

Sidewalks:	Required along State Highway 5 (McDonald Street) and McMakin Street
Hike and Bike Trails:	Not Required
Road Improvements:	All road improvements necessary for this development, and as determined by the City Engineer
Utilities:	All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

**DRAINAGE:** 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 building permit.

**FEES:**

Roadway Impact Fees:	Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees:	Applicable (Ordinance No. 2017-02-021)
Median Landscape Fees:	Not Applicable
Park Land Dedication Fees:	Not Applicable
Pro-Rata:	As determined by the City Engineer

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or in opposition to this request.

**SUPPORTING MATERIALS:**

[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[TXDOT Acquisition Exhibit](#)  
[Presentation](#)

<b>Standard Conditions for Site Plan Approval Checklist</b>
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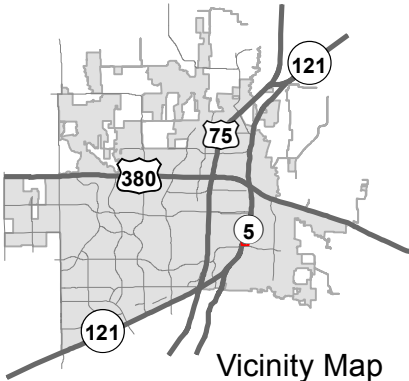
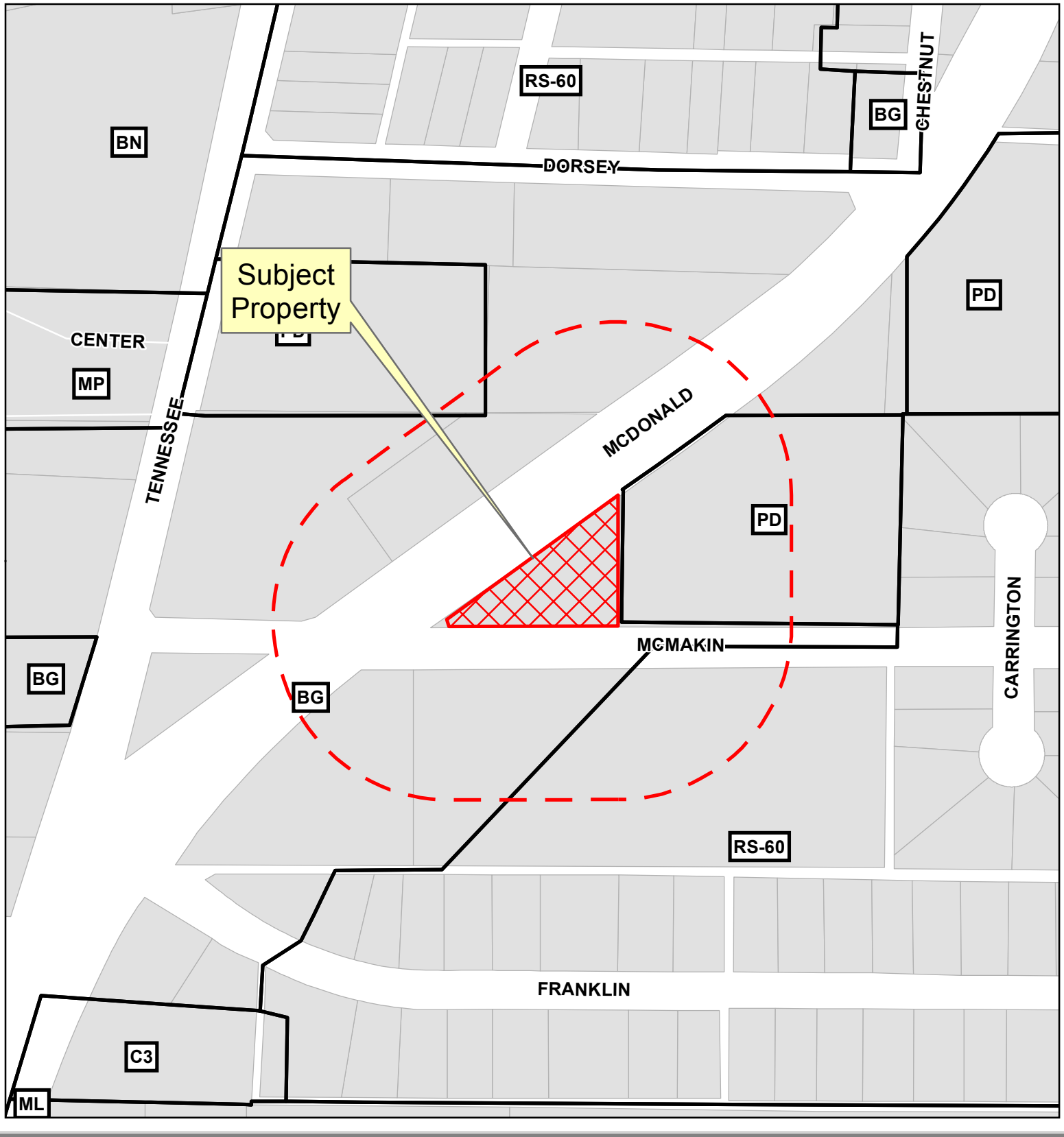
***The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to issuance of a building permit.***

- ☒ Approval of building permit plans by the Chief Building Official.
- ☒ Approval of architectural building elevations, in accordance with Section 146-139 of the Zoning Ordinance.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of public improvement construction plans by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☐ Approval of an associated record plat or minor plat if the property is currently unplatted.
- ☒ Final location of fire hydrants be subject to review and approval by the Fire Marshal.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.
- ☒ Payment of impact fees in accordance with Ordinances 2017-02-021 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.
- ☐ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☒ All signage is to comply with the current Sign Ordinance of the City of McKinney, and as amended. Final location of all signage, as well as the dimension and construction specifications, be subject to review and approval by the Chief Building Official, under separate permit.

***Prior to the issuance of a Certificate of Occupancy (C.O.):***

- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ The associated plat for the subject property be filed for record with the County Clerk.

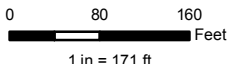
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# Notification Map

17-0283SP

--- 200' Buffer



1 in = 171 ft

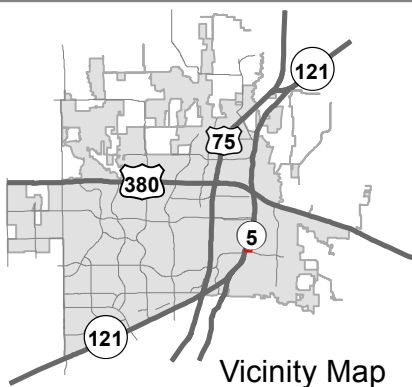
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances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



Source: City of McKinney GIS  
Date: 3/13/2018



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## Notification Map

17-0283SP

--- 200' Buffer



0 80 160  
Feet  
1 in = 171 ft

Source: City of McKinney GIS  
Date: 3/13/2018

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## LETTER OF INTENT

City of McKinney Planning Department  
221 N. Tennessee St.  
McKinney, Texas 75069

**RE:**

Site Plan for Da Shang Motors, LLC  
Car Sales and Repair lot to be located at:  
1513 South McDonald Street  
McKinney, Texas 75069

**To Whom It May Concern:**

The property is located at the northeast corner of South McDonald Street and McMakin Street. The property is described as Lot 1, Block 1 of Carolyn's East Addition with a total area of 0.4552 acre. The Zoning is Existing BG. The proposed site use is Automobile Sales and Repair. Includes a 400 s.f. office area and 400 s.f. of 2nd floor un-air conditioned storage with 3 bays for a total area of 2,150 s.f. Construction will be completed in one phase.

**Special considerations:**

Due to the small, triangular shape of the property, the location of the lot at the corner of McDonald and McMakin Streets requested considerations include:

1. Request that the bay doors be allowed to face the right of way of McDonald Street since no space is available to orient the bay doors away from the right of way of either street.
2. Request that the landscape buffer be reduced to 10' all around due to size and shape of lot.
3. Request living screen for bay door screening to be planted in the landscape buffer of McDonald Street.
4. Request living screen of one small HVAC equipment unit.
5. Request living screen for overnight storage parking spaces.

**JUSTIFICATION NOTES:** DUE TO THE LOCATION AND SIZE OF THE SITE AT THE CORNER OF MCDONALD STREET AND MCMAKIN STREET AND THE SHAPE OF THE SITE, BAY DOORS ARE NOT ABLE TO BE ORIENTED AWAY FROM THE RIGHT OF WAY OF EITHER MCDONALD STREET OR MCMAKIN STREET.

BAY DOOR SCREENING TO BE LIVING SCREEN AS A SOLID MASONRY WALL WOULD NOT BE IN A GOOD PLACE NEXT TO THE RIGHT OF WAY OF MCDONALD STREET AND WOULD NOT MATCH THE AESTHETICS OF THE AREA.

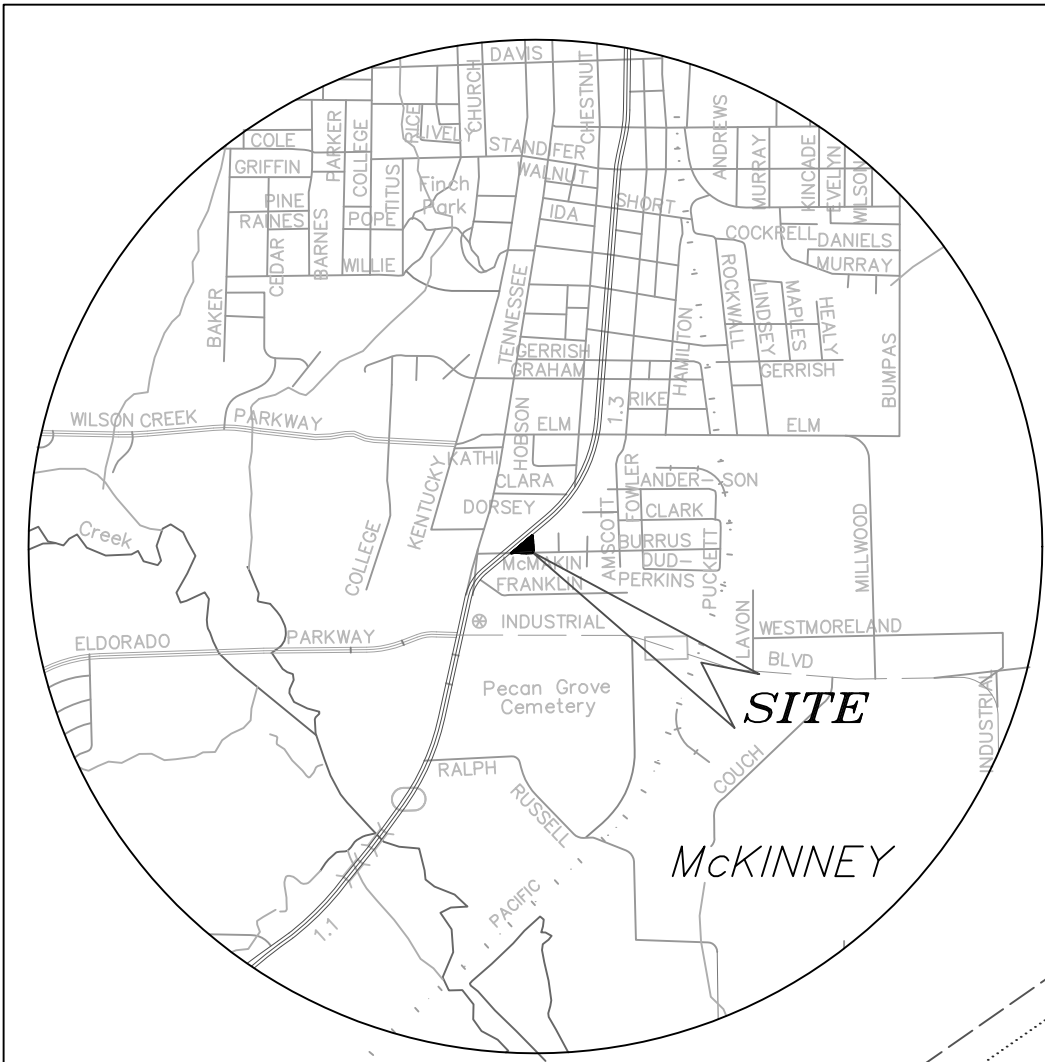
THE LANDSCAPE BUFFER AT 20 FEET WOULD MAKE THE SITE UNUSABLE DUE TO THE SIZE AND SHAPE OF THE LOT. SO REQUESTING 10 LANDSCAPE BUFFER.

Requesting to have this site plan item be placed on the agenda soonest available date.

Sincerely,



Sherry Geer Williams, representing Da Shang Motors LLC, Dian Xiang Zhang, Owner.  
Geer Surveying & Engineering, 1101 West University Drive, McKinney, Texas 75069, 972-562-3959,  
sherrykw@sbcglobal.net



LOCATION MAP

LOT 1R, BLOCK A  
MCFARLAND ADDITION  
VOLUME R, PAGE 160 CCPR

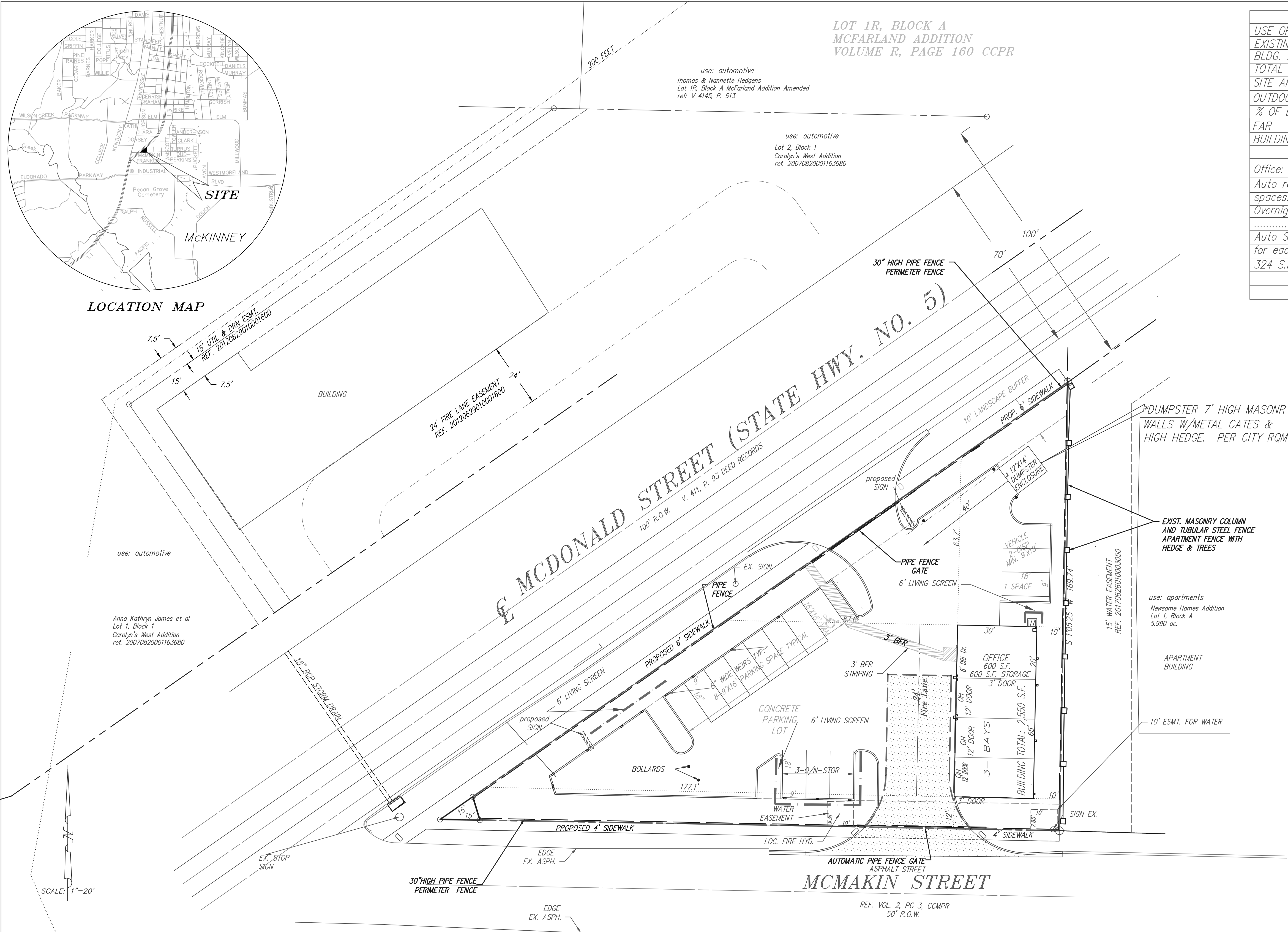
use: automotive  
Thomas & Nannette Hedgens  
Lot 1R, Block A McFarland Addition Amended  
ref: V 4145, P. 613

use: automotive  
Lot 2, Block 1  
Carolyn's West Addition  
ref: 20070820001163680

DA SHANG MOTORS LLC AUTO SALES AND REPAIR SERVICES				
USE OF SITE:	AUTO SALES & REPAIR	3 BAYS	1,350 S.F.	
EXISTING ZONING	BG General Business District	OFFICE AREA	600 S.F.	
BLDG. AREA FOOTPRINT	1950 SQ. FT.	STORAGE AREA (second flr.)	600 S.F.	UNFINISHED
TOTAL BLDG. AREA	2550 SQ. FT.	IMPERVIOUS		13,651 S.F.
SITE AREA	0.4545 AC. (19,798 SQ. FT.)	IMPERVIOUS % SITE		65%
OUTDOOR DISPLAY AREA	324 S.F. - 2-9'x18' spaces			
% OF LOT COVERED BY BLDG.	10% (1950/19798=0.098)			
FAR	0.088%			
BUILDING HEIGHT	2-STORY - 28'-6"			
				SPACES
Office: 1 space for every 400 square feet of floor area:				600 = 2
Auto repair/service: 2 parking spaces for each service bay with a minimum of 5 spaces:				3 Bays = 6
Overnight storage: 1 overnight storage parking space must be provided for each proposed service bay:				3 Bays = 3
Auto Sales: 1 parking space for each 500 square feet of sales floor for indoor uses plus 1 parking space for each 1,000 square feet of outdoor display area:				Area/1000 = 1
324 S.F. OUTDOOR DISPLAY ONLY, NO INDOOR DISPLAY.				REQUIRED PARKING 9 spaces + 3 overnight storage + 2 display SPACES
				PROVIDED PARKING 9 spaces + 3 overnight storage + 2 display SPACES

SITE PLAN NOTES:  
Office section of building is 2-story with upper floor for storage only, NOT FINISHED NO AIR CONDITIONING.

SITE PLAN NOTES:  
Sanitation container screening walls will be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.  
Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.  
Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

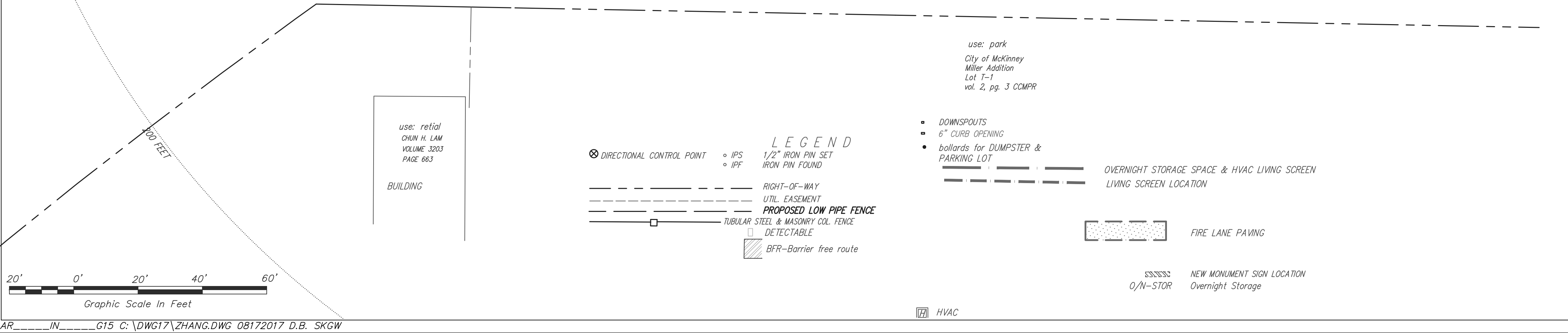




1-31-18  
G.M. GEER, REGISTERED PROFESSIONAL ENGINEER  
TEX. REG. NO. 6853  
1101 WEST UNIVERSITY DRIVE  
MCKINNEY, TEXAS 75069  
Phone: 972-562-3959  
TEX. ENGR. FIRM REG. NO. F-12913  
Website: www.geersurveyingandengineering.com



The Contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydro-mulch, hydro-seeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grassing shall be installed.  
All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

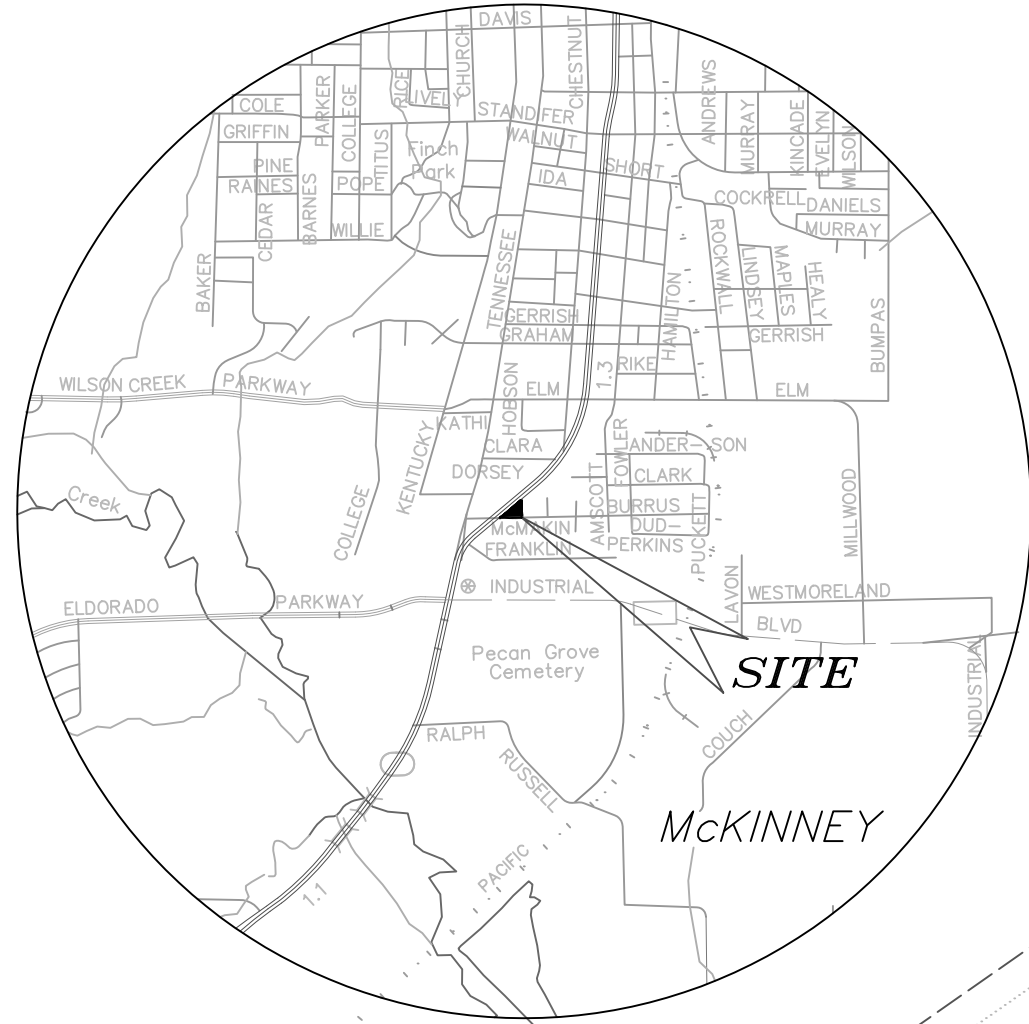


SITE PLAN  
DA SHANG MOTORS LLC  
AUTO SALES & SERVICE  
0.4545 ACRE IN THE CITY OF MCKINNEY, IN CAROLYN'S EAST ADDITION, LOT 1, BLOCK A, COLLIN COUNTY, TEXAS. REF. 20071206010004290 OPRCCT.

OWNER:  
Da Shang Motors LLC  
1513 SOUTH MCDONALD STREET  
MCKINNEY, TEXAS 75069  
972-214-336-8887

ENGINEER:  
G. M. GEER  
1101 WEST UNIVERSITY DRIVE  
MCKINNEY, TEXAS 75069  
972-562-3959





LOCATION MAP

**BENCHMARK CONTROL POINT**  
CITY OF MCKINNEY  
MONUMENT NO. 18.  
N 7.134.357.243  
E 2.545.588.685  
EL. 592.415  
At Hwy. 5 & CR 274  
cap on concrete near  
Oak Hollow Golf Course

LOT 1R, BLOCK A  
MCFARLAND ADDITION  
VOLUME R, PAGE 160 CCPR

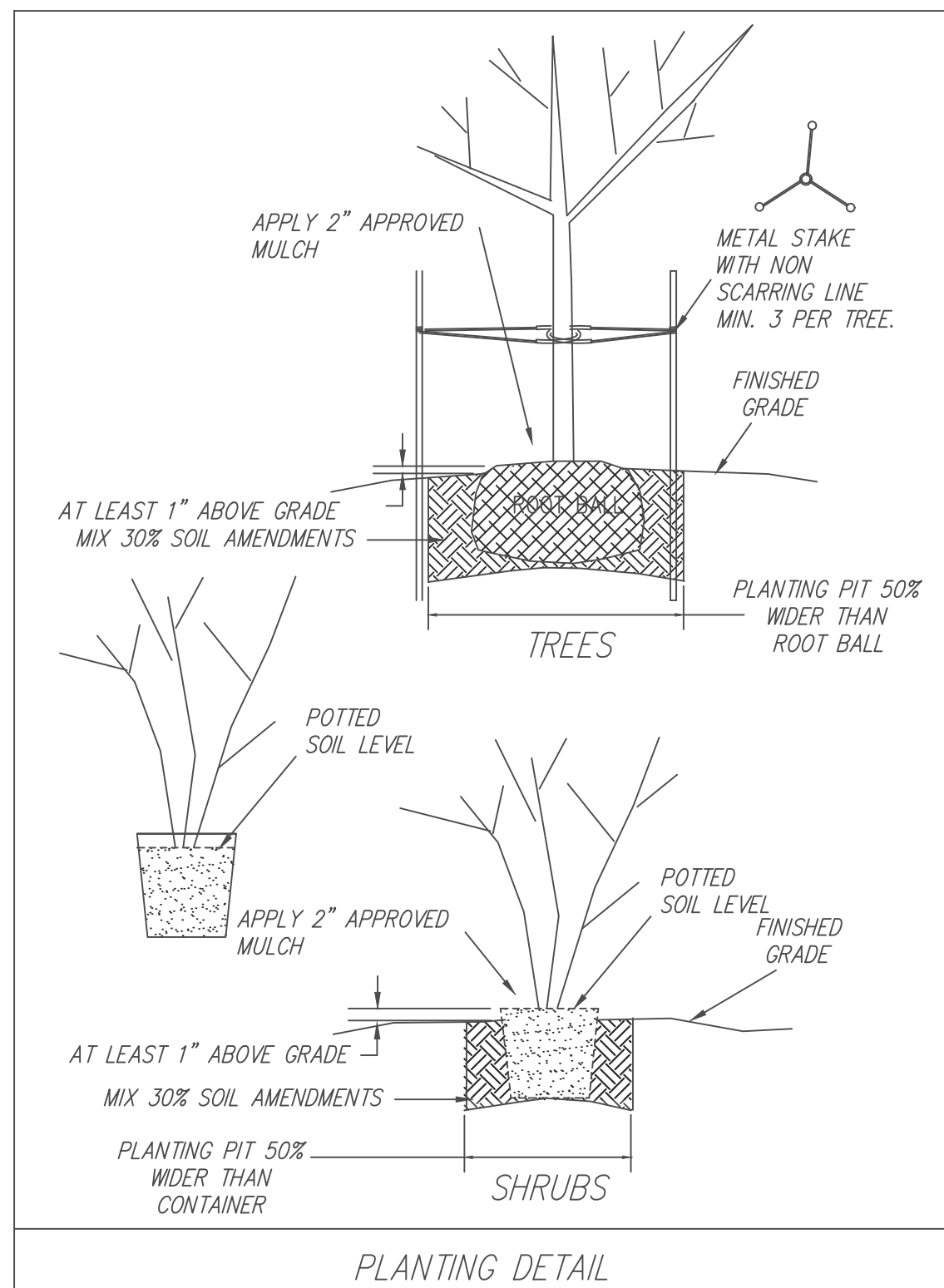
AREA OF SITE:  
GROSS 0.4552 AC. 19,828 S.F.  
PERCENT OF STREET YARD IN PERMANENT  
LANDSCAPING= 90% MCMAKIN, 90% MCDONALD  
PERCENT OF LOT IN PERM. LANDSCAPING=38%

**TREE PRESERVATION:**  
Posting tree protection sign. After the tree permit is issued, the permit holder shall post a tree protection sign at each entrance to the property upon which one or more trees is situated, and at any other location designated by the landscape administrator.

**TREE PROTECTION PROCEDURES**  
INSTALL PROTECTIVE FENCE TO DRIP LINE OF TREE. HEAVY EQUIP. NOT TO DISTURB GROUND ABOVE ROOT SYSTEM. PLACE TREE PROTECTION SIGN AS REQUIRED.

FYI: Irrigation Plans must be submitted and permitted through Public Works - Water/Wastewater - 972.547.7360

PROPOSED PLANTS & TREES	REQUIRED	PROVIDED	
2-EXISTING TREES SHOWING existing CROWN SPREAD: 1-7" HB HACKBERRY = 2-LG. CANOPY TREES 1-16" BE ELDER = 6-LG. CANOPY TREES	2	2	
location of PARKING LOT ISLAND TREES LARGE CANOPY TREE - NEW TREES - QUERCUS TEXANA TEXAS RED OAKS 4" caliper, 12' high at time of planting.	6	6	
R.O.W ORNAMENTAL TREES: 3-2" caliper, 8' high at time of planting mix of REDBUDS (ceris spp.) & TEXAS MOUNTAIN LAUREL (sophora secundiflora)/40' UNDER POWER LINES MCDONALD & MCMAKIN	39	39	
R.O.W. LARGE CANOPY TREES - EXISTING	2	2 EXIST	
TOTAL LARGE CANOPY TREES, INCLUDING EXISTING:		8	
TALL (6') HEDGE - ILEX NELLIE R. STEVENS HOLLY at 3' O.C. 3' high time of planting. DUMPSTER & HVAC	20	20	
TALL (6') HEDGE - Ligustrum japonicum (WAXLEAF LIGUSTRUM) at 3' O.C. 3' high time of planting. LIVING SCREEN FOR o/n storage screening/bay door scrn.	13+22	35	
buchloe dactyloides (Nutt.) BUFFALO GRASS UNDER TREES OR SHRUBS. APPROVED MULCH TO BE USED.	AS REQUIRED	AS REQUIRED	
3' HIGH PARKING LOT SCREENING-2' HIGH AT TIME OF PLANTING - Ilex burfordii (DWARF BURFORD HOLLY)	23	23	



LANDSCAPE IRRIGATION TO BE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WITH MOISTURE SENSORS AND FREEZE PROTECTION ALONG WITH PLACEMENT OF WATER SOURCES TO CITY OF MCKINNEY STANDARDS.

PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY.

AT LEAST 50% OF THE TOTAL TREES REQUIRED FOR THE SITE SHALL BE LARGE (MINIMUM 4" CALIPER, 7' IN HEIGHT AT THE TIME OF PLANTING) CANOPY TREES AS SPECIFIED ON THE CITY'S APPROVED PLANT LIST.

TOTAL IMPERVIOUS: 0.3134 AC.

The Contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydro-mulch, hydro-seeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grassing shall be installed.  
All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

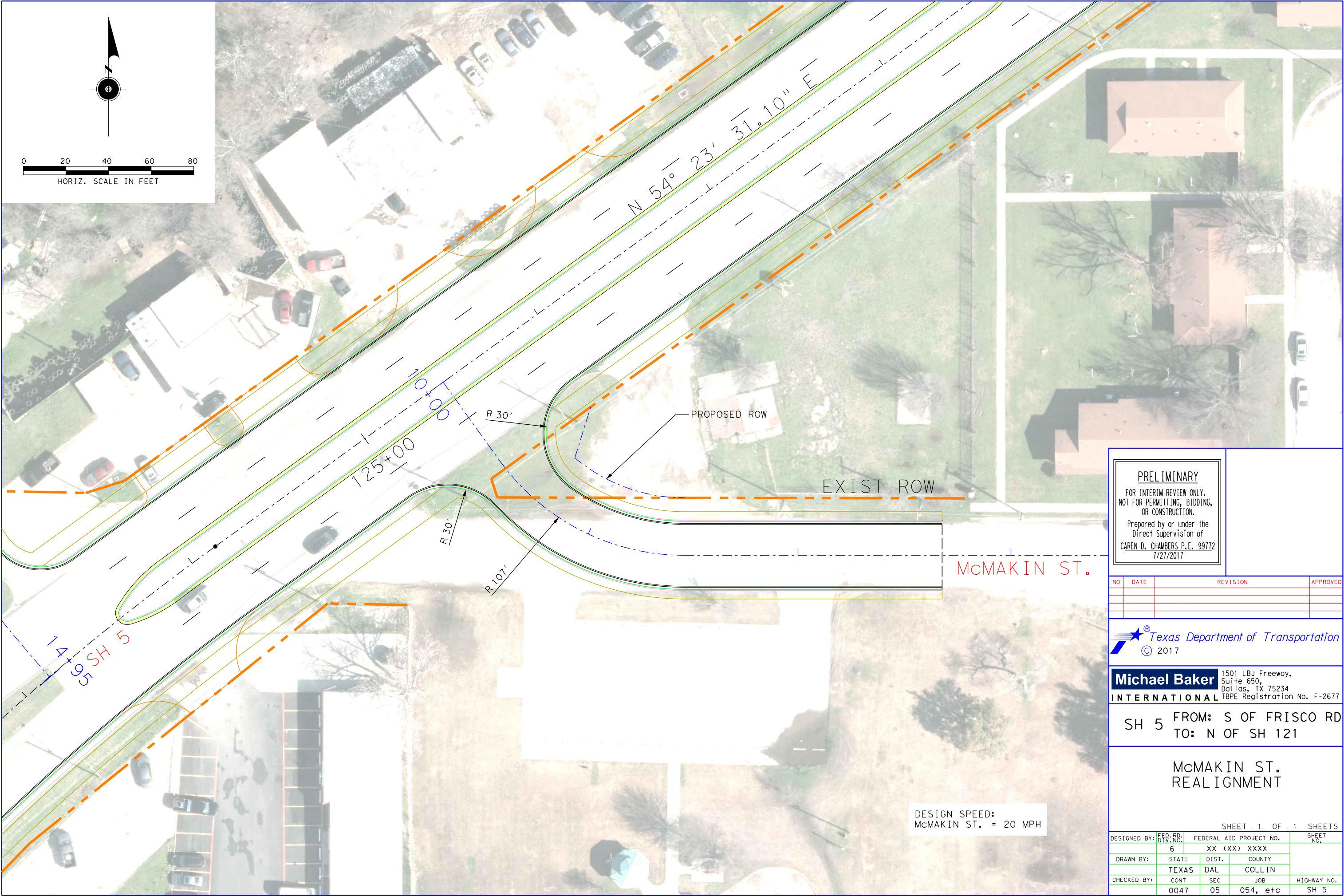
**LANDSCAPE PLAN**  
**DA SHANG MOTORS LLC**  
**AUTO SALES & SERVICE**  
0.4545 ACRE IN THE CITY OF MCKINNEY, IN CAROLYN'S EAST ADDITION, LOT 1, BLOCK A, COLLIN COUNTY, TEXAS REF. 20071206010004290 OPRCT.  
OWNER: Da Shang Motors LLC  
1513 SOUTH MCDONALD STREET  
MCKINNEY, TEXAS 75069  
972-214-336-8887  
SURVEYOR: G. M. GEER  
1101 WEST UNIVERSITY DRIVE  
MCKINNEY, TEXAS 75069  
972-562-3959



PLOT DRIVER:v8i\*BAKER\*WIN\*CO\*PDF\*HALF.pltcfgr  
PENTABLE: SH5\*TXDOT\*McKinney\*Schematic.tb1

SCALE: 1:40  
USER: Moysam. al i

FILE:...\Maki\McMakin St. Exhibit  
DATE: 7/27/2017 TIME: 3:44:21 PM



**PRELIMINARY**  
FOR INTERIM REVIEW ONLY.  
NOT FOR PERMITTING, BIDDING,  
OR CONSTRUCTION.  
Prepared by or under the  
Direct Supervision of  
CAREN D. CHAMBERS P.E. 99772  
7/27/2017

NO	DATE	REVISION	APPROVED



**Michael Baker** 1501 LBJ Freeway,  
Suite 650,  
Dallas, TX 75234  
INTERNATIONAL TBPE Registration No. F-2677

SH 5 FROM: S OF FRISCO RD  
TO: N OF SH 121

McMAKIN ST.  
REALIGNMENT

DESIGN SPEED:  
McMAKIN ST. = 20 MPH

SHEET 1 OF 1 SHEETS				
DESIGNED BY:	FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO. XX (XX) XXXX		SHEET NO.
DRAWN BY:	STATE TEXAS	DIST. DAL	COUNTY COLLIN	
CHECKED BY:	CONT 0047	SEC 05	JOB 054, etc	HIGHWAY NO. SH 5

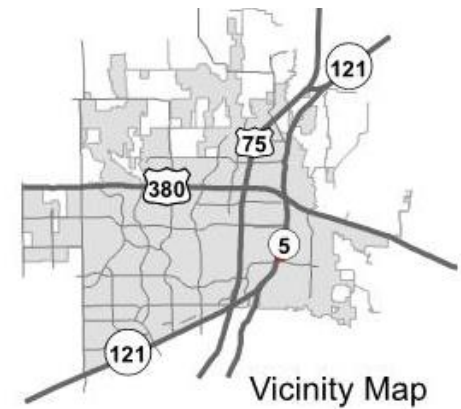
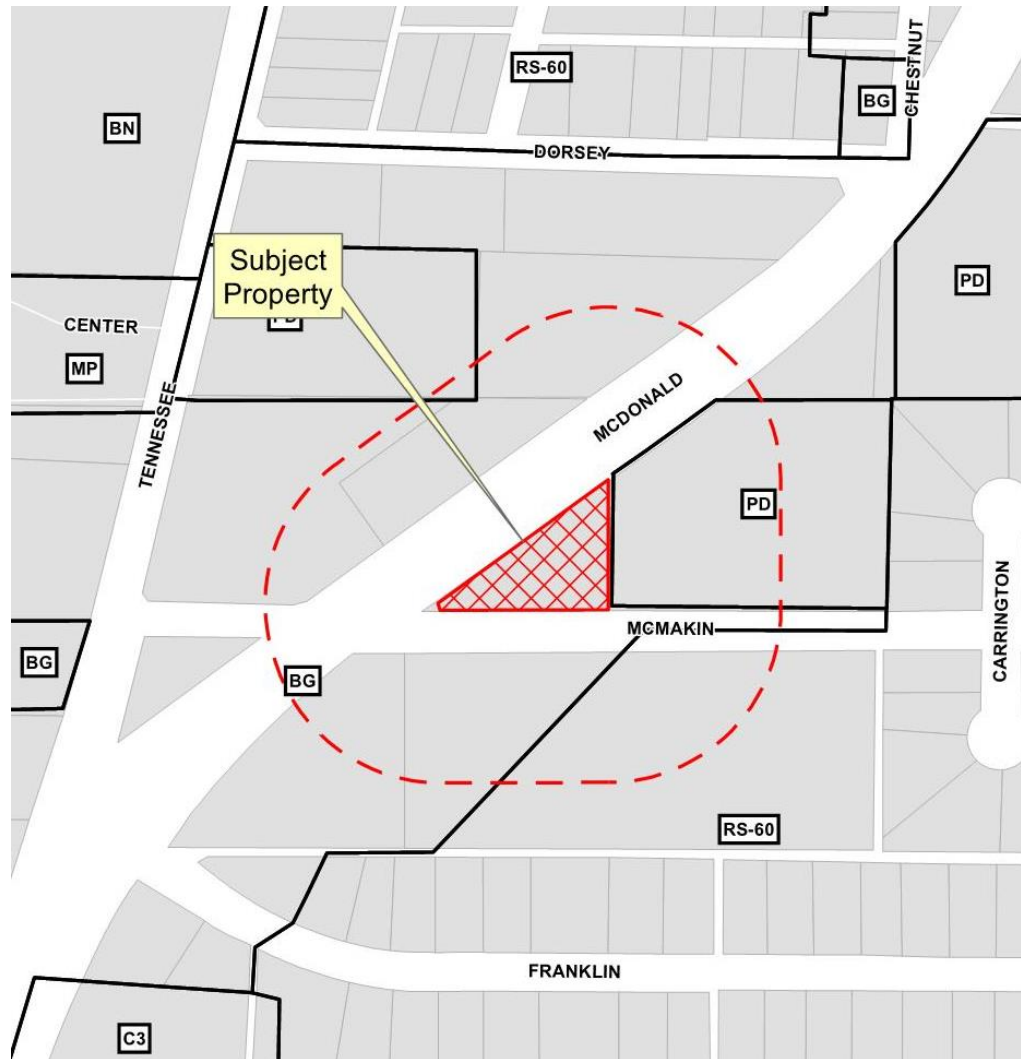
# Da Shang Auto Sales and Service Site Plan

17-283SP

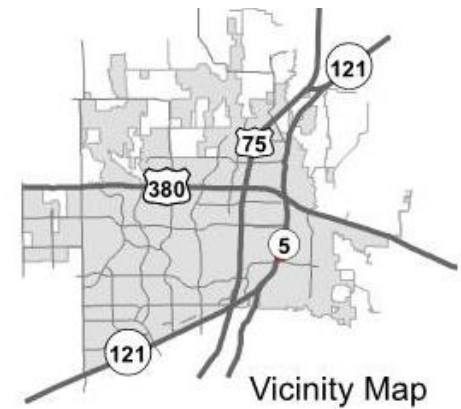




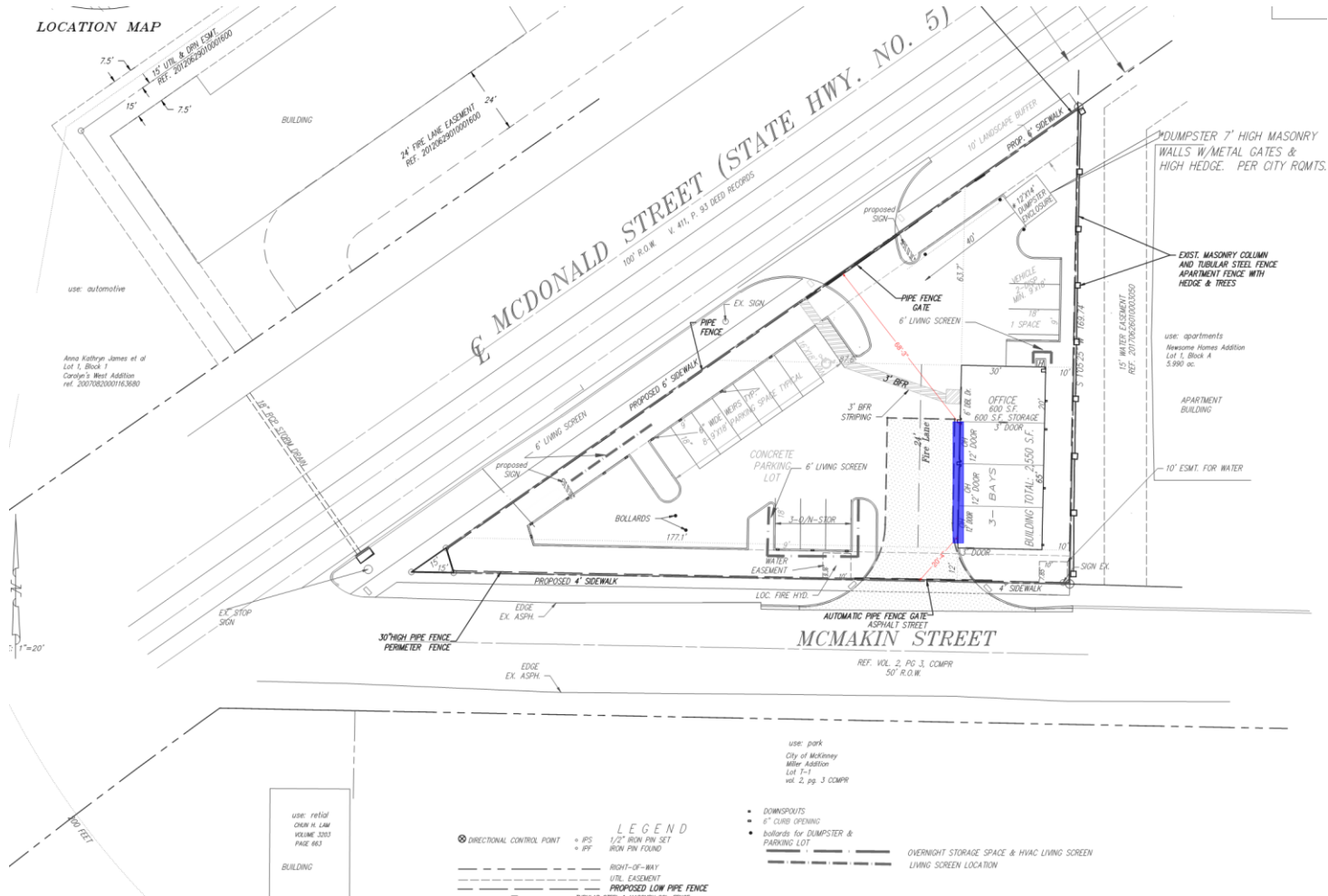
## Location Map



## Aerial Exhibit

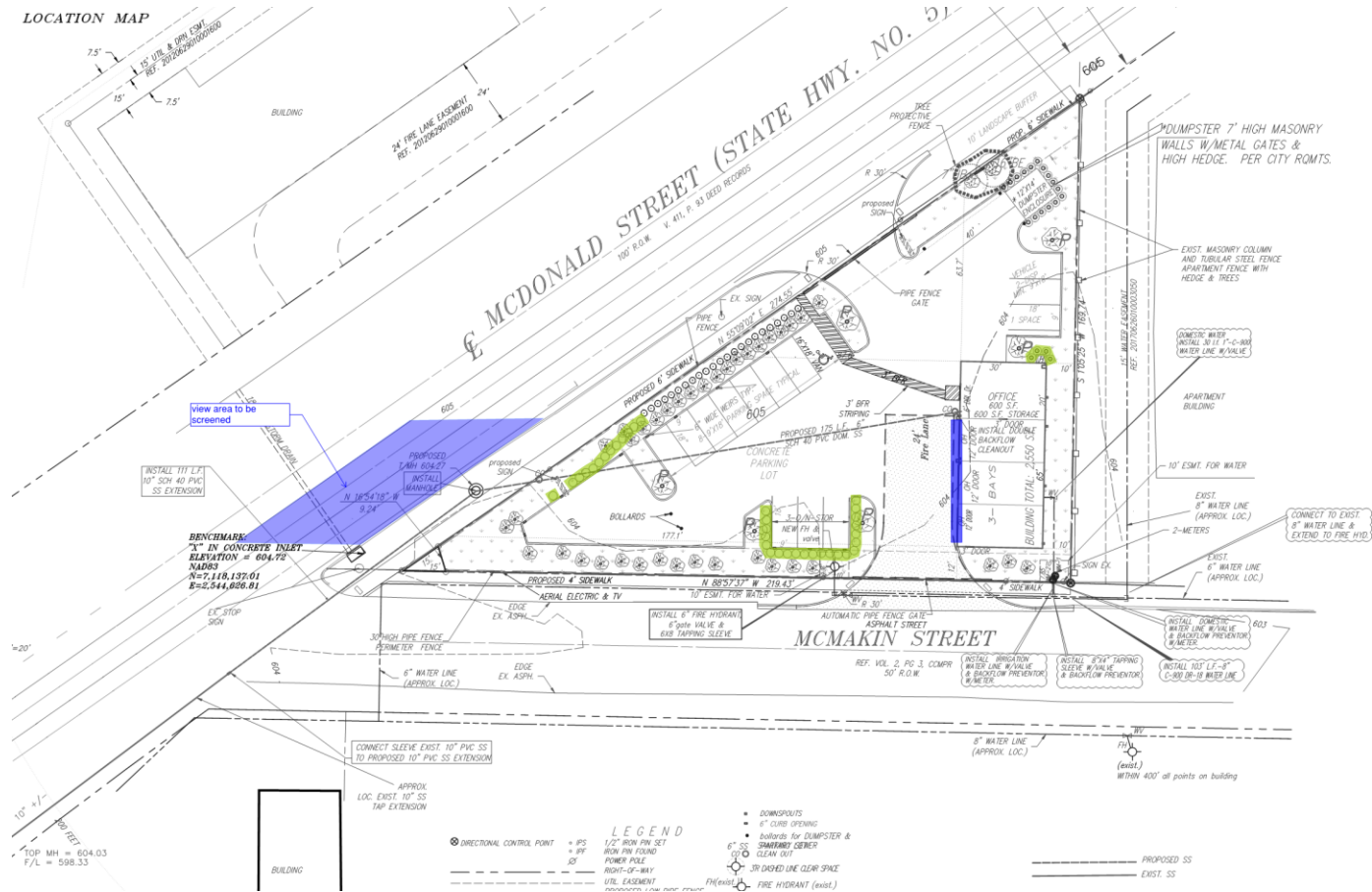


# Proposed Site Plan





# Proposed Landscape Plan



[illegible]



18-0040Z

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District, "RG-18" - General Residence District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow Commercial and Multi-Family Residential Uses (Millennium Place), Located Approximately 830 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 (University Drive) (REQUEST TO BE TABLED)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** May 22, 2018

**DEPARTMENT:** Planning

**CONTACT:** Melissa Spriegel, Planner I  
Samantha Pickett, Planning Manager, AICP  
Brian Lockley, Director of Planning, AICP, CPM

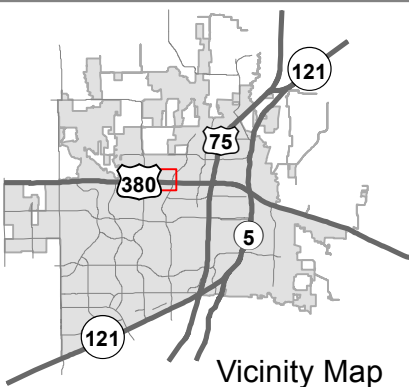
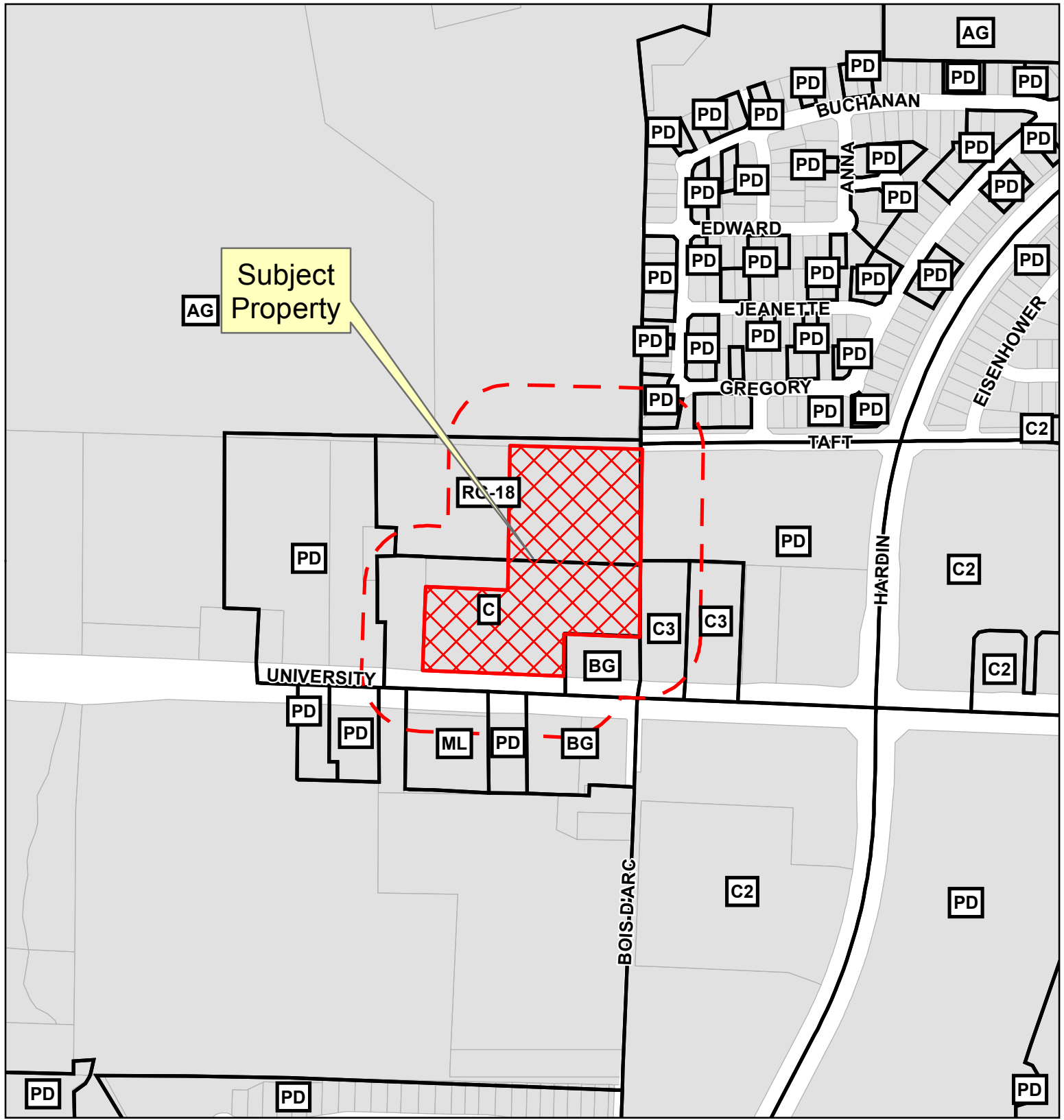
**STAFF RECOMMENDATION:** Staff recommends that the public hearing be continued and the item tabled to the June 12, 2018 Planning and Zoning Commission meeting to allow the applicant to modify the request.

**APPLICATION SUBMITTAL DATE:** February 13, 2018 (Original Application)  
April 3, 2018 (Revised Submittal)  
April 16, 2018 (Revised Submittal)  
April 24, 2018 (Revised Submittal)  
May 2, 2018 (Revised Submittal)  
May 7, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 10.62 acres of land, from "C" - Planned Center District, "RG-18" - General Residence District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, generally to allow for commercial and multi-family residential uses.

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)



# Notification Map

18-0040Z

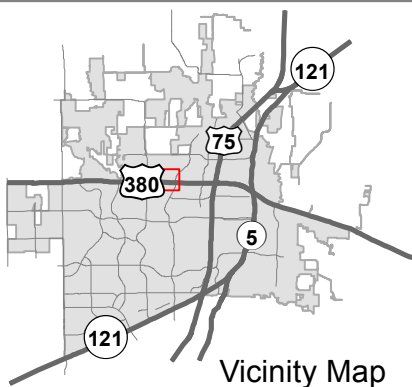
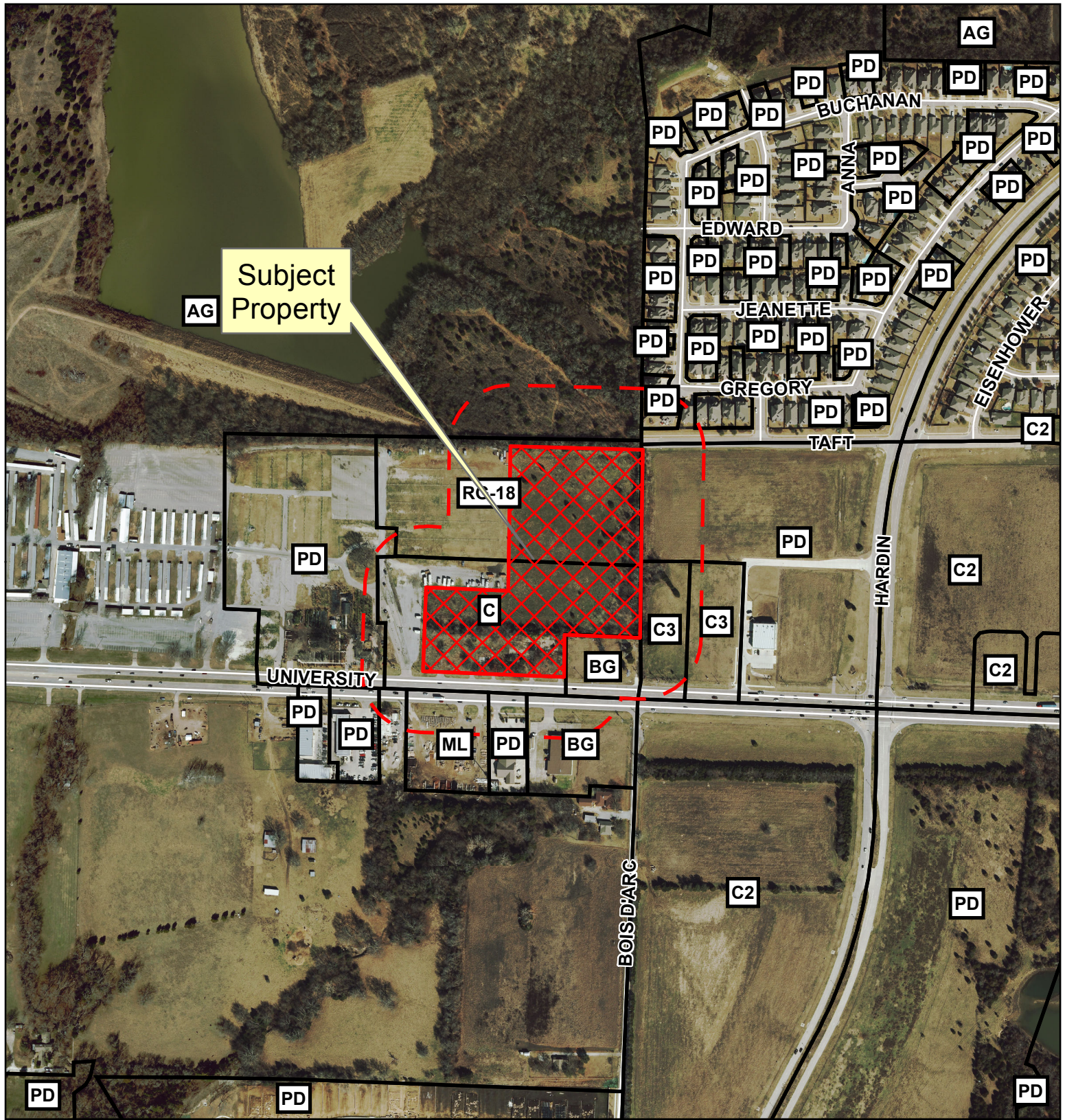


0 240 480 Feet  
1 in = 485 ft

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## Notification Map

18-0040Z



0 240 480 Feet  
1 in = 485 ft

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**18-0052FR**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Façade Appeal for a Retail Building (380 and Ridge Retail Building), Located Approximately 300 Feet East of Ridge Rd and on the South Side of U.S. Highway 380 (University Drive) (REQUEST TO BE TABLED)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** May 22, 2018

**DEPARTMENT:** Planning

**CONTACT:** Melissa Spriegel, Planner I  
Samantha Pickett, Planning Manager, AICP  
Brian Lockley, Director of Planning, AICP, CPM

**STAFF RECOMMENDATION:** Staff recommends that the public hearing be continued and the item tabled to the June 12, 2018 Planning and Zoning Commission meeting due to public notification signs not be posted on the subject property within the timeframe required by the Zoning Ordinance.

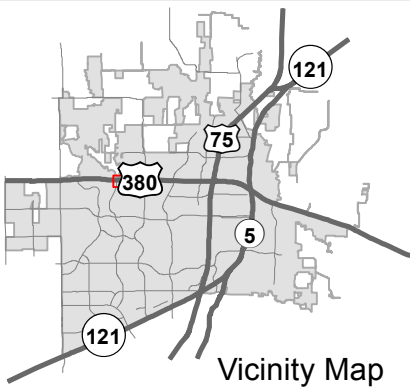
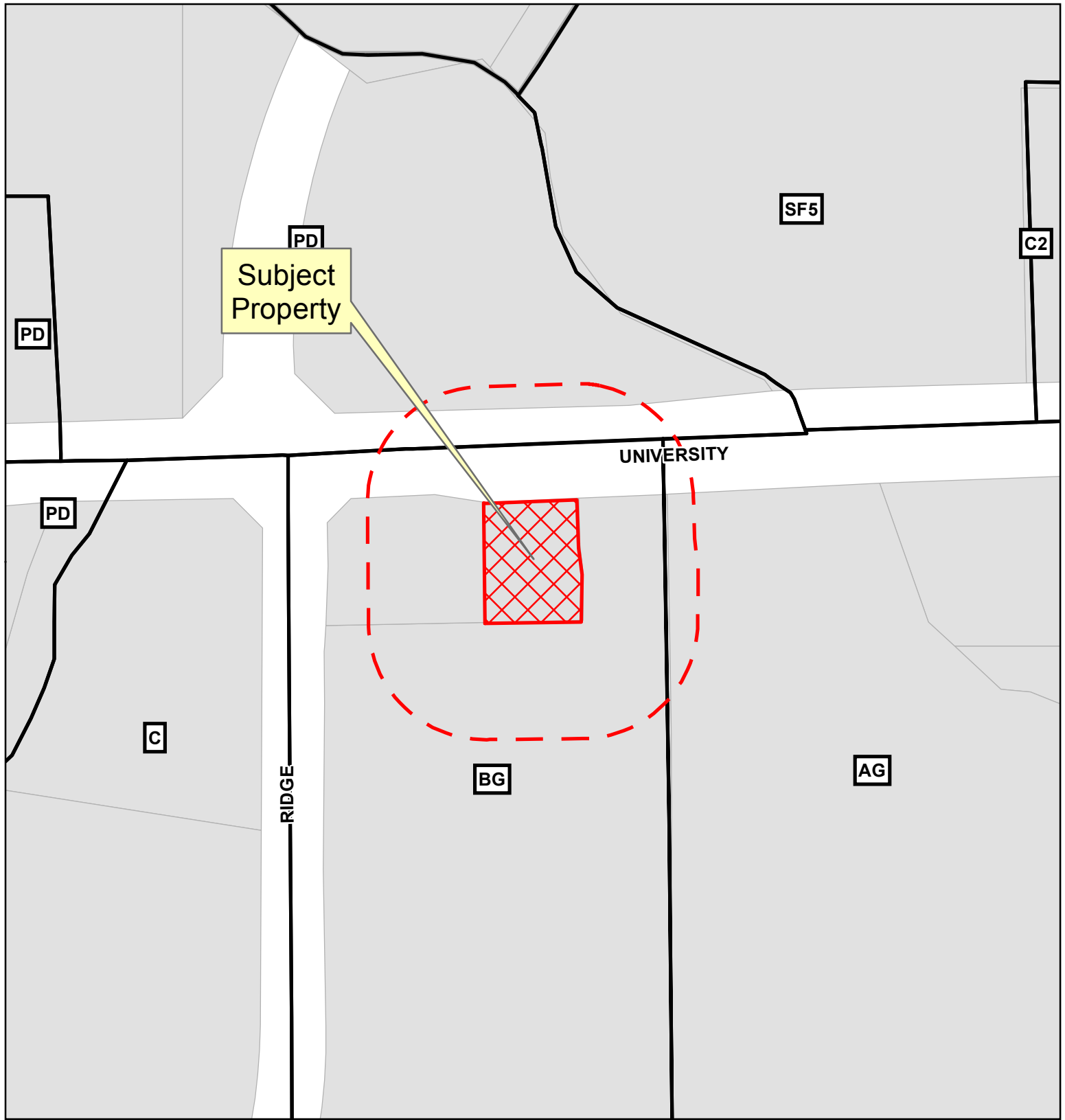
**APPLICATION SUBMITTAL DATE:** February 12, 2018 (Original Application)  
April 12, 2018 (Revised Submittal)  
April 23, 2018 (Revised Submittal)  
May 9, 2018 (Revised Submittal)  
May 14, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting a Façade Plan Appeal for an approximately 8,026 square foot retail building located approximately 300 feet east of Ridge Rd and on the south side of U.S. Highway 380 (University Drive).

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

Document Path: S:\MCKGIS\NotificationDev\_Services\_Notification\_Map.mxd



## Notification Map

FACADE2018-0052

--- 200' Buffer



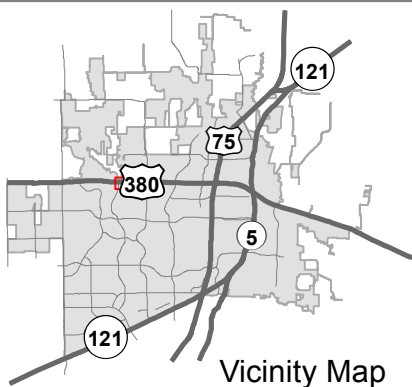
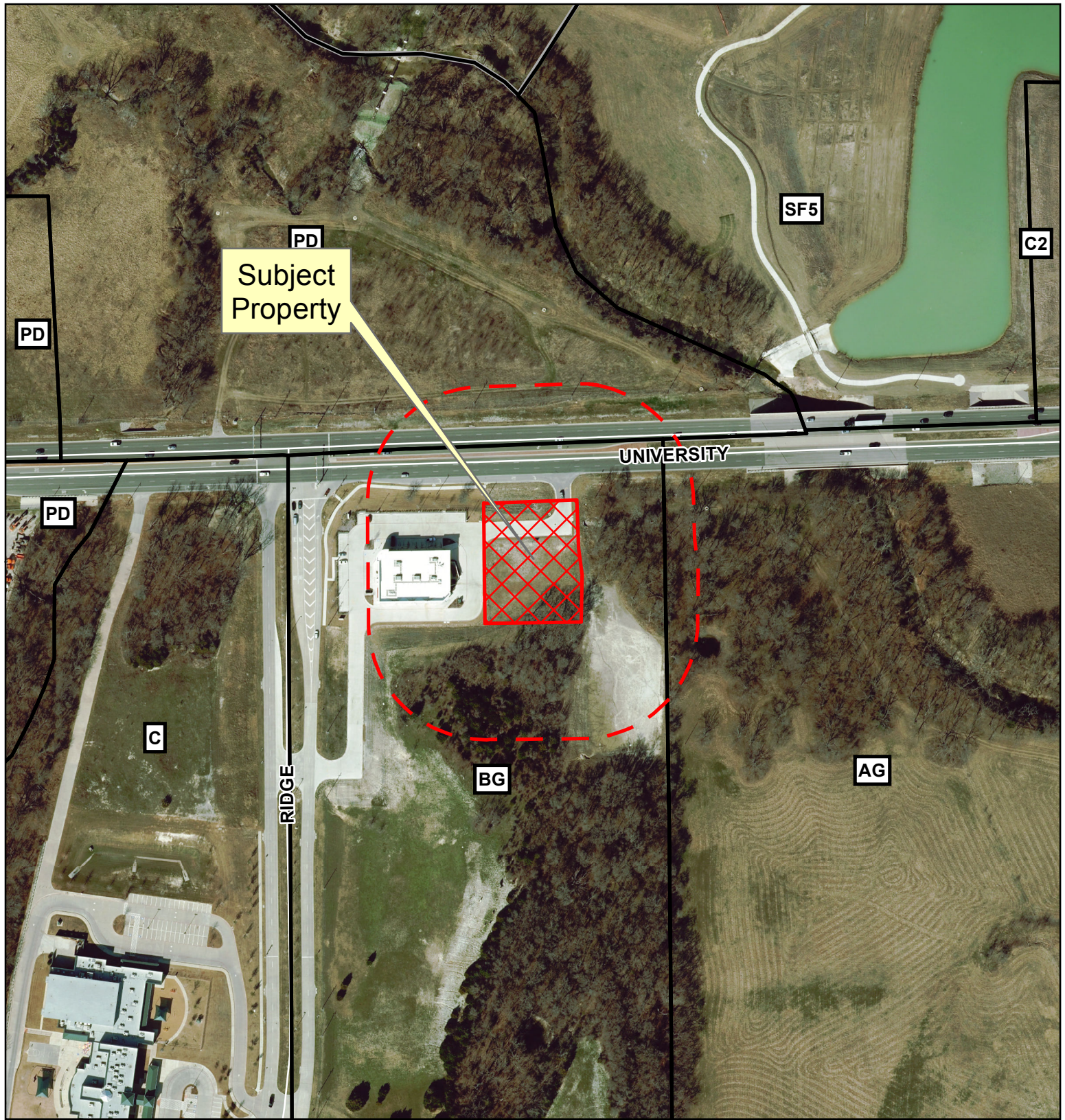
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Feet  
1 in = 255 ft

Source: City of McKinney GIS  
Date: 5/10/2018

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## Notification Map

FACADE2018-0052

--- 200' Buffer



0 125 250  
Feet  
1 in = 255 ft

Source: City of McKinney GIS  
Date: 5/10/2018

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**18-0003SUP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window (Shops at Lake Forest), Located Approximately 300 Feet West of Lake Forest Drive and on the South Side of Collin McKinney Parkway

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** May 22, 2018

**DEPARTMENT:** Planning

**CONTACT:** Danielle Quintanilla, Planner I  
Samantha Pickett, AICP, Planning Manager  
Brian Lockley, AICP, CPM, Director of Planning

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the June 19, 2018 meeting.

**STAFF RECOMMENDATION:** Staff recommends approval of the specific use permit.

**APPLICATION SUBMITTAL DATE:** March 23, 2018 (Original Application)  
April 10, 2018 (Revised Submittal)  
April 20, 2018 (Revised Submittal)  
April 25, 2018 (Revised Submittal)  
May 1, 2018 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting approval of a specific use permit (SUP) to allow for a restaurant with drive-through window (Shops at Lake Forest) on the subject property. The applicant is proposing to construct a 14,940 square-foot building, of which 9,940 square feet shall be retail uses, and the remaining 5,000 square feet will be for restaurant uses, including a drive-through window on the east side of the proposed building.

The governing zoning district ("C1" - Neighborhood Commercial District) requires that a specific use permit be granted in order for a restaurant with drive-through window be

operated on the subject property. As part of the specific use permit request, the applicant has submitted a site layout exhibit detailing the building and parking locations, as well as the internal site circulation.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
North	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2008-07-070 (Multi-Family Residential and Commercial Uses) and "REC" - Regional Employment Center Overlay District	Bexley Lake Forest Apartment Complex
East	"PD" - Planned Development District Ordinance No. 2006-02-010 (Office, Commercial, and Residential Uses) and "REC" - Regional Employment Center Overlay District	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2008-07-070 (Multi-Family Residential and Commercial Uses) and "REC" - Regional Employment Center Overlay District	Bexley Lake Forest Apartment Complex

**SPECIFIC USE PERMITS:** When acting on a request for a specific use permit, the following factors should be considered:

- Compatibility with adjacent and neighboring land uses in the immediate area
- Adaptability of building structures to the proposed use
- Infrastructure requirements: roads, sidewalks, access to public streets, parking, and drainage
- Elements such as screening, open space, building heights, and compatibility of existing buildings to the proposed use

Staff has evaluated the request based on the above mentioned parameters and is of the professional opinion that the site is appropriate for the proposed restaurant with drive-through window and should remain compatible with existing and future surrounding land uses.

**IMPACT ON EXISTING DEVELOPMENT:** The property wrapping the west and south sides of the subject property consists of an existing apartment complex, which, when zoned in 2007 included provisions for commercial mixed-use and live work units, should the market allow for it. The properties to the north and east are zoned for similar commercial uses, but currently undeveloped.

Given the frontage along Collin McKinney Parkway near the intersection of Lake Forest Drive and the anticipated commercial uses to the north and east, Staff is of the professional opinion that the proposed restaurant with drive-through window will be compatible with the existing and future adjacent land uses and add more restaurant and retail options to a currently underserved area. As such, Staff recommends approval of the proposed specific use permit.

**SITE LAYOUT:** The attached exhibit provides a general layout of the proposed retail/restaurant building as well as the associated parking and internal site circulation. The site circulation, screening, parking, and sanitation requirements are in general conformance with the Zoning Ordinance.

**CONFORMANCE TO THE FUTURE LAND USE PLAN (FLUP):** The Future Land Use Plan (FLUP) designates this area for commercial uses. A restaurant with drive-through window is an allowed use within a commercial district, with approval of an SUP. The proposed use should be compatible with the surrounding land uses, including those called for on the Future Land Use Plan.

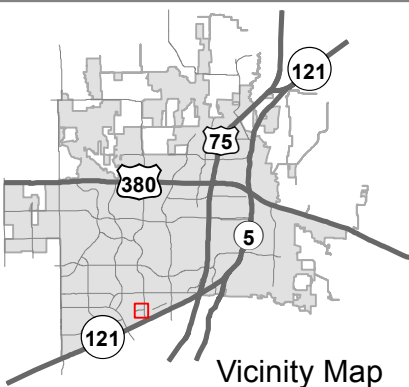
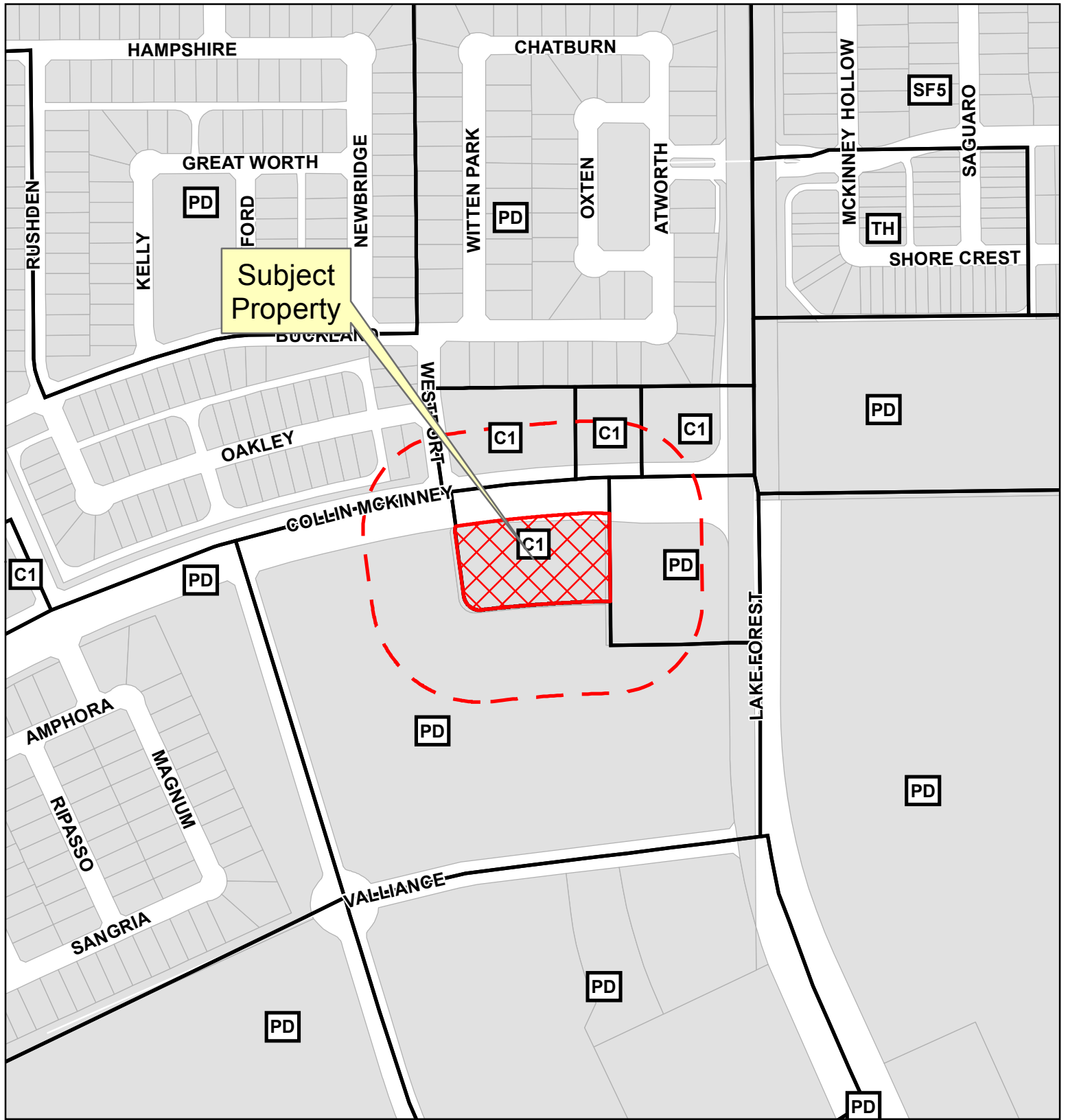
**ACCESS/CIRCULATION:**

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of or opposition to this specific use permit request.

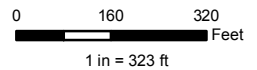
**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed SUP Exhibit](#)  
[Presentation](#)



# Notification Map

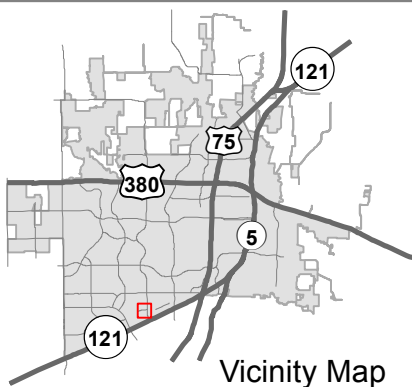
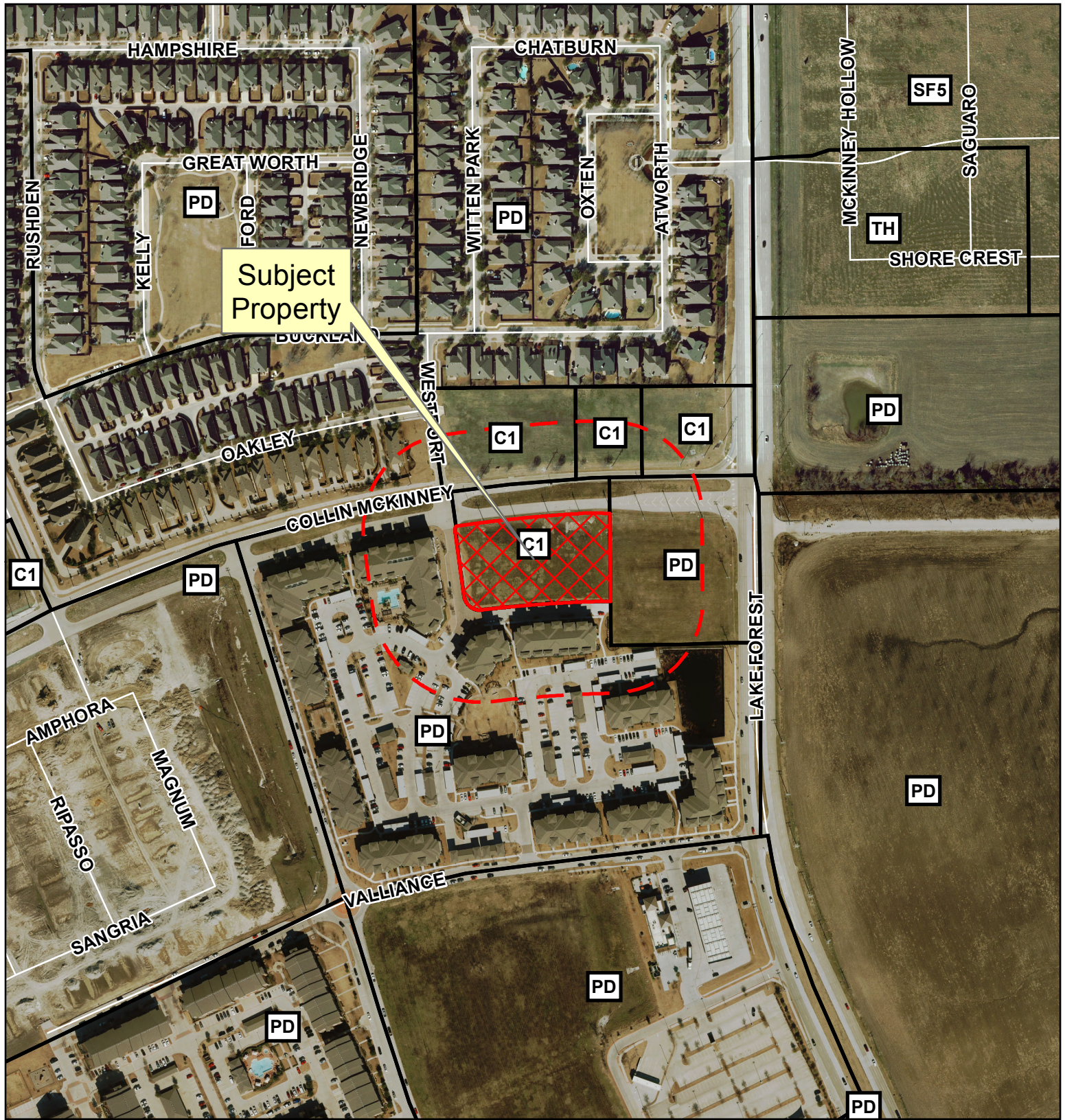
18-0003SUP



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# Notification Map

18-0003SUP



0 160 320  
Feet  
1 in = 323 ft

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April 20, 2018

City of McKinney  
Development Services  
221 N. Tennessee Street  
McKinney, Texas 75069

Via email: [kwright@mckinneytexas.org](mailto:kwright@mckinneytexas.org)

**Re: Letter of Intent – Lot 1, Block A – Heights at Lake Forest Addition**

Dear City Planner,

Our client, Lake Forest Trade Center, LLC is interested in developing Lot 1, Block A in the Heights at Lake Forest Addition into a 14,940 SF retail/restaurant development. The lot is located at the southeast corner of Collin McKinney Parkway and Westport Drive and is currently vacant.

The lot is approximately 1.809 acres and zoned "C1" – Local Commercial District.

The purpose for this SUP request is for a drive thru for restaurant use. We believe that is an appropriate location as it will provide an amenity to the adjacent multi-family development as well as the surrounding neighborhood. The owner of this property is also developing and constructing the retail development across Collin McKinney Parkway. The owner has received interest from potential drive thru uses for the subject property.

Owner:

Mr. Srinivas Chaluvadi  
Lake Forest Trade Center, LLC  
4433 Punjab Way, Suite #301  
Frisco, TX 75033

We are requesting to be scheduled for the next available Planning and Zoning Commission and City Council Meeting.

If you have any questions or need additional information please let me know.

Sincerely,  
Vasquez Engineering, L.L.C.



Juan J. Vasquez, P.E.  
President





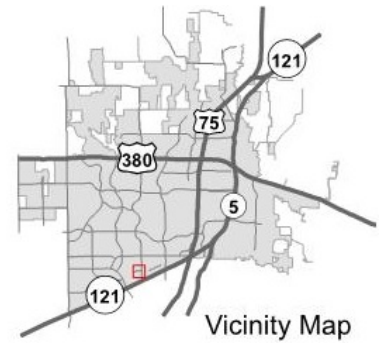
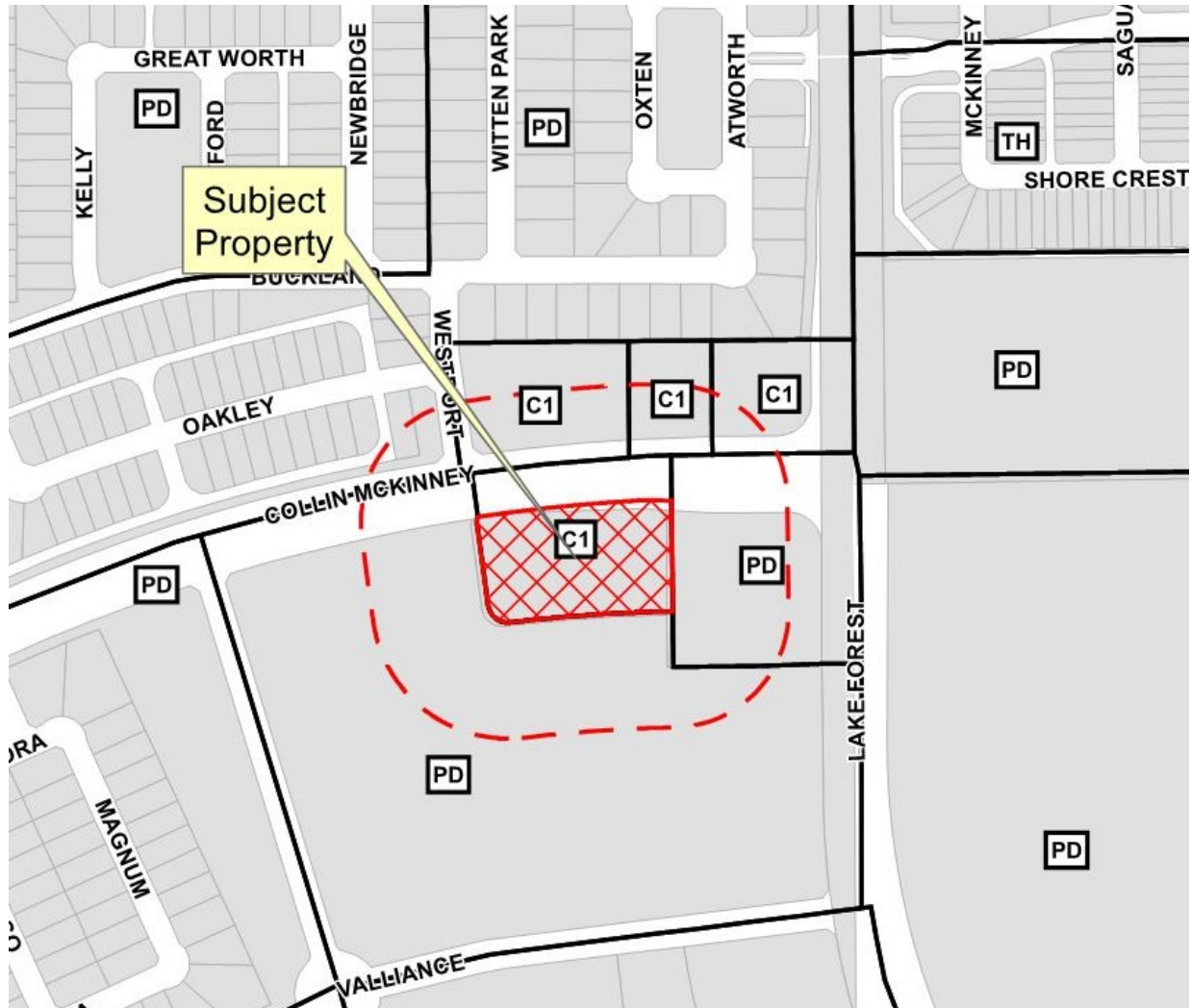


# Shops at Lake Forest Specific Use Permit

18-0003SUP



## Location Map

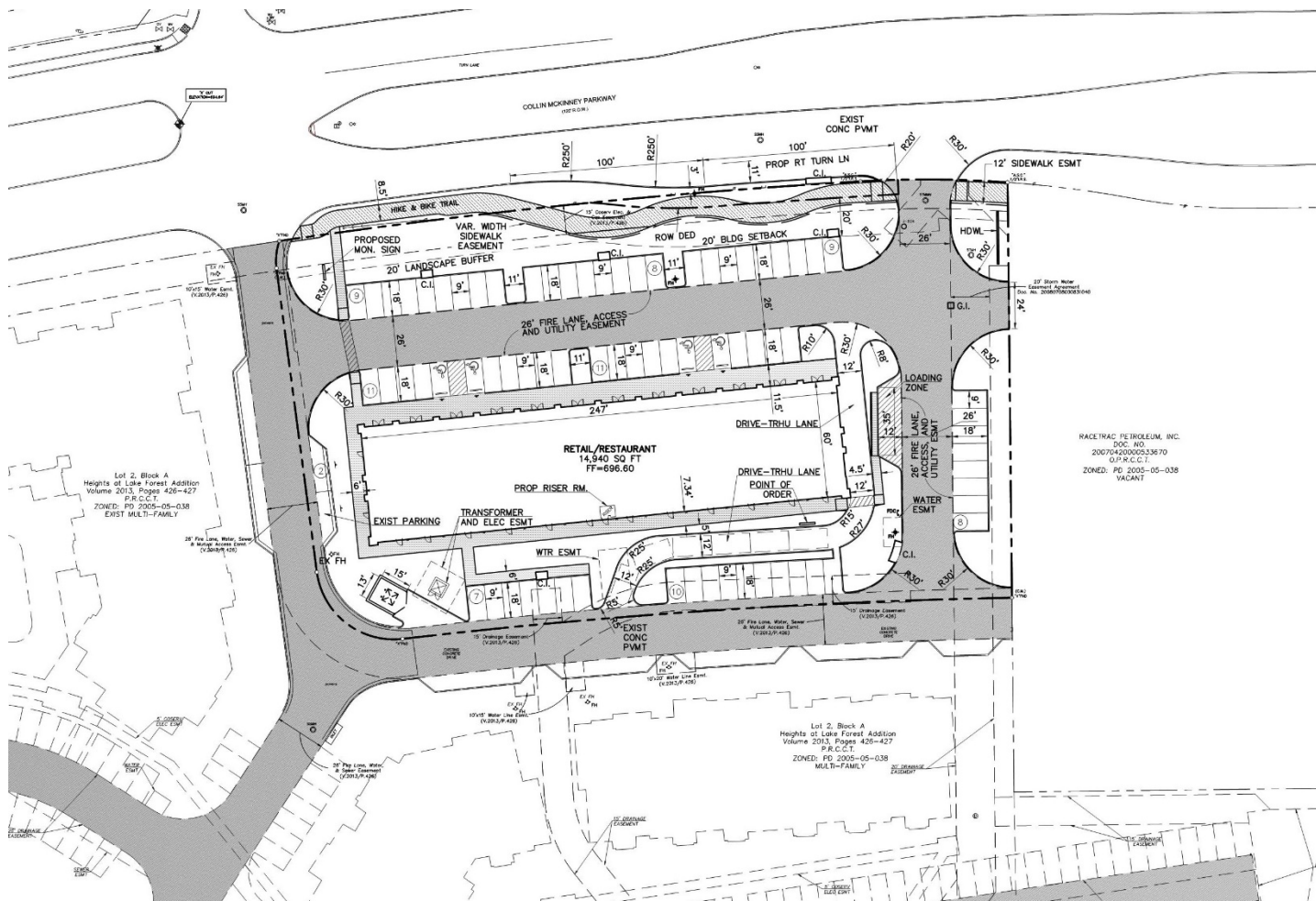


## Aerial Exhibit





# Proposed Specific Use Permit Exhibit









**18-006M**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

**COUNCIL GOAL:** Operational Excellence (Balance available resources to accommodate the growth and maintenance needs of the city)

**MEETING DATE:** May 22, 2018

**DEPARTMENT:** Planning Department

**CONTACT:** Aaron Bloxham, Planner II  
Jennifer Arnold, Planning Manager  
Brian Lockley, AICP, CPM, Director of Planning

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council on June 19, 2018.

**STAFF RECOMMENDATION:** Staff recommends filing of the semiannual report with respect to the progress of the Capital Improvements Plan for roadway and utility impact fees.

**ITEM SUMMARY:** Staff is presenting the 2017-2018 mid-year semiannual report on the progress of the Capital Improvements Plan for roadway and utility impact fees as required by Chapter 395 of the Texas Local Government Code. Staff has established a schedule of presenting the semiannual report at the mid-point of the fiscal year as well as at the end of the fiscal year (the fiscal year being October to September). The 2016-2017 end of fiscal year report was presented at the Planning and Zoning Commission meeting on December 12, 2017 and accepted by City Council on January 16, 2018.

The Planning and Zoning Commission has been appointed as the Capital Improvements Advisory Committee for the City of McKinney. Per state law, the committee serves in an advisory capacity and is established to:

- (1) Advise and assist the political subdivision in adopting land use assumptions;

- (2) Review the capital improvements plan and file written comments;
- (3) Monitor and evaluate implementation of the capital improvements plan;
- (4) File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and**
- (5) Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

### **Semiannual Report**

The Capital Improvements Plan used for this semiannual report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update and was recently amended in February 2017 (Utility CIP only). The semiannual report is required to report the progress of the Capital Improvements Plan and report any perceived inequities in the implementation of the CIP. **The Planning & Zoning Commission meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.**

The City of McKinney's semiannual report includes a summary of the total roadway and utility impact fee funds collected, transferred, and available for capital improvement projects. It also lists ongoing capital improvement projects partially funded by impact fee revenue.

### **Construction Costs and Consumer Price Index**

As part of the semiannual report, Staff has included a review of regional construction costs and the national Consumer Price Index.

From March 2017 to March 2018, the Construction Cost Index in the Dallas area increased 4.7% as compared to the National Average, which increased 2.7% during the same period. (Source: Construction Cost Index at [www.enr.com](http://www.enr.com)).

From March 2017 to March 2018, the Consumer Price Index (CPI) rose 2.4%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 2.1% (Source: US Department of Labor, Bureau of Labor Statistics).

Staff feels that the impact fee schedule currently in place is commensurate with trends in construction costs and inflation rates.

### **ONE McKinney 2040 Comprehensive Plan Update**

In July 2015, the City launched a major update the Comprehensive Plan, which is a policy document that establishes the City's future land use plan and master thoroughfare plan, among other items. The updated Comprehensive Plan is anticipated to be approved this year. Because the future land use plan and master thoroughfare

plan play a significant role in determining impact fees, staff will begin a major update to the impact fee program immediately following adoption of the ONE McKinney 2040 Comprehensive Plan.

### Roadway Impact Fees Fund Activity (FY 17-18)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$357,063	\$201,401	\$0	\$558,463	(\$500,000)	\$58,463
D	\$92,602	\$1,045,229	\$0	\$1,137,830	(\$1,300,000)	(\$162,170)
E	\$107,317	\$626,237	\$0	\$733,554	\$0	\$733,554
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$1,001,682	\$125,162	\$0	\$1,126,843	(\$500,000)	\$626,843
H	\$438,512	\$60,375	\$0	\$498,887	(\$500,000)	(\$1,113)
I	\$3,279,348	\$245,873	\$0	\$3,525,221	(\$285,000)	\$3,240,221
J	\$1,145,133	\$11,559	\$0	\$1,156,692	(\$585,000)	\$571,692
K	\$89,658	\$66,830	(\$19,979)	\$136,509	\$0	\$136,509
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$6,511,315</b>	<b>\$2,382,665</b>	<b>(\$19,979)</b>	<b>\$8,874,001</b>	<b>(\$3,670,000)</b>	<b>\$5,204,001</b>

- Totals as of 3/31/2018
- YTD - Year to Date (includes funds for the fiscal year which is October 2017 to September 2018)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.

### Utility Impact Fees Fund Activity (FY 17-18)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$7,216,255	\$1,310,122	(\$804,772)	(\$7,450,000)	\$271,606



Wastewater	\$2,199,025	\$151,433	(\$800,580)	(\$1,450,000)	\$99,877
Total	<b>\$9,415,280</b>	<b>\$1,461,555</b>	<b>(\$1,600,000)</b>	<b>(\$8,900,000)</b>	<b>\$371,483</b>

- Totals as of 3/31/2018
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD - Year to Date (includes funds for the fiscal year which is October 2017 to September 2018)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

### **CIP PROJECT STATUS (FY 2017-2018)**

The CIP Roadway and Utility Projects List is included as an attachment to this report and lists Capital Improvement Program roadway and utility projects for which impact fee funds have been allocated and/or spent during this fiscal year.

### **SUMMARY OF PREVIOUS FISCAL YEARS**

#### **Roadway Impact Fees Fund Activity (FY 16-17)**

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$710,481	\$733,482	(\$1,086,900)	\$357,063	\$0	\$357,063
D	\$174,852	\$105,250	(\$187,500)	\$92,602	\$0	\$92,602
E	\$338,299	\$147,168	(\$378,150)	\$107,317	\$0	\$107,317
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$544,679	\$453,338	\$3,665	\$1,001,682	\$0	\$1,001,682
H	\$484,907	\$485,890	(\$353,467)	\$617,330	\$0	\$617,330
I	\$1,587,774	\$1,735,254	\$1,920	\$3,324,948	\$0	\$3,324,948
J	\$1,943	\$924,935	\$218,255	\$1,145,133	\$0	\$1,145,133
K	\$1,071,414	\$205,537	(\$1,187,292)	\$89,658	\$0	\$89,658
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$4,914,349</b>	<b>\$4,790,854</b>	<b>(\$2,969,469)</b>	<b>\$6,735,734</b>	<b>\$0</b>	<b>\$6,735,734</b>

*Note: Fiscal Year Totals as of September 30, 2017*

#### **Utility Impact Fees Fund Activity (FY 16-17)**

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/ Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$5,691,145	\$3,189,177	(\$2,539,064)	(\$3,000,000)	\$3,341,258
Wastewater	\$2,643,258	\$361,273	(\$805,506)	(\$1,800,000)	\$399,025
<b>Total</b>	<b>\$8,334,403</b>	<b>\$3,550,450</b>	<b>(\$3,344,570)</b>	<b>(\$4,800,000)</b>	<b>\$3,740,283</b>

Note: Fiscal Year Totals as of September 30, 2017

### Roadway Impact Fees Fund Activity (FY 15-16)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$173,537	\$535,744	\$1,200	\$710,481	(\$37,500)	\$672,981
D	\$137,613	\$537,239	(\$500,000)	\$174,852	(\$37,500)	\$137,352
E	\$107,348	\$230,951	\$0	\$338,299	(\$37,500)	\$300,799
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$289,092	\$246,859	\$8,728	\$544,679	\$0	\$544,679
H	\$391,200	\$404,417	(\$310,710)	\$484,907	\$0	\$484,907
I	\$1,068,553	\$376,821	\$142,400	\$1,587,774	(\$37,500)	\$1,550,274
J	\$1,911,890	\$1,354,570	(\$3,264,517)	\$1,943	\$0	\$1,943
K	\$813,468	\$711,591	(\$453,645)	\$1,071,414	(\$450,000)	\$621,414
L	\$1	\$0	\$0	\$1	\$0	\$1

<b>M</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$4,892,701</b>	<b>\$4,398,193</b>	<b>(\$4,376,545)</b>	<b>\$4,914,350</b>	<b>(\$600,000)</b>	<b>\$4,314,350</b>

Note: Fiscal Year Totals as of September 30, 2016

#### Utility Impact Fees Fund Activity (FY 15-16)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$6,549,787	\$2,720,894	(\$3,579,536)	(\$7,500,000)	(\$1,808,855)
Wastewater	\$2,444,311	\$304,085	(\$105,138)	(\$2,600,000)	\$43,258
<b>Total</b>	<b>\$8,994,098</b>	<b>\$3,024,979</b>	<b>(\$3,684,674)</b>	<b>(\$10,100,000)</b>	<b>(\$1,765,597)</b>

Note: Fiscal Year Totals as of September 30, 2016

#### Roadway Impact Fees Fund Activity (FY 14-15)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
<b>A</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>B</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>C</b>	\$178,537	\$0	(\$5,000)	\$173,537	\$0	\$173,537
<b>D</b>	\$1,081,293	\$56,319	(\$1,000,000)	\$137,613	\$0	\$137,613

<b>E</b>	\$247,740	\$84,608	(\$225,000)	\$107,348	\$0	\$107,348
<b>F</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>G</b>	\$221,754	\$504,938	(\$437,600)	\$289,092	\$0	\$289,092
<b>H</b>	\$39,875	\$358,709	(\$7,384)	\$391,200	\$0	\$391,200
<b>I</b>	\$2,130,858	\$701,060	(\$1,963,500)	\$868,418	\$0	\$868,418
<b>J</b>	\$1,217,367	\$1,301,823	(\$607,300)	\$1,911,890	\$0	\$1,911,890
<b>K</b>	\$591,166	\$224,512	(\$2,210)	\$813,468	\$0	\$813,468
<b>L</b>	\$1	\$0	\$0	\$1	\$0	\$1
<b>M</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Professional Services</b>				<b>\$0</b>	<b>(\$150,000)</b>	<b>(\$150,000)</b>
<b>TOTAL</b>	<b>\$5,708,591</b>	<b>\$3,231,970</b>	<b>(\$4,247,994)</b>	<b>\$4,692,566</b>	<b>(\$150,000)</b>	<b>\$4,542,566</b>

Note: Fiscal Year Totals as of September 30, 2015

#### Utility Impact Fees Fund Activity (FY 14-15)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$5,441,257	\$2,889,645	(\$1,781,115)	(\$2,745,000)	\$3,804,787
Wastewater	\$2,123,681	\$327,403	(\$6,774)	\$0	\$2,444,311
<b>Total</b>	<b>\$7,564,939</b>	<b>\$3,217,048</b>	<b>(\$1,787,889)</b>	<b>(\$2,745,000)</b>	<b>\$6,249,098</b>

Note: Fiscal Year Totals as of September 30, 2015



### Roadway Impact Fees Fund Activity (FY 13-14)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$7,367	\$0	(\$7,367)	\$0	\$0	\$0
C	\$584,808	\$157,300	(\$563,571)	\$178,537	\$0	\$178,537
D	\$976,344	\$104,949	\$0	\$1,081,293	\$0	\$1,081,293
E	\$158,332	\$392,944	(\$303,536)	\$247,740	\$0	\$247,740
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$375,491	\$349,763	(\$503,500)	\$221,754	\$0	\$221,754
H	\$90,613	\$104,051	(\$154,789)	\$39,875	\$0	\$39,875
I	\$2,915,301	\$1,393,224	(\$2,177,666)	\$2,130,858	(\$1,400,000)	\$730,858
J	\$874,600	\$349,767	(\$7,000)	\$1,217,367	(\$600,000)	\$617,367
K	\$715,565	\$295,820	(\$420,218)	\$591,166	\$0	\$591,166
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
Unknown	\$0	\$0	\$0	\$0	(\$150,000)	(\$150,000)
<b>TOTAL</b>	<b>\$6,698,422</b>	<b>\$3,147,817</b>	<b>(\$4,122,913)</b>	<b>\$5,708,591</b>	<b>(\$2,150,000)</b>	<b>\$3,558,591</b>

Note: Fiscal Year Totals as of September 30, 2014

### Utility Impact Fees Fund Activity (FY 13-14)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$6,946,921	\$2,318,108	(\$3,823,773)	(\$4,450,000)	\$991,257
Wastewater	\$1,858,662	\$270,347	(\$5,328)	(\$1,200,000)	\$923,681
<b>Total</b>	<b>\$8,805,584</b>	<b>\$2,588,455</b>	<b>(\$3,829,101)</b>	<b>(\$5,650,000)</b>	<b>\$1,914,939</b>

Note: Fiscal Year Totals as of September 30, 2014

### Roadway Impact Fees Fund Activity (FY 12-13)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$511,016	\$98,210	(\$25,000)	\$584,808	\$0	\$584,808
D	\$784,214	\$123,613	\$67,540	\$976,344	\$0	\$976,344
E	\$85,229	\$97,945	(\$25,000)	\$158,332	\$0	\$158,332
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$168,403	\$361,165	(\$154,453)	\$375,491	\$0	\$375,491
H	\$155,834	\$173,236	(\$231,183)	\$97,980	\$0	\$97,980
I	\$1,812,501	\$2,457,773	(\$1,357,885)	\$2,915,301	(\$2,100,000)	\$815,301
J	\$710,292	\$206,132	(\$42,700)	\$874,600	(\$600,000)	\$274,600
K	\$354,289	\$407,697	(\$47,138)	\$715,565	(\$410,000)	\$305,565
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$10,685	\$0	\$0	\$10,685	\$0	\$10,685
Unknown	\$0	\$0	\$0	\$0	(\$150,000)	(\$150,000)
<b>Total</b>	<b>\$4,592,463</b>	<b>\$3,925,770</b>	<b>(\$1,815,819)</b>	<b>\$6,709,107</b>	<b>(\$3,260,000)</b>	<b>\$3,449,107</b>

Note: Fiscal Year Totals as of September 30, 2013

### Utility Impact Fees Fund Activity (FY 12-13)

Utility Impact Fee Account	Beginning LTD Balance	YTD Revenues	Transfers out to Projects/Refunds YTD	Interest YTD	Allocated to Future Projects	Available Funds LTD

<b>Water</b>	\$3,830,382	\$2,938,157	\$171,453	\$6,930	(\$3,785,000)	\$3,161,921
<b>Wastewater</b>	\$1,193,253	\$371,754	\$291,802	\$1,854	\$0	\$1,858,662
<b>Total</b>	<b>\$5,023,634</b>	<b>\$3,309,911</b>	<b>\$463,255</b>	<b>\$8,784</b>	<b>(\$3,785,000)</b>	<b>\$5,020,584</b>

*Note: Fiscal Year Totals as of September 30, 2013*

## **SUPPORTING MATERIALS:**

[Project List Mid-Year 2018  
Presentation](#)

## **Active Roadway and Utility Impact Fee CIP Projects 2017-2018 MID-YEAR**

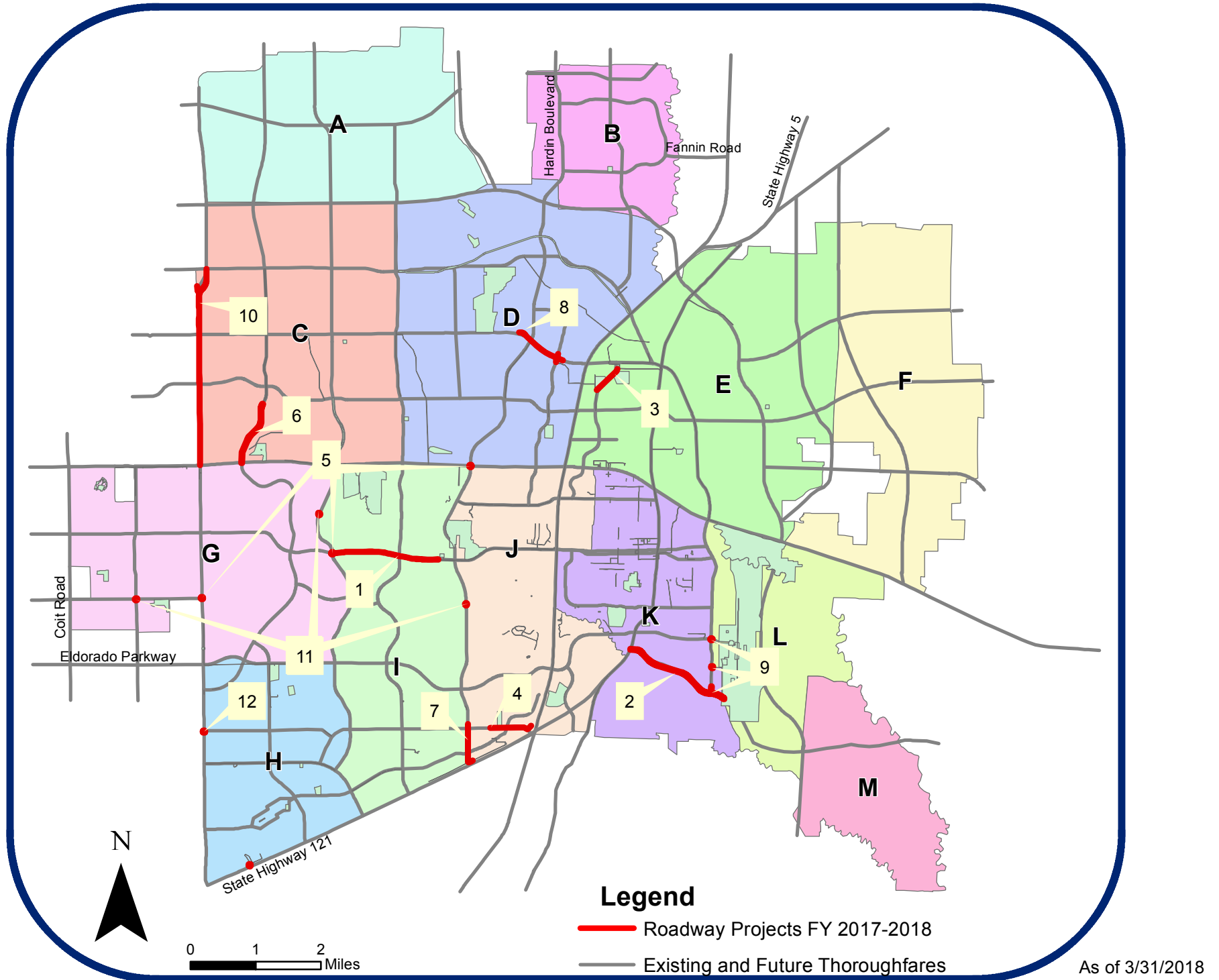
### **Includes:**

Roadway Impact Fee CIP Projects Map  
Utility Impact Fee CIP Projects Map  
Project Summary Sheets\*

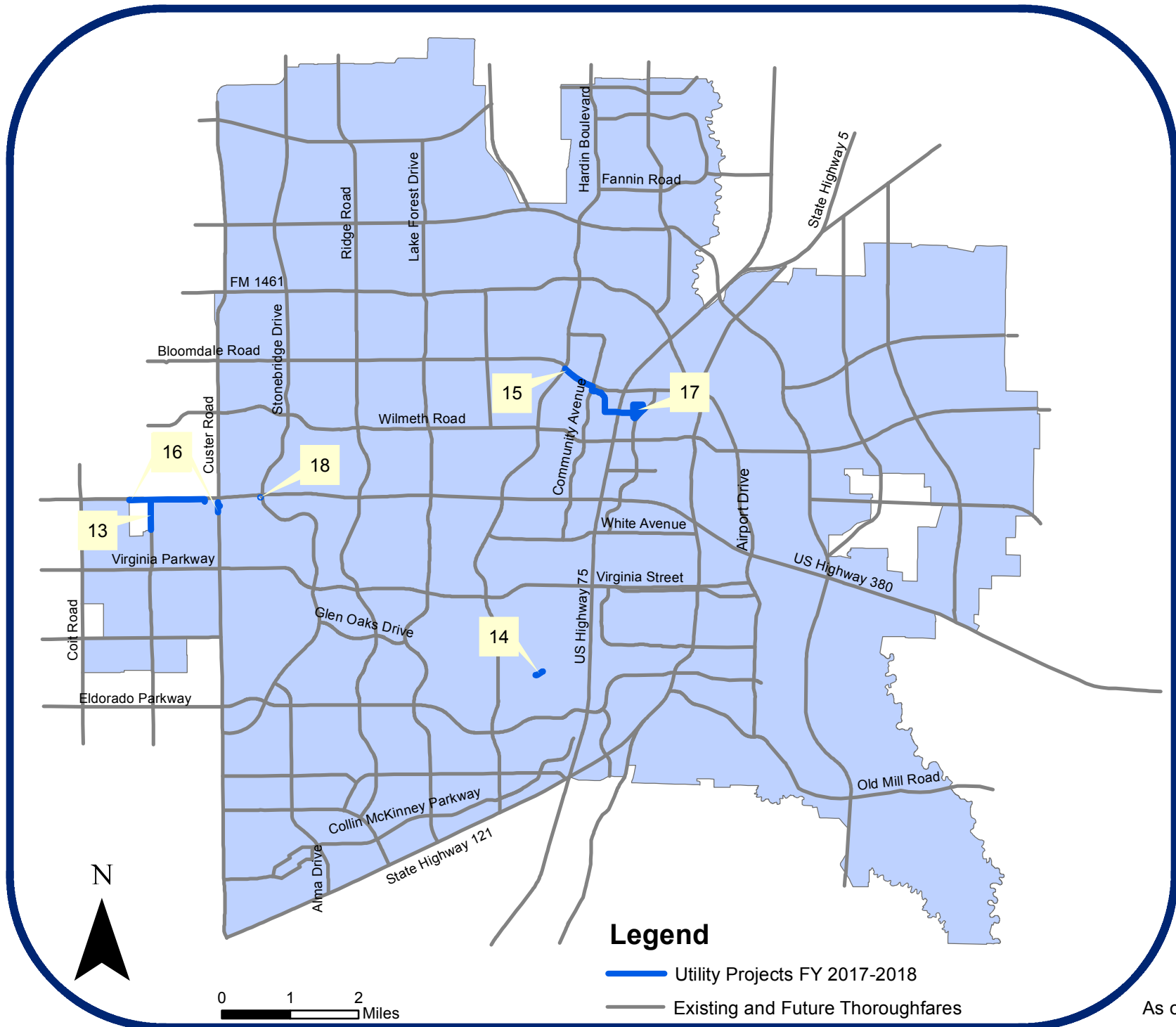
*\*Project Summary Sheets are included for completed and active CIP projects for which impact fees have been utilized and/or allocated during this fiscal year. Completed projects may be shown for those that were closed out during the current fiscal year.*



# ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2017 - 2018)



# ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2017-2018)



## Active Roadway Improvement Plan Project Summary Sheet

**Project  
Name**

**CIP Project  
Number**

**Map ID  
Number\***

VIRGINIA PKWY LANES 5 & 6

ST1231

1

**Project  
Description**

**Estimated  
Completion**

Construct lanes 5 & 6 in the median of Virginia Pkwy from Ridge Rd to Bellegrove Dr.

Feb-2019

**Funding Sources  
(Thru FY17-18)**

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,550,000	\$ 1,791,124	\$ 878,876			\$ 4,220,000

**Funding Sources  
(Future Years)**

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**GRAND TOTAL**

**\$ 4,220,000**

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

**% of Project  
Funded by  
Impact Fees**

**36.73%**

## Active Roadway Improvement Plan Project Summary Sheet

**Project  
Name**

**CIP Project  
Number**

**Map ID  
Number\***

FM 546 RECONTSTRUCTION

ST1232

2

**Project  
Description**

**Estimated  
Completion**

Construction of the new alignment for FM 546 from SH5 to the McKinney National Airport. The project will construct 4 lanes of the Ultimate 6-lane roadway.

Sep-2018

**Funding Sources  
(Thru FY17-18)**

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 700,000	\$ 622,274				\$ 1,322,274

**Funding Sources  
(Future Years)**

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**GRAND TOTAL**

**\$ 1,322,274**

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

**% of Project  
Funded by  
Impact Fees**

**52.94%**



## Active Roadway Improvement Plan Project Summary Sheet

Active Roadway Improvement Plan Project Summary Sheet					
Project Name	CIP Project Number	Map ID Number*			
REDBUD LANES 3 & 4	ST1612	3			
Project Description	Estimated Completion				
Construct Lanes 3 & 4 from Bloomdale Rd. to McLarry Dr.	Jun-2019				
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 350,000	\$ 1,550,000	\$ -	\$ -	\$ -	\$ 1,900,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					\$ 1,900,000
<i>*Map ID numbers are indicated on map</i> <i>**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds</i> <i>***Grants may include cost-sharing participation from county, regional, state, or federal sources</i> <i>**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					<b>% of Project Funded by Impact Fees</b>
					<b>18.42%</b>

## Active Roadway Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
MCKINNEY RANCH PKWY	ST1614	4			
Project Description		Estimated Completion			
Adding 2 lanes and reconstruct McKinney Ranch Pkwy from Hardin Blvd to US 75.		Jun-2018			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 2,150,000	\$ -	\$ -	\$ 123,504	\$ -	\$ 2,273,504
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 2,273,504</b>
					<i>% of Project Funded by Impact Fees</i>
					<b>94.57%</b>

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

## Active Roadway Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
VARIOUS ARTERIAL CAPACITY IMPROVEMENTS	ST1618	5			
Project Description		Estimated Completion			
Capacity improvements to intersections located at US 380 & Hardin Blvd, Westridge Blvd & Custer Rd, and Virginia Pkwy & Ridge Rd.		May-2019			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 3,000,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 3,000,000</b>
					<b>% of Project Funded by Impact Fees</b>
					<b>16.67%</b>

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

## Active Roadway Improvement Plan Project Summary Sheet

**Project  
Name**

**CIP Project  
Number**

**Map ID  
Number\***

STONEBRIDGE DRIVE

ST1718

6

**Project  
Description**

**Estimated  
Completion**

Construct Stonebirdge Drive from US 380 to Wilson Creek (Participation on Developer Project)

TBD

**Funding Sources  
(Thru FY17-18)**

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,000,000

**Funding Sources  
(Future Years)**

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

**GRAND TOTAL**

**\$ 2,000,000**

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

*% of Project  
Funded by  
Impact Fees*

**50.00%**



## Active Roadway Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
HARDIN BLVD LANES 5 & 6	ST3211	7			
Project Description		Estimated Completion			
Construct lanes 5 and 6 in the median of Hardin Blvd from SH 121 to McKinney Ranch Pkwy.		Jun-2018			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 2,300,000	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 2,300,000</b>
					<i>% of Project Funded by Impact Fees</i>
					<b>100.00%</b>

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

## Active Roadway Improvement Plan Project Summary Sheet

**Project  
Name**

BLOOMDALE RD

**CIP Project  
Number**

ST4227

**Map ID  
Number\***

8

**Project  
Description**

Extension of Bloomdale Rd from Hardin Blvd to Community Ave with a 4-lane divided roadway.

**Estimated  
Completion**

Aug-2019

**Funding Sources  
(Thru FY17-18)**

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 150,000	\$ 6,350,000	\$ 4,000,000	\$ -	\$ -	\$ 10,500,000

**Funding Sources  
(Future Years)**

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -

**GRAND TOTAL**

**\$ 10,500,000**

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

*% of Project  
Funded by  
Impact Fees*

**1.43%**

## Active Roadway Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
ROADWAY IMPACT FEE UPDATE 2018	ST4231	n/a			
Project Description		Estimated Completion			
Update to Roadway Impact Fee Study		Jan-2019			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 150,000		\$ -	\$ -	\$ -	\$ 150,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 150,000</b>
					<i>% of Project Funded by Impact Fees</i>
					<b>100.00%</b>

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

## Active Roadway Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
COUNTRY LANE EXTENSION	ST4372	9			
Project Description		Estimated Completion			
Extend existing Country Lane to the new FM 546 roadway.		Sep-2019			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,000,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,500,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -		\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 1,500,000</b>
					<i>% of Project Funded by Impact Fees</i>
					<b>66.67%</b>

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.



## Active Roadway Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
CUSTER ROAD (DESIGN)	ST9115	10

Project Description	Estimated Completion
Design study for the future widening of the road to four lanes (ultimately six lanes generally between US 380 and FM 1461) and realignment at the north end near FM 1461.	Sep-2020

### Funding Sources (Thru FY17-18)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 600,000	\$ 2,700,000	\$ 1,250,000	\$ 59,824	\$ -	\$ 4,609,824

### Funding Sources (Thru Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000

### GRAND TOTAL

**\$ 8,609,824**

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

**% of Project  
Funded by  
Impact Fees**

**6.97%**

## Active Roadway Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
COLLIN MCKINNEY PKWY PUBLIC-PRIVATE PARTNERSHIP (ACQUISITIONS)	FA4408	n/a			
Project Description		Estimated Completion			
Participate with private developer in cost-sharing for the acquisition of right-of-way and easements associated with the construction of Collin McKinney Pkwy between Stacy Rd and Village Park Dr.		N/A			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 120,000	\$ -	\$ -	\$ 30,000	\$ -	\$ 150,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 150,000</b>
					<b>% of Project Funded by Impact Fees</b>
					<b>80.00%</b>

\*Map ID numbers are indicated on map

\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds

\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources

\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

## Active Roadway Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
TRAFFIC SIGNALIZATION CONSTRUCTION	TR1620	11			
Project Description		Estimated Completion			
New signals at the intersections of Independence Pkwy & Westridge Blvd, Hardin Blvd & Winding Brook Dr, Custer Rd & Silverado Trl, and Ridge Rd & Habersham.		Dec-2018			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 300,000	\$ 650,000	\$ -	\$ -	\$ -	\$ 950,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ 142,836	\$ -	\$ 142,836
					<b>GRAND TOTAL</b>
					<b>\$ 1,092,836</b>
					<b>% of Project Funded by Impact Fees</b>
					<b>27.45%</b>

*\*Map ID numbers are indicated on map*

*\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*

*\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources*

*\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

## Active Roadway Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
TRAFFIC SIGNAL CONSTRUCTION - SILVERADO AND CUSTER	TR1702	12			
Project Description		Estimated Completion			
Traffic Signal Construction at Silverado and Custer		Dec-2018			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 300,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 350,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 350,000</b>
					<b>% of Project Funded by Impact Fees</b>
					<b>85.71%</b>

*\*Map ID numbers are indicated on map*

*\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*

*\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources*

*\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*



## Active Water/Wastewater Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
INDEPENDENCE PARKWAY 24 INCH WATER LINE	WA0210	13			
Project Description		Estimated Completion			
Design and construct of a 2,800 LF of 24 inch Water Main along Independence Parkway south of US 380.		Dec-2020			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 800,000		\$ -	\$ -	\$ -	\$ 800,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,490,000	\$ -	\$ -	\$ -	\$ -	\$ 1,490,000
					<b>GRAND TOTAL</b>
					\$ 2,290,000
					<b>% of Project Funded by Impact Fees</b>
					<b>100.00%</b>

*\*Map ID numbers are indicated on map*

*\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*

*\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources*

*\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

## Active Water/Wastewater Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
CLUB LAKE 8 INCH WATER LINE LOOP	WA4226	14			
Project Description		Estimated Completion			
Design and construct secondary water source to area		Jun-2018			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 85,000	\$ 280,000	\$ -	\$ -	\$ -	\$ 365,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 365,000</b>
					<b>% of Project Funded by Impact Fees</b>
					<b>23.29%</b>

\*Map ID numbers are indicated on map  
 \*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds  
 \*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources  
 \*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

## Active Water/Wastewater Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
BLOOMDALE PUMP STATION LINE (850 PP)	WA4340	15			
Project Description		Estimated Completion			
6,900 LF of 42 inch water line, 1,300 LF of 54 inch water line, and 450 LF of 54 inch water line from the Bloomdale Rd Pump Station Site to Hardin Blvd along Bloomdale Rd.		May-2019			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,300,000	\$ 5,935,000	\$ -	\$ -	\$ -	\$ 7,235,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 7,235,000</b>
					<b>% of Project Funded by Impact Fees</b>
					<b>17.97%</b>

*\*Map ID numbers are indicated on map*  
*\*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*  
*\*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources*  
*\*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

## Active Water/Wastewater Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
US380 WATERLINE IMPROVEMENT	WA4415	16			
Project Description		Estimated Completion			
Constructing a master planned 24" waterline and replacing the existing water lines.		May-2019			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 3,200,000	\$ 1,535,000	\$ -	\$ -	\$ -	\$ 4,735,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 4,735,000</b>
					<b>% of Project Funded by Impact Fees</b>
					<b>67.58%</b>

\*Map ID numbers are indicated on map  
 \*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds  
 \*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources  
 \*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.



## Active Water/Wastewater Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
REDBUD PUMP STATION SITE	WA8132	17			
Project Description		Estimated Completion			
Construct a new water pump station & ground storage facility.		Jun-2019			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 2,700,000	\$ 24,700,000	\$ -	\$ -	\$ -	\$ 27,400,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					<b>GRAND TOTAL</b>
					<b>\$ 27,400,000</b>
					<b>% of Project Funded by Impact Fees</b>
					<b>9.85%</b>

\*Map ID numbers are indicated on map  
 \*\*Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds  
 \*\*\*Grants may include cost-sharing participation from county, regional, state, or federal sources  
 \*\*\*\* Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

## Active Water/Wastewater Improvement Plan Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*			
STONEBRIDGE LIFT STATION	WW4359	18			
Project Description		Estimated Completion			
Decommissioning of an existing lift station and replacing with a 24" gravity trunk line.		Dec-2020			
Funding Sources (Thru FY17-18)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Funding Sources (Future Years)					
Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
\$ 1,890,000	\$ -	\$ -	\$ -	\$ -	\$ 1,890,000
					<b>GRAND TOTAL</b>
					<b>\$ 2,690,000</b>
<i>*Map ID numbers are indicated on map</i> <i>**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds</i> <i>***Grants may include cost-sharing participation from county, regional, state, or federal sources</i> <i>**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.</i>					<i>% of Project Funded by Impact Fees</i>
					<b>100.00%</b>

# Impact Fee Semiannual Report

(Mid-Year 2017-2018)  
**18-006M**



## Semiannual Report 2017 - 2018

- **The Semiannual Report was last presented at the Planning and Zoning Commission meeting on December 12, 2017.**
- **The Semiannual Report is required to:**
  - Report the progress of the Capital Improvements Plan
  - Report any perceived inequities in the Capital Improvements Plan implementation
- **The City of McKinney Semiannual Report includes:**
  - A summary of total Roadway and Utility Impact Fee funds collected, transferred, and available for capital improvement programs
  - A list of capital improvement projects for which impact fees have been allocated



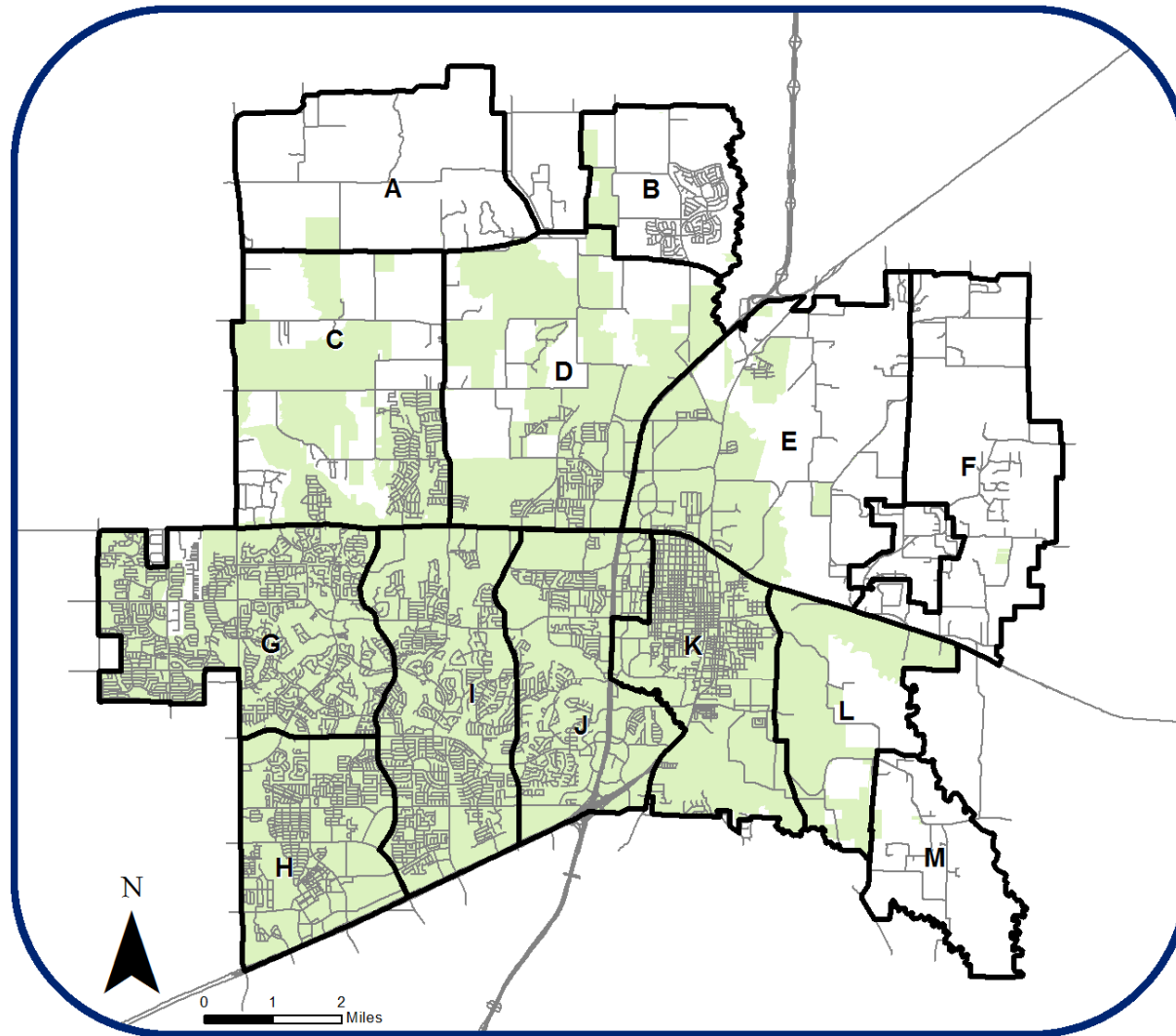


## Semiannual Report 2017 - 2018

- The Capital Improvements Plan used for the Semiannual Report was adopted on November 19, 2013 (as part of the 2012-2013 Impact Fee Update) and amended February 13, 2017 (Utility CIP only)
- This is not the same as the City's overall Capital Improvements Program
- The Capital Improvements Plan for Impact Fees is:
  - *The adopted plan which identifies all capital improvements and their costs for each service area, which are necessitated by the new development in that service area for a period not to exceed 10 years, which are to be financed, in part, through the imposition of roadway and utility impact fees.*



## ROADWAY SERVICE AREA MAP

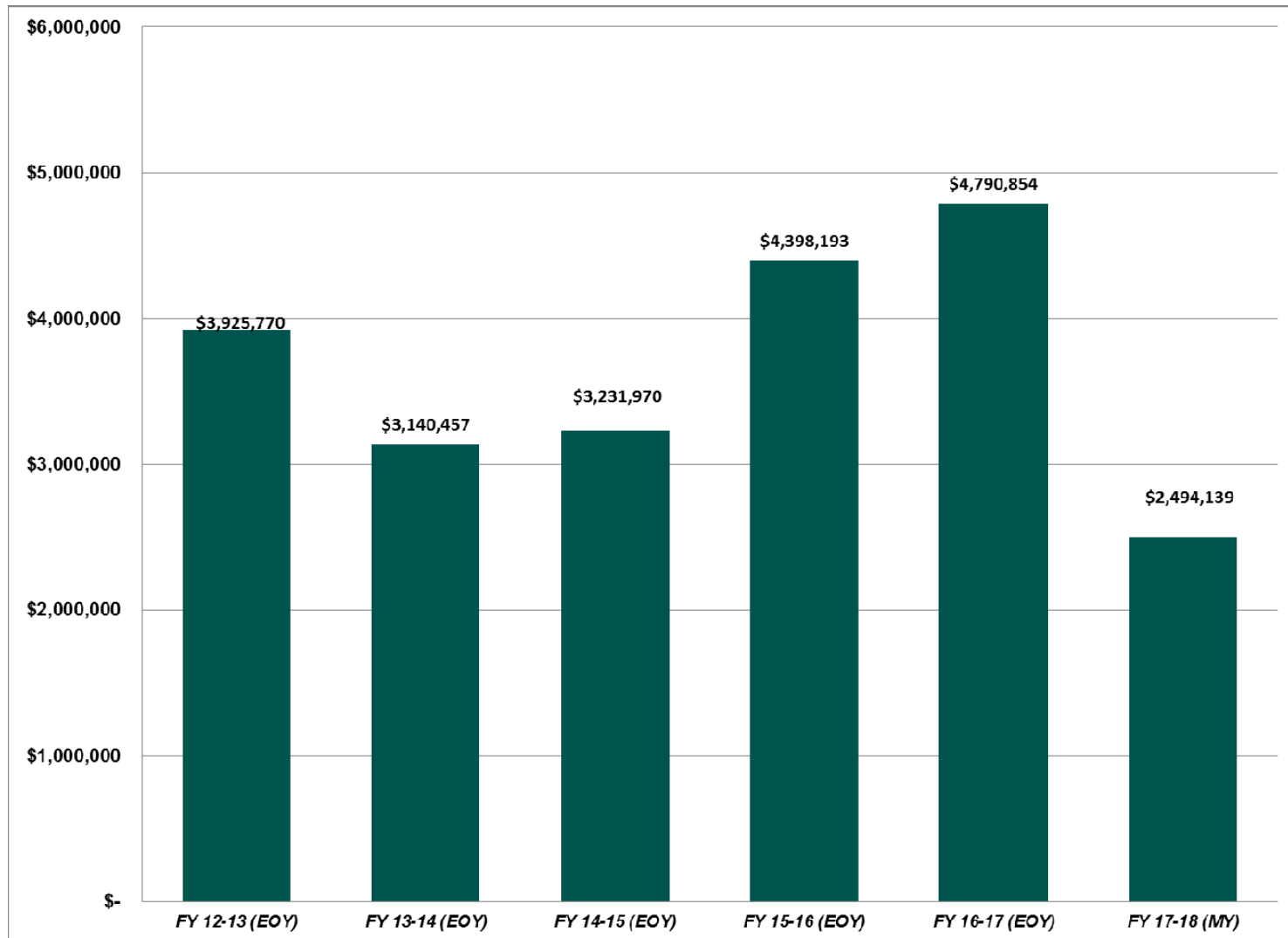


## Roadway Impact Fees Fund Activity (FY 17-18)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	\$0	\$0	\$0	\$0	\$0	\$0
B	\$0	\$0	\$0	\$0	\$0	\$0
C	\$357,063	\$201,401	\$0	\$558,463	(\$500,000)	\$58,463
D	\$92,602	\$1,045,229	\$0	\$1,137,830	(\$1,300,000)	(\$162,170)
E	\$107,317	\$626,237	\$0	\$733,554	\$0	\$733,554
F	\$0	\$0	\$0	\$0	\$0	\$0
G	\$1,001,682	\$125,162	\$0	\$1,126,843	(\$500,000)	\$626,843
H	\$438,512	\$60,375	\$0	\$498,887	(\$500,000)	(\$1,113)
I	\$3,279,348	\$245,873	\$0	\$3,525,221	(\$285,000)	\$3,240,221
J	\$1,145,133	\$11,559	\$0	\$1,156,692	(\$585,000)	\$571,692
K	\$89,658	\$66,830	(\$19,979)	\$136,509	\$0	\$136,509
L	\$1	\$0	\$0	\$1	\$0	\$1
M	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$6,511,315</b>	<b>\$2,382,665</b>	<b>(\$19,979)</b>	<b>\$8,874,001</b>	<b>(\$3,670,000)</b>	<b>\$5,204,001</b>

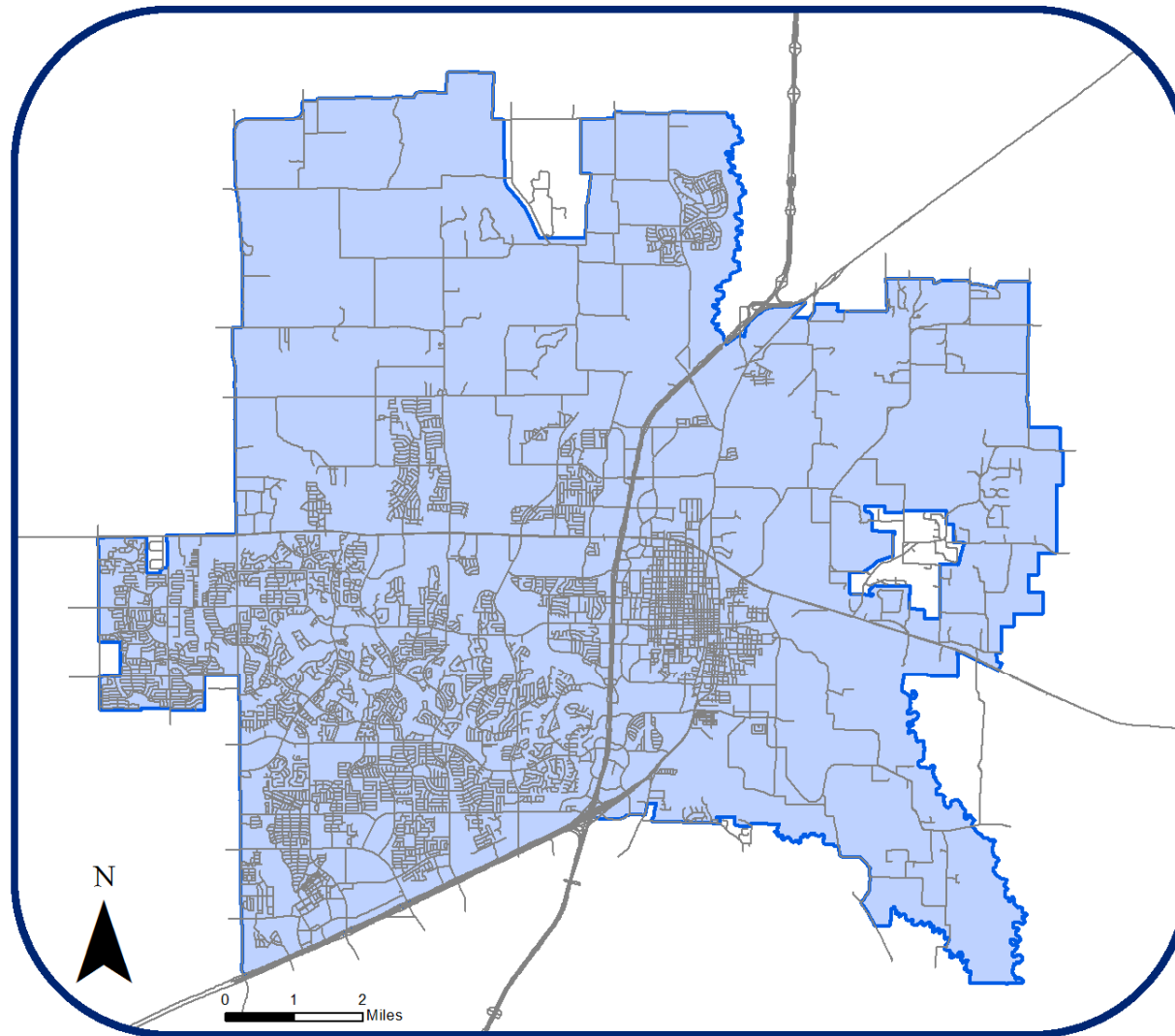
- Totals as of 3/31/2018
- YTD – Year to Date (includes funds for the fiscal year which is October 2017 to September 2018)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund

## Roadway Impact Fees Collected



\*as of 3/31/2018

## UTILITY SERVICE AREA MAP



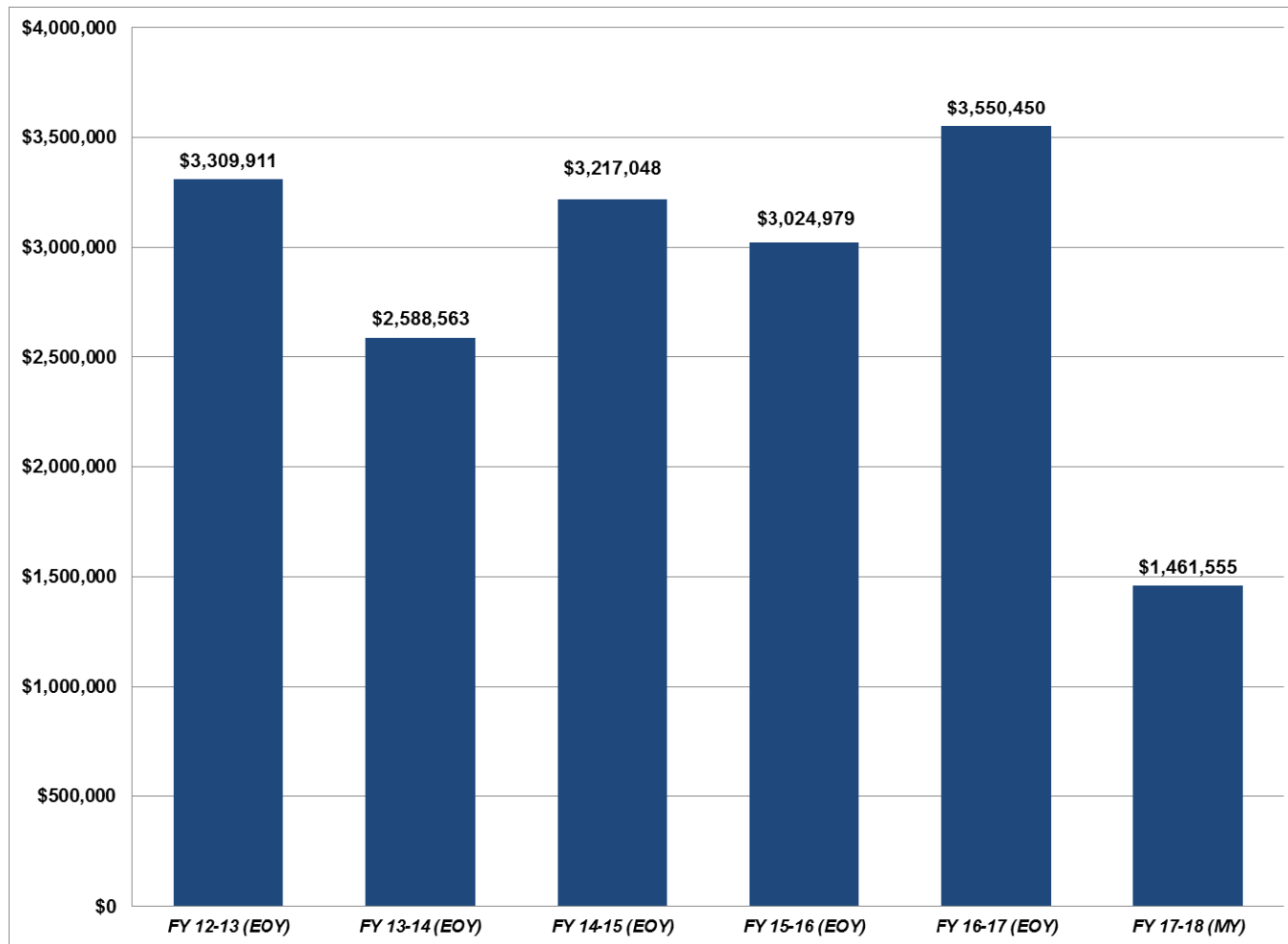


## Utility Impact Fees Fund Activity (FY 16-17)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	\$7,216,255	\$1,310,122	(\$804,772)	(\$7,450,000)	\$271,606
Wastewater	\$2,199,025	\$151,433	(\$800,580)	(\$1,450,000)	\$99,877
Total	<b>\$9,415,280</b>	<b>\$1,461,555</b>	<b>(\$1,600,000)</b>	<b>(\$8,900,000)</b>	<b>\$371,483</b>

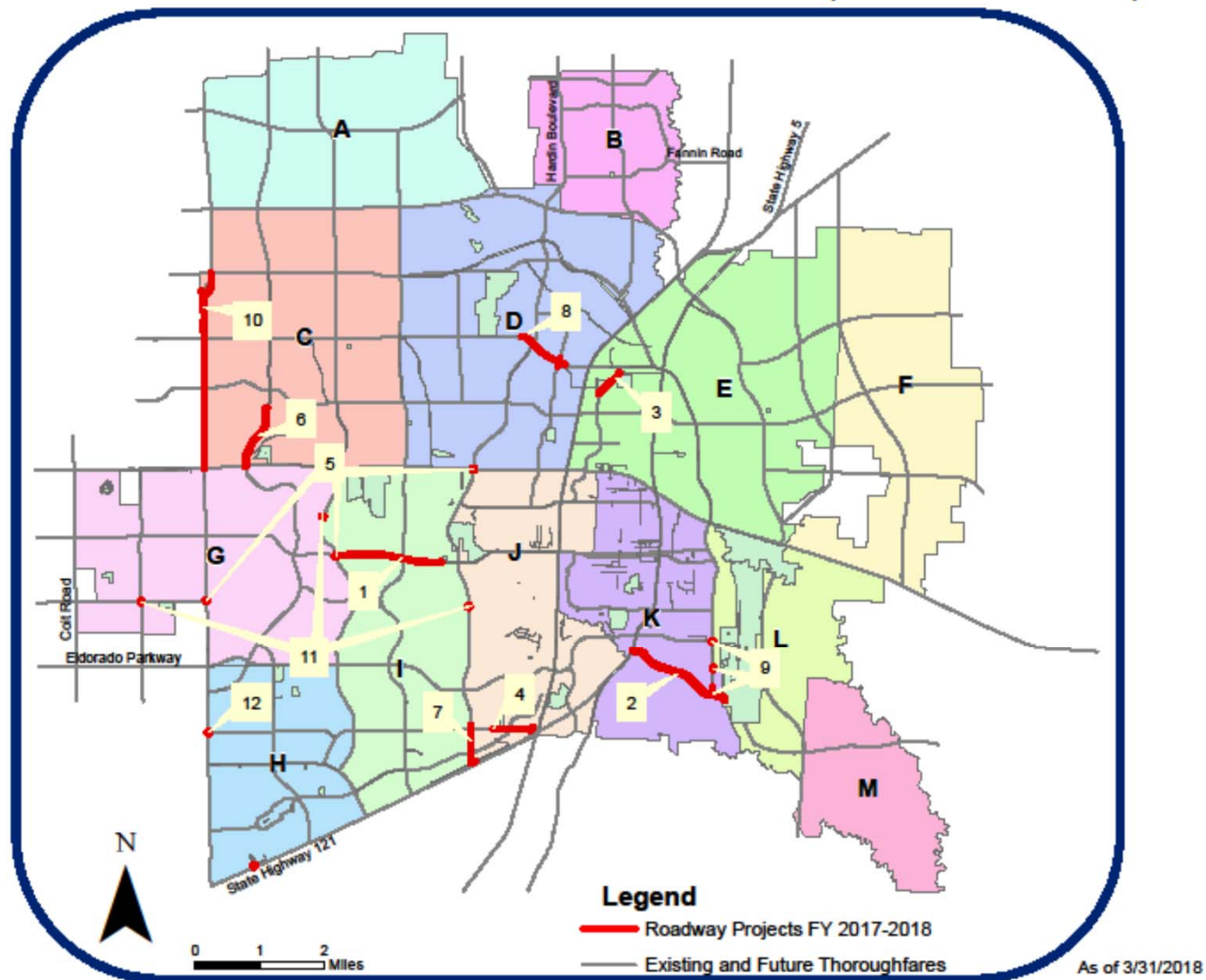
- Totals as of 3/31/2018
- “Water and Wastewater Fees Collected YTD” include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2017 to September 2018)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

## Utility Impact Fees Collected



\*as of 9/30/2017

## ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2017 - 2018)



## ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2017-2018)

