



CITY OF MCKINNEY, TEXAS

Agenda

City Council Special Meeting

Monday, September 17, 2018

5:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

CALL TO ORDER

CITIZEN COMMENTS

18-772 [Conduct Second Public Hearing to Consider/Discuss/Act on the Adoption of the Budget Appropriation Ordinance for FY 2018-19](#)

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

18-773 [Consider/Discuss/Act on an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2018-19 Budget as a Result of the City Receiving More Revenues from Property Taxes than the Previous Fiscal Year](#)

Attachments: [Ordinance](#)

18-774 [Consider/Discuss/Act on an Ordinance Adopting a Tax Rate for Fiscal Year 2018-19](#)

Attachments: [Ordinance](#)

18-775 [Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services](#)

Attachments: [Ordinance](#)
 [Ordinance - Redline](#)

18-776 [Consider / Discuss / Act on the Appointment of a New Member to the Parks & Recreation Advisory Board](#)

DISCUSS REGULAR MEETING AGENDA ITEMS

18-777 [Discuss and Provide Background about Downtown and Third Party Special Events Held Across the City of McKinney](#)

Attachments: [McKinney Main Street Community Events Update Sept 17](#)

18-778 [Consider/Discuss Automotive Sales Uses along Major Corridors in the City of McKinney](#)

Attachments: [Findings Report](#)
 [Map Exhibits](#)
 [Presentation](#)

COUNCIL LIAISON UPDATES**EXECUTIVE SESSION**

In Accordance with the Texas Government Code:

A. Section 551.071 (2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney / client advice necessitated by the deliberation or discussion of said items (as needed)

Section 551.071 (A) Pending or contemplated litigation

- Petition of the Cities of Garland, Mesquite, Plano, and Richardson Appealing Wholesale Water Rates Implemented by North Texas Municipal Water District, PUC Docket No. 46662, Public Utility Commission of Texas

Section 551.072. Deliberations about Real Property

- Concrete Batch Plants

Section 551.087. Deliberation Regarding Economic Development Matters

- Project TODD
- Project Frost
- Project Redwood

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 14th day of September, 2018 at or before 5:00 p.m.

Empress Drane
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-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.



18-772

TITLE: Conduct Second Public Hearing to Consider/Discuss/Act on the Adoption of the Budget Appropriation Ordinance for FY 2018-19

COUNCIL GOAL: Financially Sound Government
(4A: Provide Funding and Organizational Framework to Ensure Continual Economic Improvements)

MEETING DATE: September 17, 2018

DEPARTMENT: Financial Services

CONTACT: Mark Holloway, Chief Financial Officer

RECOMMENDED CITY COUNCIL ACTION:

- Conduct the second Public Hearing on the Budget Appropriation Ordinance for Fiscal Year 2018-19.
- Conduct a record vote to adopt the budget.
- Approve the ordinance to adopt the budget.

ITEM SUMMARY:

- Proposed budget for all operating funds and CIP projects for FY 2018-19 total \$470.2 million.
- Proposed budget for component unit funds for FY2018-19 are as follows:
 - McKinney Convention & Visitors Bureau \$740,990
 - MEDC Debt Service Fund \$4,766,245
 - McKinney Economic Development Corp \$15,280,478
 - McKinney Community Development Corp \$10,888,235
 - McKinney Housing Finance Corp \$68,680
- The proposed tax rate is \$0.525170 per \$100 of assessed value.

BACKGROUND INFORMATION:

- The City Charter provides that "The City Council shall pass the appropriation ordinance in accordance with state law. Provision shall be made for public hearings upon the appropriation ordinance before the City Council".

- The first public hearing on September 4, 2018 Council Meeting satisfied the Charter requirement.
- Following the first public hearing, the appropriation ordinance is to be published.
- A second public hearing must be scheduled at least ten days after publication.
- Any changes the Council wishes to make may be incorporated in the appropriation ordinance before the second public hearing and final adoption action by the Council to be held on September 17, 2018.
- **Budget adoption must be by record vote.**
- Following the second public hearing, and final adoption of the appropriation ordinance, the City Council shall consider and pass an ordinance ratifying the increased revenue from property taxes, an ordinance levying the taxes for the current year and an ordinance to change fees/rates for City services.

SPECIAL CONSIDERATIONS:

- **Budget Discussions** - Budget planning and tax discussions were held on August 6, 2018, August 10, 2018 & August 21, 2018.
- **Budget Ordinance** - Public hearings (September 4, 2018 and September 17, 2018) and vote adopt the annual budget (September 17, 2018).
- **Ordinance ratifying the increased property tax revenue** - Ordinance and declaration (September 17, 2018).
- **Ordinance levying property tax rate** - Vote adopt the ordinance levying the property tax rate (September 17, 2018).
- **Ordinance changing rates/fees for City services** - Adoption (September 17, 2018).

FINANCIAL SUMMARY: None.

SUPPORTING MATERIALS:

[Ordinance](#)
[Presentation](#)

ORDINANCE NO. 2018-09-____

AN ORDINANCE ADOPTING A BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF MCKINNEY, APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS ORDINANCE AND FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City Manager of the City of McKinney, Texas, has submitted to the City Council a proposed budget of the revenues of said City and the expenditures/expenses of conducting the affairs thereof and providing a complete financial plan for 2018-2019 and which said proposed budget has been compiled from detailed information obtained from the several departments, divisions, and offices of the City; and,

WHEREAS, the City Council has received said City Manager's proposed budget, a copy of which proposed budget and all supporting schedules have been filed with the City Secretary of the City of McKinney, Texas.

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

Section 1. The proposed budget of the revenue of the City of McKinney, Texas, and the expenses of conducting the affairs thereof providing a complete financial plan for the ensuing fiscal year beginning October 1, 2018, and ending September 30, 2019, as submitted to the City Council by the City Manager of said City, be and the same is in all things adopted and approved as the budget of all current expenditures/expenses as well as fixed charges against said City for the fiscal year beginning October 1, 2018, and ending September 30, 2019.

Section 2. The sums below are hereby appropriated from the respective funds for the payment of expenditures on behalf of the city government as established in the approved budget document, including the revised budgetary data for the fiscal year ending September 30, 2018:

FUND	Fiscal Year 2018 (Revised)	Fiscal Year 2019
General Fund	\$ 148,917,877	\$ 149,102,970
Fleet Maintenance	1,059,564	1,151,740
Water and Wastewater	82,207,065	91,893,778
Golf Course	118,168	75,236
Airport	8,598,076	8,538,062
Surface Water Drainage Utility	3,328,286	3,711,840
Solid Waste	8,092,441	8,396,598
Hotel/Motel	925,000	1,031,950
Law Enforcement	352,240	150,000
Community Housing	524,200	483,700
Risk/Insurance	26,247,743	23,083,557
Community Dev. Block Grant	1,020,247	1,115,097
Library Gift	78,097	50,000
Utility Construction	92,665,915	51,767,257
Governmental Capital Projects	196,097,493	60,406,395
Law Enforcement Donations	25,000	50,000
Fire Department Donations	14,500	14,500
G.O. Debt Service	32,033,769	35,288,652

Technology Improvement	9,573,843	3,558,504
Capital Equipment Replacement	7,173,252	7,775,521
Grants Fund	3,306,151	1,419,091
Aquatics & Fitness Center	4,469,856	4,648,532
PEG Cable Channel Fund	270,757	115,000
Revenue Debt Service	10,262,257	10,885,013
MPAC	736,342	728,759
Veterans Memorial	9,000	6,000
Public Art	41,500	63,487
Airport Construction	39,755,564	1,900,000
Urban Transit District	202,670	791,010
Disaster Relief	50,000	516,552
TIRZ1 - Town Center	139,000	1,503,060
TIRZ2 - Airport	3,025,000	22,000
Total Primary Government	\$681,320,873	\$470,243,861
Component Units		
MCVB	718,555	740,990
MEDC Debt Service	2,312,218	4,766,245
MEDC	68,412,080	15,280,478
MCDC	29,129,771	10,888,235
MHFC	74,698	68,680
Total Component Units	\$100,647,322	\$31,744,628
Total All Funds	\$781,968,195	\$501,988,489

- Section 3. Specific authority is hereby given to the City Manager to transfer appropriations budgeted from one account classification or activity to another within any individual department or activity; and, to transfer appropriations from designated appropriations to any individual department or activity.
- Section 4. Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- Section 5. This Ordinance shall be and remain in full force and effect from and after its final passage and publication as herein provided.
- Section 6. Public hearings were held before the City Council as a Committee of the whole, on September 4, 2018 and September 17, 2018, and that due notice of said public hearings was published and that this Ordinance was also published one time in a newspaper having general circulation in the City of McKinney, Texas.
- Section 7 This Ordinance to become effective upon its passage and approval and upon the publication hereof.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON 17TH DAY OF SEPTEMBER, 2018.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

EMPRESS DRANE
City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

Second Public Hearing – Budget

City of McKinney
Budget Department



FY19 Highlights

- Balanced General Fund budget
- 1.5 cent reduction in tax rate
- Public Safety needs:
 - Preparation for Fire Station #10
 - 9 Police officers
- \$2.5 million for street reconstruction

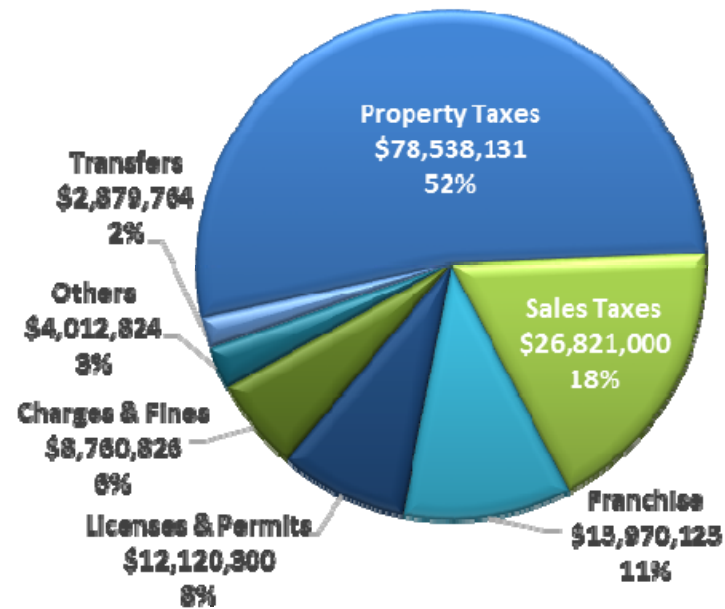


General Fund



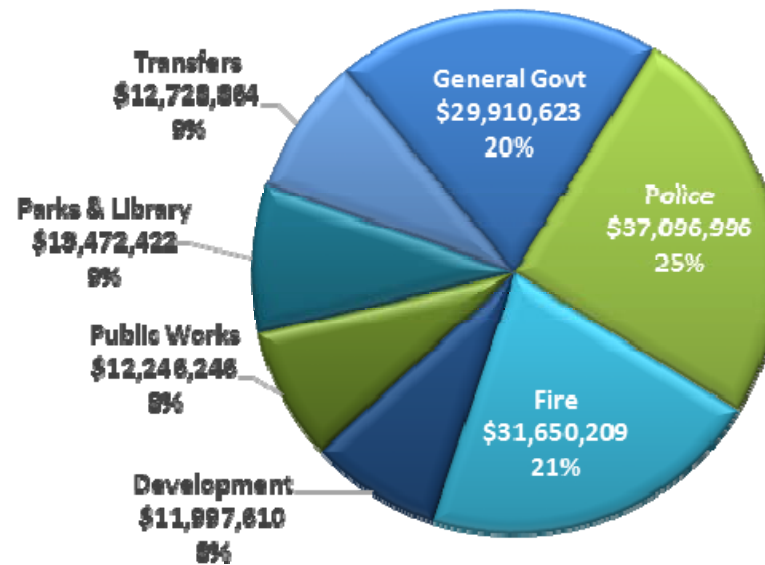
General Fund Revenues

FY 2018-19 - \$149,102,970



General Fund Expenditures

FY 2018-19 - \$149,102,970



Proposed GF Personnel

FY 2018-19 – 55.8 FTE's

- 20 – Fire (18 FS#10)
- 14 – Police (9 Sworn)
- 9 – Parks & Recreation
- 3 – Development Services
- 3 – Public Works
- 2 – Information Technology
- 4.8 – Other GF Departments



Water/Wastewater Fund



Water and Wastewater

- 5% water rate increase and 7% wastewater rate increase necessary to pass through NTMWD mandated increase
- Supplementals include:
 - Meter Maintenance Technicians w/ vehicles & equipment (2)
 - Wastewater Operations Supervisor (1)
 - Water Utilities Pump Operator (1)
 - Wastewater Maintenance Specialists (2)
 - Water Utility Inspector I (1)
 - CMOM Program
 - ET Controller Rebates
 - Scheduled Vehicle/Equipment Replacements



Action Tonight

Sept. 17

- Ratification of Property Tax Revenue Increase
- Adopt Budget, Tax Rate, and Fee/Rate Ordinance





18-773

TITLE: Consider/Discuss/Act on an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2018-19 Budget as a Result of the City Receiving More Revenues from Property Taxes than the Previous Fiscal Year

COUNCIL GOAL: Financially Sound Government
(4A: Provide Funding and Organizational Framework to Ensure Continual Economic Improvements)

MEETING DATE: September 17, 2018

DEPARTMENT: Financial Services

CONTACT: Mark Holloway, Chief Financial Officer

RECOMMENDED CITY COUNCIL ACTION:

- Approve the ordinance
- Ratify the increased revenue from property taxes by declaring:

Based on the Tax Rate of \$0.525170:

“This budget will raise more total property taxes than last year's budget by \$7,465,085 or 7.02%, and of that amount, \$5,183,635 is tax revenue to be raised from new property added to the tax roll this year.”

ITEM SUMMARY:

- The City's Fiscal Year 2018-19 Budget has an increase in property tax revenues as compared to the previous year.
- As a result of the approval of the Fiscal Year 2018-19 Budget, the City Council must ratify the increased revenue from property taxes.

BACKGROUND INFORMATION:

- Local Government Code Section 102.007(c) requires that a governing body ratify the property tax increase in the budget if it adopts a budget that will require

raising more revenue from property taxes than the previous year. The statute says that the vote under this subsection must be in addition and separate from the vote to adopt the budget or a vote to set the tax rate.

FINANCIAL SUMMARY:

- Estimated maintenance and operations tax revenues of \$77,190,131 (100% collection rate) for FY 2018-19 are based on this tax rate.

SUPPORTING MATERIALS:

[Ordinance](#)

ORDINANCE NO. 2018-09-____

AN ORDINANCE OF THE CITY OF MCKINNEY, TEXAS, RATIFYING THE PROPERTY TAX REVENUE INCREASE IN THE 2018-19 BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAXES IN THE 2018-19 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Texas Local Government Code section 102.005, subsection (b) and (c) (passed by the 80th Texas Legislature as H.B. 3195, relating in part to “truth-in-taxation disclosure”), requires the City Council to ratify by a separate vote and providing the necessary disclosure language in the ratification, when there is an increase to the property tax revenues in the proposed budget as compared to the previous year; and,

WHEREAS, the City’s 2018-19 Budget has an increase in property tax revenues as compared to the previous year; and,

WHEREAS, as a result of the approval of the 2018-19 Budget, the City Council finds that it must ratify the increased revenue from property taxes.

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

Section 1. The increased revenue from property taxes in the 2018-19 City Budget is hereby ratified, with the following declaration:

Based on the Tax Rate of \$0.525170:

“THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$7,465,085 OR 7.02%, AND OF THAT AMOUNT, \$5,183,635 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.”

Section 2. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 17TH DAY OF SEPTEMBER, 2018

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

EMPRESS DRANE
City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



18-774

TITLE: Consider/Discuss/Act on an Ordinance Adopting a Tax Rate for Fiscal Year 2018-19

COUNCIL GOAL: Financially Sound Government
(4A: Provide Funding and Organizational Framework to Ensure Continual Economic Improvements)

MEETING DATE: September 17, 2018

DEPARTMENT: Financial Services

CONTACT: Mark Holloway, Chief Financial Officer

RECOMMENDED CITY COUNCIL ACTION:

- Provide a motion to adopt the tax rate ordinance with the following:

“I move that the property tax rate be increased by the adoption of a tax rate of 0.525170, which is effectively a 3.73 percent increase in the tax rate.”

- Conduct a record vote to adopt the tax rate

ITEM SUMMARY:

- The proposed tax rate is \$0.525170 based on 100% market ratio on each \$100 of all taxable property within the City. The proposed tax rate is 0.015029 cents lower than last year.
- This tax rate will raise more taxes for maintenance and operations than last year's tax rate.
- The tax rate will effectively be raised by 2.94 percent and will raise taxes for maintenance and operations on a \$100,000 home by approximately \$-13.22.
- The rate for Maintenance and Operations (M&O) is \$0.362389 per \$100 valuation.
- The rate for Interest and Sinking Funds (I&S) is \$0.162781 per \$100 valuation.
- The tax rate ratio is 69% for M&O and 31% for I&S.

- The proposed tax rate exceeds the effective tax rate of \$0.506288.
- The proposed tax rate will raise more taxes for M&O than last year's tax rate.
- The amount of taxes imposed this year on the average home value of \$342,263 would be \$1,797.
- State law requires a specific caption to adopt the tax rate. Since the City will receive a larger amount of tax revenue from the proposed tax rate, the City has to announce that there is a tax increase.

BACKGROUND INFORMATION:

- State law requires an entity to hold two public hearings before adopting a tax rate. **The tax rate adoption must be a record vote.**
- On August 6, 2018, the City Council took a roll call vote on the tax rate and announced the public hearing dates and the adoption date.
- The two public hearings were held on August 21, 2018 and September 4, 2018.
- The tax rate adoption date is September 17, 2018, which must be a record vote, and at least 60 percent of the members of the governing body must vote in favor of the Ordinance.

FINANCIAL SUMMARY:

- Estimated maintenance and operations tax revenues of \$77,190,131 (100% collection rate) for FY 2018-19 are based on this tax rate.

SUPPORTING MATERIALS:

[Ordinance](#)

ORDINANCE NO. 2018-09-____

AN ORDINANCE LEVYING TAXES FOR THE CITY OF MCKINNEY, TEXAS, FOR THE TAX YEAR 2018; PROVIDING FOR A DATE ON WHICH SUCH TAXES BECOME DELINQUENT; PROVIDING FOR A LIEN ON ALL REAL AND PERSONAL PROPERTY TO SECURE THE PAYMENT OF TAXES DUE THEREON; PROVIDING FOR PENALTY AND INTEREST FROM AN EFFECTIVE DATE HEREOF; PROVIDING FOR A 15% COLLECTION FEE FROM AN EFFECTIVE DATE HEREOF; PROVIDING FOR ACCEPTANCE OF THE TAX ROLL TOGETHER WITH ANY SUPPLEMENTS THERETO; AND PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE

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

Section 1. There should be, and is hereby, levied and ordered to be assessed and collected for the following rate of taxes for the City of McKinney, Texas, for the tax year 2018 to provide for the expenditures of said City for the fiscal year ending September 30, 2019, and to provide for the payments of indebtedness, interest and sinking funds for the City of McKinney, to wit:

(a) For the general revenue of the General Fund 36.2389 cents on each \$100.00 valuation of all taxable property within said City.

(b) For the revenue of bonded indebtedness, capital lease payments and related fees 16.2781 cents on each \$100.00 valuation of all taxable property within said City.

(c) Total tax rate of 52.5170 cents based on 100% market ratio on each \$100.00 of all taxable property within said City.

(d) This year's tax levy to fund maintenance and operations expenditures exceeds last year's maintenance and operations tax levy.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 2.94 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$-13.22.

Section 2. The taxes assessed and levied hereby are due and payable on October 1, 2018, and shall be payable not later than January 31, 2019. The penalties and interest provided for herein shall accrue after this date. However, if the entire taxes due are paid in full by January 31, 2019, no penalty or interest shall be due.

Section 3. In addition to the taxes assessed and levied herein, there is also assessed and levied a penalty for the failure to pay taxes due as herein specified in the amount of 6% for the first month, plus 1% each additional month, until the penalty shall be 12% on the total taxes due, and in addition thereto, there is hereby levied and assessed interest at the rate of 1% per month of any part thereof of all taxes allowed to become delinquent by the failure or refusal to pay the taxes as herein specified.

Section 4. In addition to the taxes and penalty and interest assessed and levied herein, there is also assessed and levied a 15% collection fee on all taxes and

penalty and interest that become delinquent and remain unpaid on July 1, 2019.

- Section 5. The City of McKinney shall have a lien on all taxable property located in the City of McKinney to secure the payment of taxes, penalty, interest and all costs of collection, assessed and levied hereby.
- Section 6. Taxes are payable in McKinney, Texas, at the Office of the Tax Assessor-Collector. The City shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.
- Section 7. The tax roll as presented to the City Council together with any supplements thereto, are hereby accepted.
- Section 8. The caption of this Ordinance is to be published one (1) time in a newspaper having general circulation in the City of McKinney, and is to become effective immediately upon its passage and publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 17TH DAY OF SEPTEMBER, 2018.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

EMPRESS DRANE
City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



18-775

TITLE: Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services

COUNCIL GOAL: Financially Sound Government
(4A: Provide Funding and Organizational Framework to Ensure Continual Economic Improvements)

MEETING DATE: September 17, 2018

DEPARTMENT: Financial Services

CONTACT: Mark Holloway, Chief Financial Officer

RECOMMENDED CITY COUNCIL ACTION:

- Approve the ordinance.

ITEM SUMMARY:

- The attached ordinance details the proposed changes to fees in the Code of Ordinances Appendix A Schedule of Fees. These include:
 - Alcoholic Beverages Permit Fee
 - Deletion of fee and associated changes to Code of Ordinance language.
 - Water & Wastewater Utility Fees
 - Water rates - 5% increase in order to pass through increased cost of services mandated to us from North Texas Municipal Water District (NTMWD).
 - Wastewater rates - 7% increase in order to pass through increased cost of services mandated to us from North Texas Municipal Water District (NTMWD).
 - Water and Sewer Tap Fees
 - Other miscellaneous charges
 - Airport Fees
 - Hanger Leases
 - Fuel
 - Various Other Fees
- The new verbiage and rates in the ordinance are in blue and underlined for

easier reading. Verbiage and rates to be removed are in red and have been crossed out.

BACKGROUND INFORMATION:

- The City intends to recover some of the costs of providing services through user fees.

SPECIAL CONSIDERATIONS: None.

FINANCIAL SUMMARY:

- Depending on the level of services provided, the changes will increase revenue.

BOARD OR COMMISSION RECOMMENDATION: None.

SUPPORTING MATERIALS:

[Ordinance](#)

[Ordinance - Redline](#)

ORDINANCE NO. 2018-09-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF CHAPTER 14, "ALCOHOLIC BEVERAGES," ARTICLE III, "LAWFUL SALE OF ALCOHOLIC BEVERAGES," BY AMENDING PORTIONS OF SECTION 14-51, BY DELETING CURRENT SECTION 14-52 IN ITS ENTIRETY AND RENUMBERING SECTION 14-53 THROUGH 14-56 AS PROVIDED HEREIN BELOW; ESTABLISHING VIOLATIONS AND PENALTIES; AND RELATING TO FEES, BY AMENDING APPENDIX A, IN PART, BY DELETING CURRENT SECTION 14-52 IN ITS ENTIRETY, BY RENUMBERING SECTION 14-53, AND BY AMENDING SECTIONS 30-70, 30-71, 30-85, 30-86, 30-175, 30-205, 110-44, 110-45, 110-139, 110-141, 110-228, AND 110-230; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City Council of the City of McKinney, Texas, finds, determines, and declares that certain fees are necessary to provide for efficient government services; and

WHEREAS, the City Council of the City of McKinney, Texas, finds and determines that the current fees are insufficient to cover the costs of the respective services; and

WHEREAS, the City Council of the City of McKinney, Texas desires to adopt fees necessary for the City to provide good and efficient government for the benefit of the citizens of the City.

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

Section 1. That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. That Section 14-51, entitled "Permit required; procedures," of Article III, "Lawful Sale of Alcoholic Beverages," of Chapter 14, "Alcoholic Beverages," of the Code of Ordinances of the City of McKinney, Texas, is hereby amended to read as follows:

Sec. 14-51. - Permit required; procedures.

(a) It shall be unlawful for any person to manufacture, distill, brew, import, transport, store for purposes of sale, distribute or sell any beer, wine or mixed beverages within the city unless such person has obtained a city permit from the office of the city secretary.

(b) Any person wishing to manufacture, distill, brew, import, transport, store for purposes of sale, distribute or sell any beer, wine, or mixed beverage must complete a city permit application.

(c) The city secretary shall submit each application to the appropriate city departments, as determined by the city manager, to ensure that the application complies with all city ordinances and regulations, including this article.

(d) After approval by all necessary city departments, the application shall be deemed approved and the city secretary shall issue a city permit.

(e) Applications and permits shall be kept on file in the city secretary's office.

- Section 3. That Section 14-52, entitled “Application fee; initial permit fee,” of Article III, “Lawful Sale of Alcoholic Beverages,” of Chapter 14, “Alcoholic Beverages,” of the Code of Ordinances of the City of McKinney, Texas, is hereby deleted in its entirety,
- Section 4. That Section 14-53, entitled “Permit; permit fee,” Section 14-54, entitled “Hours of Operation,” Section 14-55, entitled “Development standards,” and Section 14-56, entitled “Lawful Sale of Alcohol Beverages,” of Article III, “Lawful Sale of Alcohol Beverages,” of Chapter 14, “Alcoholic Beverages,” of the Code of Ordinances, City of McKinney, Texas are hereby renumbered, respectively, as Section 14-52, Section 14-53, Section 14-54 and Section 14-55.
- Section 5. That any person, firm, or corporation who violates any section of Chapter 14 of the Code of Ordinances of the City of McKinney, Texas, as so amended, shall be subject to the penalty provisions set forth in Section 1-18 of the McKinney Code; and each and every day such violation or failure to comply shall continue shall be deemed to constitute a separate offense.
- Section 6. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 14-52, is hereby deleted in its entirety.
- Section 7. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 14-53, entitled “Permit; permit fee,” is hereby renumbered as Section 14-52.
- Section 8. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-70, is hereby amended to read as follows:

Appendix A, Section 30-70. Foreign garbage disposal fee.

Foreign garbage collection fee, per international flight arriving at McKinney National Airport 225.00

- Section 9. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-71, is hereby amended to read as follows:

Appendix A, Section 30-71. U.S. customs fees.

Customs regular hours fee 150.00

International flights arriving before and after regular business hours, which are defined as 8:00 a.m. to 5:00 p.m. Monday through Friday, exclusive of holidays, per international flight arriving at McKinney National Airport 200.00

Customs agent overtime, per Customs Agent 350.00

- Section 10. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-85, is hereby amended to read as follows:

Appendix A, Section 30-85. Fee for airport access card and key replacement.

(a) A fee for the administrative and logistics cost of issuing airport security access cards and replacement of lost keys to airport facilities.

(1) Initial issue \$30.00

- (2) Replacement of access card 40.00
- (3) Replacement of keys 25.00
- (4) Bi-annual renewal 20.00
- (5) Temporary card deposit 25.00
- (6) Failure to return security access card upon termination of access privileges 100.00
- (b) Fee for processing returned checks 25.00

Section 11. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-86, is hereby amended to read as follows:

Appendix A, Section 30-86. Miscellaneous fees.

- Administrative fee, per invoice 50.00
- Piston aircraft jump start, per jump (one free every six months) 10.00
- Wash rack use fee, per aircraft 25.00
- Temporary specialized aeronautical service operator permit fee, per day per aircraft serviced 50.00
- Or per week per aircraft serviced 200.00
- Flying club permit fee, per member per year 10.00
- Car rental concession fee - onsite Negotiable and approved by city council
- Car rental concession fee - offsite 12% on-airport gross income
- Catering processing fee - onsite Negotiable and approved by city council
- Catering processing fee - offsite 25% pre-tax invoice total
- Crew car coverage, per hour (first 2 hours free) 50.00/ hour, for each additional hour
- Regulated garbage disposal, per service 225.00
- Ground power unit, per hour 50.00
- Air-conditioning cart, per hour 50.00
- Lavatory cleaning fees, per service 40.00
- Airfield escort, per man-hour 70.00
- Plus, per hour equipment use 20.00
- Incident response fee 500.00
- Per hour thereafter + recovery expenses 100.00
- Incident/afterhours call out fees, per hour per person 100.00
- Incident/afterhours call out fees (after 1st hr) 50.00
- Parcel storage fee, per week, 1 week minimum 25.00

Pipeline field escort, per hour per person 70.00

Returned check fee See § 2-5

Spill clean-up fee, per barrel of absorbent + any fines incurred 250.00

Toll violations in crew car, as billed/violation, administrative fee of 50.00

Aircraft towing, per tow 35.00

Facility fees (charged by aircraft maximum takeoff weight as stated in www.airlines.net). Fee is waived with purchase of minimum fuel load:

Aircraft Type	Min. Gallons	Facility Fee
Transport (150,000 lbs)	1,000	\$1,200.00
Large jet aircraft (30,000—149,999 lbs)	350	400.00
Medium jet aircraft (12,500—29,999 lbs)	200	250.00
Small jet aircraft (<12,500 lbs)	100	150.00
Heavy turboprop (Jet-A) (>12,500 lbs)	75	100.00
Light/med. turboprop (Jet-A) <12,500 lbs	50	55.00
Twin engine piston (AvGas)	25	40.00
Single engine piston (AvGas)	5	10.00

Parking fees per night (charged by aircraft maximum takeoff weight as stated in www.airlines.net). First night of parking is waived by either purchase of minimum fuel load or facility fee.

Aircraft Type	Parking Fee
Transport (150,000 lbs)	500.00
Large jet aircraft (30,000—149,999 lbs)	200.00
Medium jet aircraft (12,500—29,999 lbs)	100.00
Small jet aircraft (<12,500 lbs)	50.00
Twin engine piston aircraft	15.00
Single engine piston aircraft	10.00

Section 12. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-175, is hereby amended to read as follows:

Appendix A, Section 30-175. Leases.

Executive hangars leased with one or more aircraft are eligible for negotiated fuel rates.

200 Series 39’ door T-Hangars (60 @ 1,014 sf), per sf per month + one month's rental deposit 0.4043

301-316 Series 59" door T-Hangars (16 @ 2,463 sf), per sf per month + one month's rental deposit 0.2740

319-335 Series 50" door T-Hangars (16 @ 1,850 sf), per sf per month + one month's rental deposit 0.3243

400 Series 60" Box Hangars (6 @ 2,832 sf), per sf per month + one month's rental deposit 0.3707

All T-Hangar end caps, per month + one month's rental deposit 150.00 - 300.00

McKinney Air Center Building suites, per square foot per year with utilities
..... 22.00

Tie down - Single engine, per month 95.00

Tie down - Twin engine/turbo prop, per month 180.00

Tie down - Jet engine, per month Negotiable

Airport community hangars, per sf per month 0.70 – 0.85

Long-term hangar leases (five-year min.) Negotiable and approved by city council

Long-term land lease (40-year max.) Negotiable and approved by city council, no less than 0.45 per square foot per year

Other space rental:

 Hangar—Special events Negotiated price

 Airport office space not otherwise stated, per sf per month 1.833

Transient hangar storage:

 Heavy jet (see facility fees), per night + facility fee (if applicable) 400.00

 Heavy turbo, per night + facility fee (if applicable) 250.00

 Medium jet aircraft, per night + facility fee (if applicable) 300.00

 Light jet, per night + facility fee (if applicable) 200.00

 Light turbo, per night + facility fee (if applicable) 150.00

 Twin piston, per night + facility fee (if applicable) 75.00

 Single piston, per night + facility fee (if applicable) 60.00

T-hangar damage (assessed at time of move-out):

 Hangar door keys 25.00

 Access door hardware damage 50.00

 Access door dent damage Quote provided based on cost of repair

 Hangar door damage Quote provided based on cost of repair

 Metal wall damage Quote provided based on cost of repair

 Damage to hanger interior metal wall Quote provided based on cost of repair

 Damage to hangar fire partition Quote provided based on cost of repair

 Ceiling/light damage Quote provided based on cost of repair

 Floor—Major oil stains 100.00

Floor—Missing chocks 50.00
Door switch damage 200.00
Fire extinguisher 250.00
Clean up trash 50.00
Clean up oil stains 50.00

Section 13. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-205, is hereby amended to read as follows:

Appendix A, Section 30-205. Both FBO and self-fueling operators.

Self-service Jet-A fuel, per gallon \$0.50 below the published list price
Self-service AvGas fuel, per gallon \$0.50 below the published list price
Fuel for petroleum products pricing (markup determined to meet the operating requirements of the airport).
Markup (Jet-A) 2.35 per gallon
Markup (AvGas) 1.75 per gallon
Transient Cost + tax + 100% of markup
Based Cost + tax + 100% of markup, less \$0.20 per gallon
Government Cost + 100% of markup

Jet-A fuel (single purchase):

1—299 Cost + tax + 100% of markup
300—499 Cost + tax + 100% of markup less \$0.05
500—999 Cost + tax + 100% of markup less \$0.10
1,000+ Cost + tax + 100% of markup less \$0.15

Volume discount program purchases (based on previous year's purchases):

0 – 4,999 Cost + tax + 100% of markup
5,000 – 9,999 Cost + tax + 95% of markup
10,000 – 19,999 Cost + tax + 85% of markup
20,000 – 29,999 Cost + tax+ 80% of markup
30,000 – 39,999 Cost + tax + 75% of markup
40,000 – 49,999 Cost + tax + 70% of markup
50,000—59,999..... Cost + tax + 65% of markup
60,000 – 74,999 Cost + tax + 60% of markup
75,000—99,999..... Cost + tax + 55% of markup
100,000+..... Negotiable

Fuel additive \$0.05 per pre-mixed gallon

AvGas:

- 1—29 Cost + tax + 100% of markup
- 30—49 Cost + tax + 100% of markup less \$0.05
- 50—99 Cost + tax + 100% of markup less \$0.10
- 100+ Cost + tax + 100% of markup less \$0.15

Oil:

- Aero Shell 15w50 Cost + 50% + sales tax
- Aero Shell 100w Cost + 50% + sales tax
- Aero Shell 100w Plus Cost + 50% + sales tax
- Phillips XC 20w50 Cost + 50% + sales tax
- BP2380 Cost + 50% + sales tax
- Mobile Jet Oil 2 Cost + 10% + sales tax
- Mobile Jet 254 Cost + 10% + sales tax

Section 14. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-44, is hereby amended to read as follows:

Appendix A, Section 110-44. Fire hydrant/construction meter service deposits.

- Fire hydrant relocation (trip fee) 40.00
- Equipment deposit (meter & backflow) 1,265.00
- Water service deposit 500.00
- Service charge for each month (31 days) or fraction of a month in which a fire hydrant meter is used:
 - Use charge + base fee 30.00 service fee, plus 3 inch irrigation meter base monthly rate
 - Unreported monthly reading 100.00

Section 15. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-45, is hereby amended to read as follows:

Appendix A, Section 110-45. Miscellaneous charges.

- Payment plan processing fee 5.00
- Removal or lockup of meter for non-payment 50.00
- Tampering with meter 50.00
- Damaged lock 30.00
- Meter test fee:
 - Residential meter 75.00

2-inch or smaller Commercial Meter 150.00

3-inch meter or larger, the minimum fee shall be 250.00

Meter box replacement 150.00

Trip fee (i.e. emergency shut off, delivery of disconnection notice in lieu of reconnection fee)

During normal city working hours 40.00

After normal city working hours 60.00

Water use profile report (trip fee) 40.00

Missed appointment fee (charge for making appointments and customer is a "no show"):

Return trip—Next day 15.00

Return trip—Same day 20.00

Section 16. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 110-139, is hereby amended to read as follows:

Appendix A, Section 110-139. Water tap and meter set fees – Smaller service.

Water service installation:

(1) 1-inch water tap only 1,450.00

(2) 1-inch water tap and pavement repair 1,950.00

(3) 1-inch water tap, bore and pavement repair 2,775.00

(4) 2-inch water tap only 1,850.00

(5) 2-inch water tap and pavement repair 2,350.00

(6) 2-inch water tap, bore and pavement repair 3,175.00

Meter set fees:

(1) ¾-inch meter set 268.00

(2) 1-inch meter set 409.00

(3) 2-inch meter set 1,200.00

Section 17. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 110-141, is hereby amended to read as follows:

Appendix A, Section 110-141. Monthly water rates.

Water rates and applicable criteria therefore for each monthly period:

- (1) Single-family dwelling accounts, excluding separate irrigation meters:
 - a. The base monthly rate per meter shall be 16.20
 - b. From 1 gallon to 20,000 gallons the rate per 1,000 gallons or any portion thereof shall be 4.55
 - c. From 20,001 gallons to 40,000 gallons the rate per 1,000 gallons or any portion thereof shall be 5.75
 - d. For usage to exceed over 40,000 gallons, the rate per 1,000 gallons or any portion thereof shall be 6.90
- (2) Multifamily/Commercial/industrial/governmental accounts:
 - a. The base monthly rate per meter shall be:
 1. 5/8-inch x 3/4-inch meter 16.20
 2. 1-inch meter 28.40
 3. 1½-inch meter 48.65
 4. 2-inch meter 68.20
 5. 3-inch meter 120.05
 6. 4-inch meter 178.50
 7. 6-inch meter 332.75
 8. 8-inch meter 657.30
 9. 10-inch meter 1,243.75
 10. 12-inch meter 2,325.25
 - b. The rate per 1,000 gallons or any portion thereof shall be 4.55
- (3) Water district/municipal accounts. The monthly rates for water sold by the city to treated-water water district accounts and municipal accounts, including separate irrigation meters, per 1,000 gallons or any portion thereof shall be 3.45
- (4) Irrigation accounts:
 - a. The base monthly rate per meter shall be:
 1. 5/8-inch x 3/4-inch meter 16.20
 2. 1-inch meter 28.40
 3. 1½-inch meter 48.65
 4. 2-inch meter 68.20
 5. 3-inch meter 120.05
 6. 4-inch meter 178.50
 7. 6-inch meter 332.75
 8. 8-inch meter 657.30
 - b. From 1 gallon to 20,000 gallons the rate per 1,000 gallons or any portion thereof shall be 4.55
 - c. From 20,001 gallons to 40,000 gallons the rate per 1,000 gallons or any portion thereof shall be 5.75

- d. For usage to exceed over 40,000 gallons, the rate per 1,000 gallons or any portion thereof shall be 6.90

Section 18. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 110-228, is hereby amended to read as follows:

Appendix A, Sec. 110-228. Sewer tap fees.

(a) Sewer service installation or tap fee:

- (1) 4-inch sewer tap only 1,630.00
- (2) 4-inch sewer tap and pavement repair 1,980.00
- (3) 4-inch sewer tap, bore, and pavement repair 3,600.00
- (4) Sewer service larger than four inch require connection to an existing or installed manhole and shall be contracted and paid for by the requester.

Section 19. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 110-230, is hereby amended to read as follows:

Appendix A, Sec. 110-230. Sewer service rates generally.

(1) Single-family dwelling accounts:

- a. The base monthly rate shall be 17.75
- b. The rate per 1,000 gallons up to 8,000 gallons, but not to exceed the winter average if applicable, shall be 4.95
- c. Utility customers shall be billed at actual metered water consumption not to exceed 8,000 gallons maximum until a winter average may be established. The winter average shall be established using the consumption for the months of December, January and February.

(2) Multifamily/Commercial/Industrial/governmental accounts:

- a. The base monthly rate shall be:
 - 1. 5/8-inch x 3/4-inch meter 17.75
 - 2. 1-inch meter 29.10
 - 3. 1½-inch meter 48.05
 - 4. 2-inch meter 62.55
 - 5. 3-inch meter 98.10
 - 6. 4-inch meter 139.05
 - 7. 6-inch meter 237.60
 - 8. 8-inch meter 464.95
 - 9. 10-inch meter 957.10
 - 10. 12-inch meter 1,952.20
- b. The rate per 1,000 gallons or any portion thereof shall be 4.95

(3) Municipal accounts:

a. The rate per 1,000 gallons or any portion thereof 3.75

(4) Irrigation accounts:

a. Meters used for irrigation purposes only shall not be billed sewer charges.

Section 20. That if any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 21. That this Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance and such ordinances shall remain intact and are hereby ratified, verified and affirmed.

Section 22. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney.

Section 23. This Ordinance shall become effective October 1, 2018.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 17TH DAY OF SEPTEMBER, 2018.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

EMPRESS DRANE
City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

ORDINANCE NO. 2018-09-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF CHAPTER 14, "ALCOHOLIC BEVERAGES," ARTICLE III, "LAWFUL SALE OF ALCOHOLIC BEVERAGES," BY AMENDING PORTIONS OF SECTION 14-51, BY DELETING CURRENT SECTION 14-52 IN ITS ENTIRETY AND RENUMBERING SECTION 14-53 THROUGH 14-56 AS PROVIDED HEREIN BELOW; ESTABLISHING VIOLATIONS AND PENALTIES; AND RELATING TO FEES, BY AMENDING APPENDIX A, IN PART, BY DELETING CURRENT SECTION 14-52 IN ITS ENTIRETY, BY RENUMBERING SECTION 14-53, AND BY AMENDING SECTIONS 30-70, 30-71, 30-85, 30-86, 30-175, 30-205, 110-44, 110-45, 110-139, 110-141, 110-228, AND 110-230; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City Council of the City of McKinney, Texas, finds, determines, and declares that certain fees are necessary to provide for efficient government services; and

WHEREAS, the City Council of the City of McKinney, Texas, finds and determines that the current fees are insufficient to cover the costs of the respective services; and

WHEREAS, the City Council of the City of McKinney, Texas desires to adopt fees necessary for the City to provide good and efficient government for the benefit of the citizens of the City.

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

Section 1. That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. That Section 14-51, entitled "Permit required; procedures," of Article III, "Lawful Sale of Alcoholic Beverages," of Chapter 14, "Alcoholic Beverages," of the Code of Ordinances of the City of McKinney, Texas, is hereby amended to read as follows:

Sec. 14-51. - Permit required; procedures.

(a) It shall be unlawful for any person to manufacture, distill, brew, import, transport, store for purposes of sale, distribute or sell any beer, wine or mixed beverages within the city unless such person has obtained a city permit from the office of the city secretary.

(b) Any person wishing to manufacture, distill, brew, import, transport, store for purposes of sale, distribute or sell any beer, wine, or mixed beverage must complete a city permit application ~~and pay the application fee as set forth in section 14-52.~~

(c) The city secretary shall submit each application to the appropriate city departments, as determined by the city manager, to ensure that the application complies with all city ordinances and regulations, including this article.

(d) After approval by all necessary city departments, the application shall be deemed approved and the city secretary shall issue a city permit.

~~upon payment by the applicant of the initial permit fee as set forth in section 14-52.~~

(e) Applications and permits shall be kept on file in the city secretary's office.

Section 3. That Section 14-52, entitled "Application fee; initial permit fee," of Article III, "Lawful Sale of Alcoholic Beverages," of Chapter 14, "Alcoholic Beverages," of the Code of Ordinances of the City of McKinney, Texas, is hereby deleted in its entirety,

~~Sec. 14-52. — Application fee; initial permit fee.~~

~~(a) An application fee as determined from time to time by city council shall be charged by the city secretary for accepting any permit application or permit renewal application. No permit application or permit renewal application may be accepted unless accompanied by the application fee.~~

~~(b) The city initial permit fee shall be equal to one-half of the state fee required by the state alcoholic beverage commission of every person that may be issued any state permit or license for the manufacture, distilling, brewing, importing, transporting, storing, distributing or sale of any beer, wine or mixed beverage, unless a different fee is allowed or required by state law. No city permit may be issued unless the initial permit fee is received.~~

~~(c) The city secretary shall issue a receipt for the application fee and initial permit fee and keep a record of the same in the city secretary's office.~~

Section 4. That Section 14-53, entitled "Permit; permit fee," Section 14-54, entitled "Hours of Operation," Section 14-55, entitled "Development standards," and Section 14-56, entitled "Lawful Sale of Alcohol Beverages," of Article III, "Lawful Sale of Alcohol Beverages," of Chapter 14, "Alcoholic Beverages," of the Code of Ordinances, City of McKinney, Texas are hereby renumbered, respectively, as Section 14-52, Section 14-53, Section 14-54 and Section 14-55.

Section 5. That any person, firm, or corporation who violates any section of Chapter 14 of the Code of Ordinances of the City of McKinney, Texas, as so amended, shall be subject to the penalty provisions set forth in Section 1-18 of the McKinney Code; and each and every day such violation or failure to comply shall continue shall be deemed to constitute a separate offense.

Section 6. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 14-52, is hereby deleted in its entirety.

~~Appendix A, Section 14-52. Application fee; initial permit fee.~~

~~An application fee in the amount of \$75.00 shall be charged for accepting any permit application or permit renewal application.~~

Section 7. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 14-53, entitled "Permit; permit fee," is hereby renumbered as Section 14-52.

Section 8. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 30-70, is hereby amended to read as follows:

Appendix A, Section 30-70. Foreign garbage disposal fee.

Foreign garbage collection fee, per international flight arriving at McKinney National Airport ~~150.00.~~ 225.00

Section 9. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-71, is hereby amended to read as follows:

Appendix A, Section 30-71. ~~U.S. customs overtime fee.~~ U.S. customs fees.

Customs regular hours fee 150.00

International flights arriving before and after ~~normal~~ regular business hours, which are defined as 8:00 a.m. to 5:00 p.m. Monday through Friday, exclusive of holidays, per international flight arriving at ~~Collin County Regional~~ McKinney National Airport 200.00
Customs agent overtime, per Customs Agent 350.00

Section 10. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-85, is hereby amended to read as follows:

Appendix A, Section 30-85. Fee for airport access card and key replacement.

(a) A fee for the administrative and logistics cost of issuing airport security access cards and replacement of lost keys to airport facilities.

- (1) Initial issue \$30.00
- (2) Replacement of access card 40.00
- (3) Replacement of keys 25.00
- (4) Bi-annual renewal 20.00
- (5) Temporary card deposit 25.00
- (6) Failure to return security access card upon termination of access privileges 100.00

(b) Fee for processing returned checks 25.00

Section 11. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-86, is hereby amended to read as follows:

Appendix A, Section 30-86. Miscellaneous fees.

- Administrative fee, per invoice 50.00
- Piston A aircraft jump start, per jump (one free every six months) 10.00
- Wash rack use fee, per aircraft 25.00
- Temporary specialized aeronautical service operator permit fee, per day per aircraft serviced 50.00
 - Or per week per aircraft serviced 200.00
- Flying club permit fee, per member per year 10.00
- Car rental concession fee - onsite Negotiable and approved by city council
- Car rental concession fee - offsite 12% on-airport gross income

Catering processing fee - onsite Negotiable and approved by city council

Catering processing fee - offsite 25% pre-tax invoice total

Crew car coverage, per hour (first 2 hours free) 50.00/[hour, for each additional hour](#)

~~Customs regular hours fee 150.00~~

~~Customs agent overtime, per service 350.00~~

Regulated garbage disposal, per service 225.00

Ground power unit, per hour 50.00

Air-conditioning cart, per hour 50.00

Lavatory cleaning fees, per service 40.00

Airfield escort, per man-hour 70.00

[Plus, per hour equipment use 20.00](#)

Incident response fee,~~per hour~~ 500.00

Per hour thereafter + recovery expenses 100.00

Incident/afterhours call out fees, per hour per person 100.00

Incident/afterhours call out fees (after 1st hr) 50.00

Parcel storage fee, per week, 1 week minimum 25.00

Pipeline field escort, per hour per person 70.00

~~Plus, per hour equipment use 20.00~~

Returned check fee See § 2-5

Spill clean-up fee, per barrel of absorbent + any fines incurred 250.00

Toll violations in crew car, as billed/violation, administrative fee of 50.00

Aircraft towing, per tow 35.00

~~Pull-out/push-back, per service 10.00~~

~~T-hangar pull-out/push-back, per month 30.00~~

~~Unlimited pull-outs/push-backs, per month per aircraft 150.00~~

Facility fees (charged by aircraft maximum takeoff weight as stated in [www.airlines.net](#)). Fee is waived with purchase of minimum fuel load:

Aircraft Type	Min. Gallons	Facility Fee
Transport (150,000 lbs)	1,000	\$1,200.00
Large jet aircraft (30,000—149,999 lbs)	350	400.00
Medium jet aircraft (12,500—29,999 lbs)	200	250.00
Small jet aircraft (<12,500 lbs)	150 100	200.00 150.00
Heavy turboprop (Jet-A) (>12,500 lbs)	75	75.00 100.00
Light/med. turboprop (Jet-A) <12,500 lbs	50	55.00
Twin engine piston (AvGas)	25	40.00
Single engine piston (AvGas)	5	10.00

Parking fees per night (charged by aircraft maximum takeoff weight as stated in www.airlines.net). First night of parking is waived by either purchase of minimum fuel load or facility fee.

Aircraft Type	Parking Fee
Transport (150,000 lbs)	500.00
Large jet aircraft (30,000—149,999 lbs)	150.00 <u>200.00</u>
Medium jet aircraft (12,500—29,999 lbs)	100.00
Small jet aircraft (<12,500 lbs)	50.00
Twin engine piston aircraft	15.00
Single engine piston aircraft	10.00

Section 12. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-175, is hereby amended to read as follows:

Appendix A, Section 30-175. Leases.

Executive hangars leased with one or more aircraft are eligible for negotiated fuel rates.

200 Series ~~40'~~ 39' door T-Hangars (60 @ 1,014 sf), per sf per month + one month's rental deposit ~~0.3925~~ 0.4043

301-316 Series 59" door T-Hangars (16 @ 2,463 sf), per sf per month + one month's rental deposit ~~0.2639~~ 0.2740

319-335 Series 50" door T-Hangars (16 @ 1,850 sf), per sf per month + one month's rental deposit ~~0.3162~~ 0.3243

400 Series 60" Box Hangars (6 @ 2,832 sf), per sf per month + one month's rental deposit~~0.3531~~ 0.3707

All T-Hangar end caps, per month + one month's rental deposit ~~150.00~~
150.00 - 300.00

~~B-Hangar (maintenance), per month + one month's rental deposit
5,000/month~~

McKinney Air Center Building suites, per square foot per year with utilities 22.00

~~C-Hangar (Avionics), per month + one month's rental deposit 6,000~~

Tie down - Single engine, per month ~~80.00~~ 95.00

Tie down - Twin engine/turbo prop, per month ~~150.00~~ 180.00

Tie down - Jet engine, per month Negotiable

Airport community hangars, per sf per month ~~0.70~~ 0.70 – 0.85

Long-term hangar leases (five-year min.) Negotiable and approved by city council

Long-term land lease (40-year max.) Negotiable and approved by city council, no less than 0.45 per square foot per year

Other space rental:

Hangar—Special events Negotiated price

Airport office space not otherwise stated, per sf per month 1.833

Transient hangar storage:

Heavy [jet](#) (see facility fees), per night + facility fee (if applicable) 400.00

[Heavy turbo, per night + facility fee \(if applicable\) 250.00](#)

Medium jet aircraft, per night + facility fee (if applicable) 300.00

[Light jet, per night + facility fee \(if applicable\) 200.00](#)

Light turbo, per night + facility fee (if applicable) 150.00

Twin piston, per night + facility fee (if applicable) 75.00

Single piston, per night + facility fee (if applicable) 60.00

T-hangar damage (assessed at time of move-out):

Hangar door keys 25.00

Access door hardware damage 50.00

Access door dent damage Quote provided based on cost of repair

Hangar door damage Quote provided based on cost of repair

Metal wall damage Quote provided based on cost of repair

Damage to hanger interior metal wall Quote provided based on cost of repair

Damage to hangar fire partition Quote provided based on cost of repair

Ceiling/light damage Quote provided based on cost of repair

Floor—Major oil stains 100.00

Floor—Missing chocks 50.00

Door switch damage 200.00

Fire extinguisher 250.00

Clean up trash 50.00

Clean up oil stains 50.00

Section 13. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 30-205, is hereby amended to read as follows:

Appendix A, Section 30-205. Both FBO and self-fueling operators.

Self-service Jet-A fuel, per gallon \$0.50 below the published list price

Self-service AvGas fuel, per gallon \$0.50 below the published list price

Fuel for petroleum products pricing (markup determined ~~annually~~ to meet the ~~annual~~ operating requirements of the airport).

~~FY 2015-2016~~ Markup (Jet-A) 2.35 per gallon

~~FY 2015-2016~~ Markup (AvGas) 1.75 per gallon

Transient Cost + tax + 100% of markup

Based ~~Cost + tax + 90% of markup~~ Cost + tax + 100% of markup, less \$0.20 per gallon

~~Self-serve AvGas Cost + tax + 100% of markup~~

~~High volume (25,000 + gallons/year) Cost + tax + 75% of markup~~

~~Flight schools (Part 141 only) Cost + tax + 50% of markup less \$0.05~~

Government Cost + 100% of markup

Jet-A fuel (single purchase):

1—299 Cost + tax + 100% of markup

300—499 Cost + tax + 100% of markup less \$0.05

500—999 Cost + tax + 100% of markup less \$0.10

1,000+ Cost + tax + 100% of markup less \$0.15

Volume discount program purchases (based on previous year's purchases):

~~0—9,999 Cost + tax + 100% of markup~~ 0—4,999 Cost + tax + 100% of markup

~~10,000—29,999 Cost + tax + 85% of markup~~ 5,000—9,999 Cost + tax + 95% of markup

~~30,000—49,999 Cost + tax + 75% of markup~~ 10,000—19,999 Cost + tax + 85% of markup

~~50,000—74,999 Cost + tax + 70% of markup~~ 20,000—29,999 Cost + tax + 80% of markup

~~75,000—99,999 Cost + tax + 65% of markup~~ 30,000—39,999 Cost + tax + 75% of markup

~~100,000+ Cost + tax + 55% of markup~~ 40,000—49,999 Cost + tax + 70% of markup

50,000—59,999 Cost + tax + 65% of markup

60,000—74,999 Cost + tax + 60% of markup

75,000—99,999 Cost + tax + 55% of markup

100,000+ Negotiable

~~Based Jet-A customers: Based price Cost + tax + 90% of markup~~

~~Government Jet-A purchasers Cost + 100% of markup~~

Fuel additive \$0.05 per pre-mixed gallon

AvGas:

- 1—29 Cost + tax + 100% of markup
- 30—49 Cost + tax + 100% of markup less \$0.05
- 50—99 Cost + tax + 100% of markup less \$0.10
- 100+ Cost + tax + 100% of markup less \$0.15

Oil:

- Aero Shell 15w50 Cost + 50% + sales tax
- Aero Shell 100w Cost + 50% + sales tax
- Aero Shell 100w Plus Cost + 50% + sales tax
- Phillips XC 20w50 Cost + 50% + sales tax
- BP2380 Cost + 50% + sales tax
- Mobile Jet Oil 2 Cost + 10% + sales tax
- Mobile Jet 254 Cost + 10% + sales tax

Section 14. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-44, is hereby amended to read as follows:

Appendix A, Section 110-44. Fire hydrant/construction meter service deposits.

Fire hydrant relocation (trip fee) 40.00

Equipment deposit (meter & backflow) 1,265.00

Water service deposit 500.00

Service charge for each month (31 days) or fraction of a month in which a fire hydrant meter is used:

Use charge + base fee 30.00 service fee, plus 3 inch irrigation meter base monthly rate

Unreported monthly reading 100.00

Section 15. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-45, is hereby amended to read as follows:

Appendix A, Section 110-45. Miscellaneous charges.

Payment plan processing fee 5.00

Removal or lockup of meter for non-payment 50.00

Tampering with meter 50.00

Damaged lock 30.00

Meter test fee:

Residential meter ~~30.00~~ 75.00

~~1-inch meter 50.00~~

~~2-inch meter 75.00~~ 2-inch or smaller Commercial Meter 150.00

3-inch meter or larger, the minimum fee shall be 250.00

Meter box replacement 150.00

Trip fee (i.e. emergency shut off, delivery of disconnection notice in lieu of reconnection fee)

During normal city working hours 40.00

After normal city working hours 60.00

Water use profile report (trip fee) 40.00

Missed appointment fee (charge for making appointments and customer is a "no show"):

Return trip—Next day 15.00

Return trip—Same day 20.00

Section 16. That Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 110-139, is hereby amended to read as follows:

Appendix A, Section 110-139. Water tap and meter set fees – Smaller service.

Water service installation ~~and meter set fees:~~

~~(1) ¾-inch service and 5/8-inch × ¾-inch meter set 1,299.00~~

~~(2) 5/8-inch × ¾-inch meter set without meter box 268.00~~

~~(3) 1-inch service and 1-inch meter set 1,401.00~~

~~(4) 1-inch meter set without meter box 409.00~~

~~(5) 2-inch service and ultrasonic magnetic meter set 2,600.00~~

~~(6) 2-inch ultrasonic magnetic meter set without meter box 1,200.00~~

(1) 1-inch water tap only 1,450.00

(2) 1-inch water tap and pavement repair 1,950.00

(3) 1-inch water tap, bore and pavement repair 2,775.00

(4) 2-inch water tap only 1,850.00

(5) 2-inch water tap and pavement repair 2,350.00

(6) 2-inch water tap, bore and pavement repair 3,175.00

Meter set fees:

(1) ¾-inch meter set 268.00

(2) 1-inch meter set 409.00

(3) 2-inch meter set 1,200.00

Section 17. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-141, is hereby amended to read as follows:

Appendix A, Section 110-141. Monthly water rates.

Water rates and applicable criteria therefore for each monthly period:

- (1) Single-family dwelling accounts, excluding separate irrigation meters:
 - a. The base monthly rate per meter shall be ~~15.45~~ 16.20
 - b. From 1 gallon to 20,000 gallons the rate per 1,000 gallons or any portion thereof shall be ~~4.40~~ 4.55
 - c. From 20,001 gallons to 40,000 gallons the rate per 1,000 gallons or any portion thereof shall be ~~5.50~~ 5.75
 - d. For usage to exceed over 40,000 gallons, the rate per 1,000 gallons or any portion thereof shall be ~~6.60~~ 6.90
- (2) Multifamily/Commercial/industrial/governmental accounts:
 - a. The base monthly rate per meter shall be:
 1. 5/8-inch × 3/4-inch meter ~~15.45~~ 16.20
 2. 1-inch meter ~~27.05~~ 28.40
 3. 1½-inch meter ~~46.35~~ 48.65
 4. 2-inch meter ~~64.95~~ 68.20
 5. 3-inch meter ~~114.35~~ 120.05
 6. 4-inch meter ~~170.00~~ 178.50
 7. 6-inch meter ~~316.90~~ 332.75
 8. 8-inch meter ~~626.00~~ 657.30
 9. 10-inch meter ~~1,184.50~~ 1,243.75
 10. 12-inch meter ~~2,214.50~~ 2,325.25
 - b. The rate per 1,000 gallons or any portion thereof shall be ~~4.40~~ 4.55
- (3) Water district/municipal accounts. The monthly rates for water sold by the city to treated-water water district accounts and municipal accounts, including separate irrigation meters, per 1,000 gallons or any portion thereof shall be ~~3.30~~ 3.45
- (4) Irrigation accounts:
 - a. The base monthly rate per meter shall be:
 1. 5/8-inch × 3/4-inch meter ~~15.45~~ 16.20
 2. 1-inch meter ~~27.05~~ 28.40

- 3. 1½-inch meter ~~46.35~~ 48.65
- 4. 2-inch meter ~~64.95~~ 68.20
- 5. 3-inch meter ~~114.35~~ 120.05
- 6. 4-inch meter ~~170.00~~ 178.50
- 7. 6-inch meter ~~316.90~~ 332.75
- 8. 8-inch meter ~~626.00~~ 657.30

- b. From 1 gallon to 20,000 gallons the rate per 1,000 gallons or any portion thereof shall be ~~4.40~~ 4.55
- c. From 20,001 gallons to 40,000 gallons the rate per 1,000 gallons or any portion thereof shall be ~~5.50~~ 5.75
- d. For usage to exceed over 40,000 gallons, the rate per 1,000 gallons or any portion thereof shall be ~~6.60~~ 6.90

Section 18. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-228, is hereby amended to read as follows:

Appendix A, Sec. 110-228. Sewer tap fees.

(a) Sewer service installation or tap fee:

- ~~(1) Four-inch sewer service if pavement is replaced 1,000.00~~
- ~~(2) Four-inch sewer service if pavement is not disturbed 500.00~~
- (1) 4-inch sewer tap only 1,630.00
- (2) 4-inch sewer tap and pavement repair 1,980.00
- (3) 4-inch sewer tap, bore, and pavement repair 3,600.00
- (4) Sewer service larger than four inch require connection to an existing or installed manhole and shall be contracted and paid for by the requester.

Section 19. That Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-230, is hereby amended to read as follows:

Appendix A, Sec. 110-230. Sewer service rates generally.

(1) Single-family dwelling accounts:

- a. The base monthly rate shall be ~~16.60~~ 17.75
- b. The rate per 1,000 gallons up to 8,000 gallons, but not to exceed the winter average if applicable, shall be ~~4.65~~ 4.95
- c. Utility customers shall be billed at actual metered water consumption not to exceed 8,000 gallons maximum until a winter average may be established. The winter average shall be established using the consumption for the months of December, January and February.

(2) Multifamily/Commercial/industrial/governmental accounts:

- a. The base monthly rate shall be:
 - 1. 5/8-inch × 3/4-inch meter ~~16.60~~ 17.75

2. 1-inch meter ~~27.20~~ 29.10
3. 1½-inch meter ~~44.90~~ 48.05
4. 2-inch meter ~~58.45~~ 62.55
5. 3-inch meter ~~91.70~~ 98.10
6. 4-inch meter ~~129.95~~ 139.05
7. 6-inch meter ~~222.05~~ 237.60
8. 8-inch meter ~~434.55~~ 464.95
9. 10-inch meter ~~894.50~~ 957.10
10. 12-inch meter ~~1,824.50~~ 1,952.20

- b. The rate per 1,000 gallons or any portion thereof shall be ~~4.65~~ 4.95

(3) Municipal accounts:

- a. The rate per 1,000 gallons or any portion thereof ~~3.50~~ 3.75

(4) Irrigation accounts:

- a. Meters used for irrigation purposes only shall not be billed sewer charges.

Section 20. That if any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 21. That this Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance and such ordinances shall remain intact and are hereby ratified, verified and affirmed.

Section 22. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney.

Section 23. This Ordinance shall become effective October 1, 2018.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 17TH DAY OF SEPTEMBER, 2018.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

EMPRESS DRANE
City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



18-776

TITLE: Consider / Discuss / Act on the Appointment of a New Member to the Parks & Recreation Advisory Board

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1E: Increase community involvement and participation within local government / community)

MEETING DATE: September 18, 2018

DEPARTMENT: City Secretary

CONTACT: Empress Drane, City Secretary

RECOMMENDED CITY COUNCIL ACTION:

- Appoint a member to the vacant seat, serving October 1, 2018 to September 30, 2020

ITEM SUMMARY:

- On August 27, 2018, Richard Szecsy was reappointed to a two year term on the Parks and Recreation Advisory Board
- On September 14, 2018, Mr. Szecsy resigned his position and thus will not accept reappointment due to personal reasons
- Mr. Szecsy recommended Kip Dixon to fill the seat
- Mr. Dixon is the only remaining candidate from the list preferred by Council on August 27, 2018

FINANCIAL SUMMARY: N/A

BOARD OR COMMISSION RECOMMENDATION: N/A

SUPPORTING MATERIALS:



18-777

TITLE: Discuss and Provide Background about Downtown and Third Party Special Events Held Across the City of McKinney

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: September 17, 2018

DEPARTMENT: MPAC / Main Street & Community Events

CONTACT: Amy Rosenthal, Director
McKinney Main Street and McKinnney Performing Arts Center

RECOMMENDED CITY COUNCIL ACTION:

No action required - discussion only

ITEM SUMMARY:

The City of McKinney hosts over 60+ special events annually. These events are comprised of City-produced events, events organized in support of non-profit organizations and events that are produced by commercial ventures.

The Special Event Committee offers recommendations to consider designated routes, partial cost recovery options and restricted use streets.

McKinney Main Street has received strong feedback from downtown merchants regarding Bike the Bricks. <https://mckinneypac.wufoo.com/reports/2018-bike-the-bricks-downtown-survey/>

McKinney Main Street has survey results and comments for Council consideration. McKinney Main Street seeks input on direction of Bike the Bricks.

McKinney Main Street seeks input regarding water tower located at Davis Street and Highway 5.

BACKGROUND INFORMATION:

Special Event Applications are evaluated on a monthly basis by a Special Events

Committee comprised of representatives from different departments impacted by activities, including - McKinney Police, McKinney Fire, McKinney Fire Marshal, Public Works, Engineering and Code. This is a follow-up to the presentation from March 5, 2018.

FINANCIAL SUMMARY:

Currently, policies require special event applicant to reimburse for McKinney Police and McKinney Fire/EMS services. Committee recommendations include partial cost recovery options for Public Works services, Parks and Recreation Trail fees, and increase of Special Event Permit Fee.

SUPPORTING MATERIALS:

[McKinney Main Street Community Events Update Sept 17](#)



Community Events & McKinney Main Street Update

Amy Rosenthal
Director, MPAC & McKinney Main Street

Community Events

Background:

- March 2018 Presentation
- Discussed challenges of fast-growing community balancing requests
- 50 third party special events annually (includes non-profit & commercial)
- Compared best practices from other cities



Background:

Council asked for recommendations to:

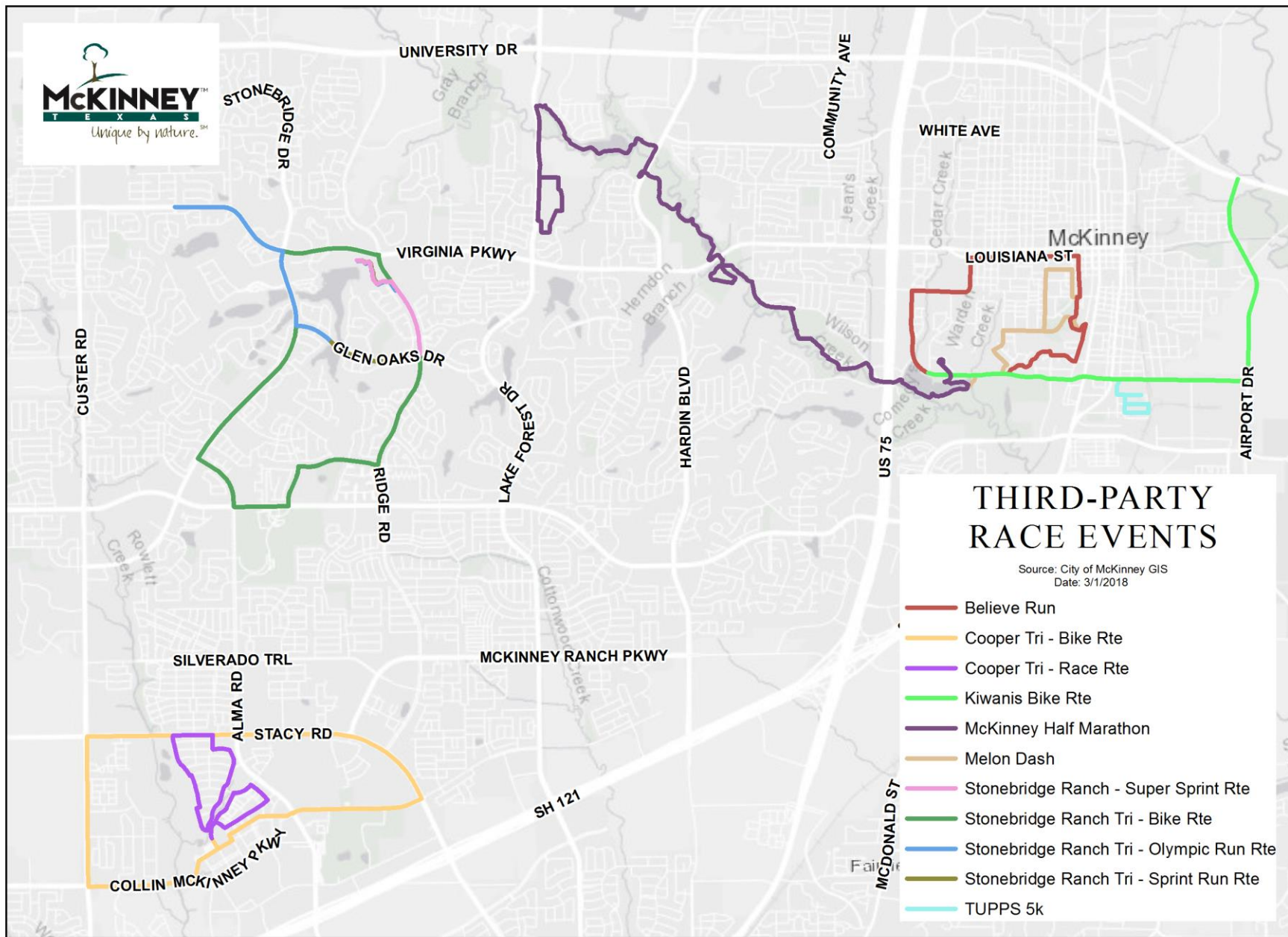
- Address cost recovery
- Explore fixed routes
- Don't differentiate between nonprofit & profit
- Set limits on where activities can happen



Special Event Committee:

- Committee comprised of different City depts – Police, Fire, Risk Management, Engineering, Public Works, Parks & Rec
- Evaluate options
 - Primary objective was **safety**
 - Event **residential/commercial impact** also considered





Recommendations:

- **Increase** permit fee to \$100
- **Designate** Preferred Routes
 - 5K Route & Triathlon Route
- **Establish** Trail Fees
 - \$500 for 5K
 - \$1,000 for 10K
 - \$1,500 for half marathon



Recommendations:

‘Restricted Use’ due to traffic volumes and speed

US 380 (University)

US 75 / US 75 Frontage Roads

FM 2478 (Custer)

SH 5 (McDonald)

Airport Dr

Industrial Blvd

FM 546 (Harry McKillop)

SH 121 / SH 121 Frontage Roads

Spur 399 / Spur 399 Frontage Roads

Eldorado Pkwy between Medical Center Dr & Hardin Blvd



Recommendations:

“Preferred Routes”

- Routes with minimal impact
- City partially recover costs for devices & labor
- City costs are discounted rates based on private vendor quotes & labor rate history



Recommendations:

“Independent Routes”

- Event organizer selected
- Must avoid ‘off-limits’ streets
- Organizer responsible for costs of privately secured traffic control devices & personnel



Recommendations:

Preferred Route - McKinney 5K

- Travels 'Historic McKinney' streets
- City Discounted Device Rental: \$1,200
- City Discounted Labor Reimbursements: \$1,000



Recommendations:

Preferred Route - McKinney Triathlon

- Travels streets in Stonebridge Ranch
- Must be approved by SBR HOA
- SBR Rental Fees
- City Discounted Device Rental: \$1,750
- City Discounted Labor Reimbursements:
\$1,500



Recommendations:

Trail Fees

- Must coordinate use with MISD parking lots & pay MISD lot rental
- Fees not measured by # of participants
- Subject to availability
- \$500 for 5K; \$1,000 for 10K; \$1,500 for half marathon



Recommendations:

Implementation

- October 1, 2018 – Permit fee increase
- January 1, 2019
 - Restricted Use Streets Enforced
 - Preferred Routes
 - Independent Routes
 - Cost Recoveries



Considerations:

- 5 triathlons per year – 2 at Craig Ranch, 2 SBR, 1 Historic McKinney
- Legacy community events will have to adapt to new routes
- Modify new events – St Patricks, Monster Mash, Tupps 5K



Next Steps:

Based on Council discussion,
Modify Chapter 87
Bring back for approval



McKinney Main Street

Background:

- Main Street National Program
- Public Private Partnership
- Private 501(c)3



Downtown Events:

- Marketing/Promotion
- Impact Different Businesses Differently
- Goal is to Increase Foot traffic



Survey/Feedback:

- Survey after every event
- 2012-2018 increasing criticism of Bike the Bricks



2018 BTB

Merchant Comments:

“We closed our showroom the day of Bike the Bricks because people are not downtown to shop. It would cost me more in salaries than what we would make total daily sales, so I personally think Bike the Bricks is a waste of time and money.”



2018 BTB

Merchant Comments:

“Move it to somewhere else in McKinney!!!!!!!!!!”

“CANCEL THE EVENT - IT HURTS OUR SALES”

“End it. We closed for the whole day.”



2018 BTB

Merchant Comments:

“I closed two hours early because business was so horribly bad and past BTB experiences suggested it would not improve”



2018 BTB

Merchant Comments:

“I will likely close earlier, or for the whole day, next year and may suggest other businesses do likewise. A business which neighbors mine did \$13.60 that day - \$13.60!”



2018 BTB

Merchant Comments:

“Effectively losing a day of business, especially on a Friday, is a constant concern for those invested in product/service sales. The event needs an honest, non-emotional, discussion about the benefits and costs to those directly impacted and the City of McKinney as a whole.”



2018 BTB Merchant Survey:

- 63% decreased customers
- 59% decreased sales



BTB Considerations:

- 500 cyclists from across USA
- High-profile event
- Investment from McKinney Businesses – RBM, Cadence



BTB Financial Impact:

- 2016 – BTB loss to 501(c)3 - \$12,868
(canceled due to weather)
- 2017 – BTB loss to 501(c)3 - \$16,981
- 2018 – BTB loss to 501(c)3 - \$18,132
- 2018 City OT General Fund - \$33,058



BTB Council Direction:

- Do Nothing
- Cancel
- Move Off the Square within “Downtown”
- Move to Another Area in McKinney



Downtown Opportunity:

- Expanding ways to enhance Downtown
- Opportunity to light 1950's water tower on Hwy 5
- Permanent LED lighting (as opposed to seasonal)





LED Lighting Water Tower:

- Helps identify Downtown
- Supports nightlife activity
- Visible from 75/121
- Seasonal color opportunities
- Council input?







18-778

TITLE: Consider/Discuss Automotive Sales Uses along Major Corridors in the City of McKinney

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a Strong City Economy by Facilitating a Balance between Industrial, Commercial, Residential, and Open Space)

MEETING DATE: September 17, 2018

DEPARTMENT: Planning

CONTACT: Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

RECOMMENDED CITY COUNCIL ACTION:

- Provide direction to Staff.

ITEM SUMMARY:

- Following the June 4, 2018 City Council Work Session, as well as discussion at the August 21, 2018 City Council meeting, Staff prepared information regarding the allowance automotive sales along the U.S. Highway 75 (Central Expressway) and State Highway 121 (Sam Rayburn Tollway) corridors.
- As part of this analysis, Staff identified and collected information on the following:
 - Dealerships along U.S. Highway 75 and State Highway 121
 - Current development standards applicable to automotive sales uses
 - Variances to existing dealerships
 - Specific use permit pros and cons
 - Comparison to nearby cities
- This information is discussed in further detail in the Findings Report, attached.

BACKGROUND INFORMATION:

- Since 1981, the Zoning Ordinance has permitted automotive sales by right in “BG” - General Business District, “C” - Planned Center District, “BC” - Commercial Business District, “ML” - Light Manufacturing District, and “MH” - Heavy Manufacturing District.
- In March of 2014, City Council adopted a series of Zoning Ordinances changes, including the adoption of 14 new zoning districts to better align development with the current market, and the suspension of 18 of the existing districts, which prohibits (re)zoning to any of these districts as of July 1, 2014, while still allowing development on properties that already have this zoning.

SUPPORTING MATERIALS:

[Findings Report](#)

[Map Exhibits](#)

[Presentation](#)

Automotive Sales Uses Findings Report

Following the June 4, 2018 City Council Work Session, as well as discussion at the August 21, 2018 City Council meeting, Staff has prepared the following information regarding automotive sales uses along major corridors in McKinney, specifically U.S. Highway 75 (Central Expressway) and State Highway 121 (Sam Rayburn Tollway). The information provided is intended to address two perspectives: (1) identify and analyze current development regulations and design standards that apply to these types of uses; and (2) discuss the pros and cons of adopting a specific use permit (SUP) requirement for automotive sales within all of the older zoning districts. It should be noted that the newer commercial zoning districts (adopted in 2014) either do not permit automotive sales uses or require a specific use permit; there, the information in this report only relates to the older districts that can no longer be zoned to, including “BG”, “C”, “BC”, “ML” and “MH”, as well as the “REC” Overlay (see below).

Type Use	BG	C	BC	ML	MH
<i>Transportation, Automobile, and Related Uses</i>					
Automobile, motorcycle, boat (sales, repair, storage)	P	P	P	P	P

Appendix F-4: Schedule of Uses

Type Use	Multi-Use & High-Density Residential Center	Office	Retail	Commercial	Employment Center
<i>Transportation Related Uses</i>					
Automobile sales or repair				P	
<i>Automobile and Related Uses</i>					
Auto display and sales				P	
Auto display and sales (indoor showroom only)	P	P	P	P	P
<i>Retail and Service Uses</i>					
Auto display and sales				P	
Auto display and sales (indoor showroom only)	P	P	P	P	P

Appendix B-2: Regional Employment Center – Overlay Urban Design Standards, Schedule of Uses

A. Dealerships Along U.S. Highway 75 and State Highway 121

Existing Conditions

As of the time of this report, there are 21 dealerships (including automotive and motorcycle sales and/or rental) within 1,000 feet of US 75 and SH 121. These developments (shown in Exhibit 1) are, for the most part, approved and/or existing, while some are still under review.

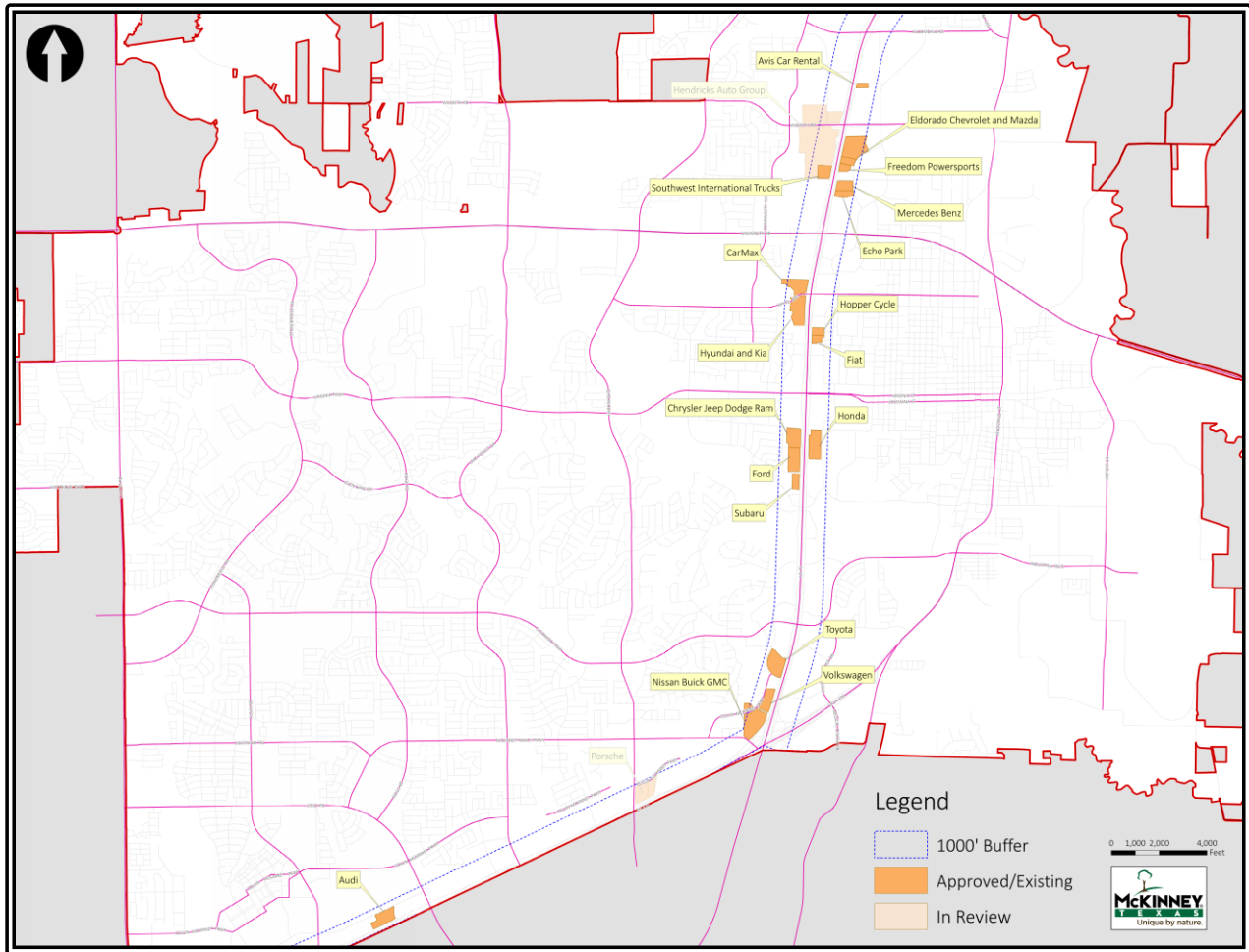


Exhibit 1: Dealerships along US 75 and SH 121

There are 1,727.34 acres within the 1,000' buffer of US 75 and SH 121. Of this area:

- Approx. 9.9% (171.85 acres) are either approved for development or currently occupied by automotive sales uses. Below is a breakdown by corridor:
 - 10.81 acres (approx. 2.3%) along SH 121 are occupied by automotive sales uses
 - 161.04 acres (approx. 12.7%) along US 75 are occupied by automotive sales uses
- Approx. 49.0% (847.14 acres) are zoned to allow automotive sales uses by right
 - However, only 236.40 acres (approx. 13.6%) of the areas zoned to allow automotive sales uses remain undeveloped

B. Current Development Standards and Regulations

Applicable Standards for Automotive Sales Uses

In McKinney, automotive sales uses follow the standards for a non-residential development, with some varying standards based on the street frontage and adjacent properties. The table below is not a complete list of all the provisions that would be applicable to a development, but rather those that are the most prominent.

McKinney Ordinance Section	Type	Provision	Variance Option
Sec. 146-130	Parking	1 space per 500 sf of indoor sales + 1 space per 1,000 sf of outdoor display area + any applicable ratios for office and repair	Yes
Sec. 146-131	Loading	All loading spaces within 25' of building	Yes
Sec. 146-131	Loading	Loading docks set back at least 200' from residential	Yes
Sec. 146-131	Loading	Loading docks set back at least 75' from ROW/front property line	Yes
Sec. 146-131	Loading	Loading docks oriented away from street frontage	Yes
Sec. 146-131	Loading	Loading spaces (not associated with a dock) set back at least 50' from residential	Yes
Sec. 146-132	Screening	6' tall screening wall (solid masonry or wrought iron with masonry columns + shrubs) between subject property and adjacent single family residential	Yes
Sec. 146-132	Screening	Overhead doors and/or loading bays screened from ROW and adjacent non-industrial property	Yes
Sec. 146-135	Landscape	20' buffer adjacent to major (> 60') thoroughfares or 10' adjacent to minor (< 60') thoroughfares	Yes
Sec. 146-135	Landscape	1 canopy tree per 40 linear feet of frontage	No
Sec. 146-135	Landscape	10' buffer adjacent to single family residential	No
Sec. 146-135	Landscape	1 canopy tree per 40 linear feet of shared property line adjacent to single family residential	No
Sec. 146-135	Landscape	At least 75% of parking be screened from ROW with 1.5' tall shrubs	No
Sec. 146-139	Facade	Minimum 50% masonry finishing materials	Yes
Sec. 146-139	Facade	Building offsets be provided for elevations 50' or longer	Yes
Sec. 146-139	Facade	Rooflines be broken into smaller segments	Yes
Sec. 146-139	Facade	Primary entrances feature a covered/protected area	Yes

Table 1: Prominent Development Standards

Variances to Existing Dealerships

Additionally, Staff looked at the existing and approved dealerships to see which, if any, had been granted a variance, and if so, the type. Of the 19 approved and/or existing dealerships, 12 requested and received approval of one or more variances. The exhibits below provide further details on these findings.

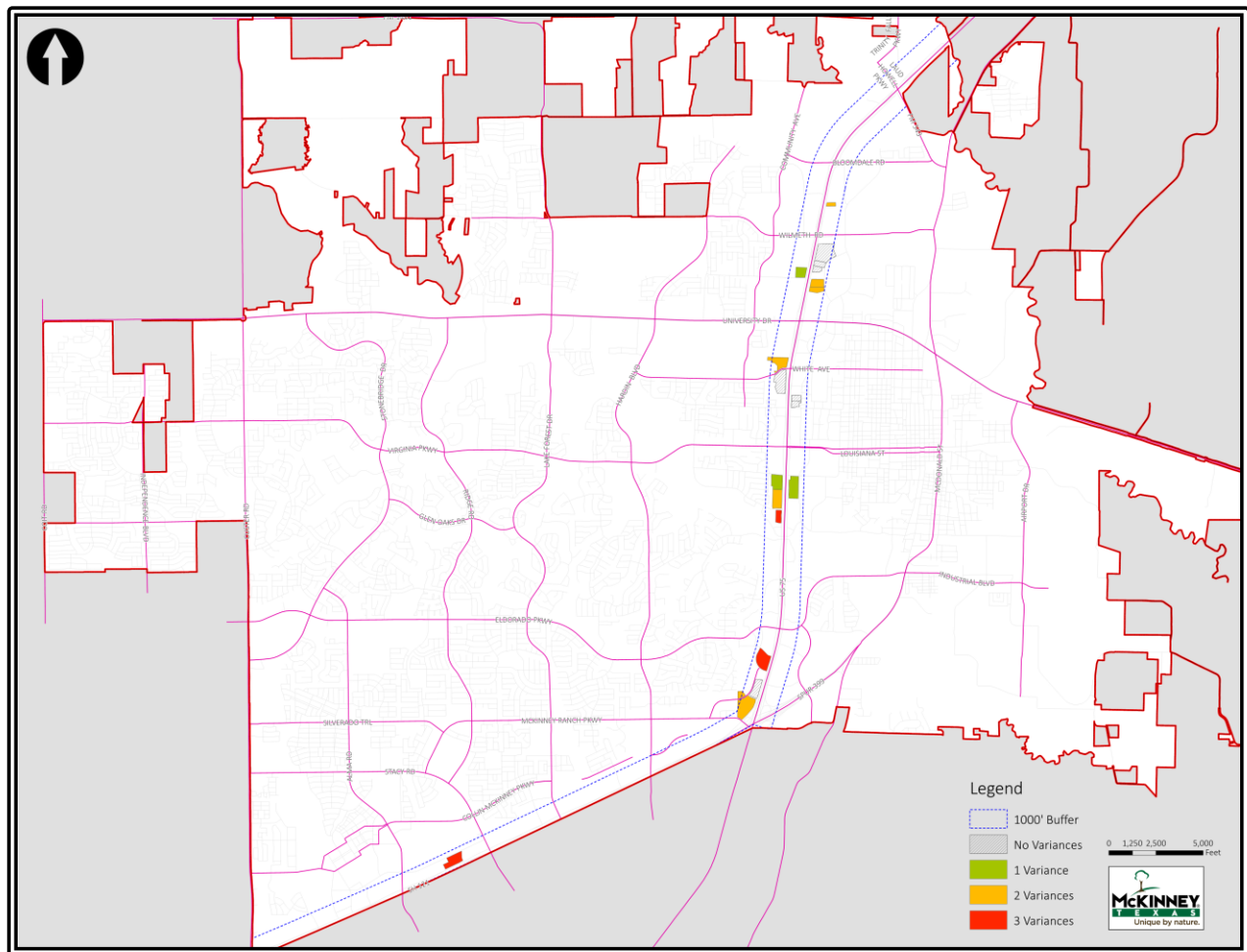


Exhibit 2: Variances to Existing Dealerships

Dealership	Type	Status	Year Approved
Nissan/Buick/GMC	Façade, Parking	Approved	1995, 2017
Hopper Cycle	N/A		
Toyota	Screening, Loading, Facade	Approved	2005
Subaru	Screening, Loading, Facade	Approved	2011
Ford	Loading, Landscaping	Approved	2016
CarMax	Screening, Loading	Approved	2016
Fiat	N/A		1986
Mercedes Benz	Screening, Facade		2015
Mazda	N/A		1994
Chevrolet	N/A		1994
Freedom Powersports	N/A		1994
Hyundai/Kia	N/A		2005
Audi	Screening, Loading, Facade	Approved	2015
Volkswagen	N/A		2008
Honda	Facade	Approved	2001
Avis	Screening, Loading	Approved	2018

Dealership	Type	Status	Year Approved
Chrysler/Jeep/Dodge	Screening	Approved	2008
Southwest International Trucks	Façade	Approved	2017
Echo Park	Screening, Façade	Approved	2016

Table 2: Variances to Existing Dealerships

Specific Use Permits

When considering whether or not to require a specific use permit (SUP) for automotive uses, it is important to consider all aspects of the decision. While modifying the Schedule of Uses to allow automotive uses by SUP could change the development potential of a property and increase the administration and processing for a project, the SUP also allows for a discretionary review of these projects, rather than outright removing them from the Schedule or prohibiting them. This would allow the property owner or developer to come forward with a request, while also allowing City Council an opportunity to consider the merits of the project, the location, and the surrounding properties.

C. Comparison to Nearby Cities

Use Comparison

Below is a survey of several neighboring cities, including Allen, Plano and Frisco, which provides a comparison on where these cities permit dealerships and if there are any additional regulations.

- Allen
 - *Automotive sales* are not permitted within any districts (truck and motorcycle are permitted by SUP)
- Plano
 - *Automobile sales, used* – permitted by right in industrial districts, otherwise requires SUP
 - All districts (whether permitted by right or SUP) require special consideration if adjacent to residential uses
 - *Automobile sales, new* – permitted by right in industrial districts and Commercial Corridor, otherwise requires SUP
 - All districts (whether permitted by right or SUP) require special consideration if adjacent to residential uses
- Frisco
 - *Automobile sales, used* – only permitted via SUP
 - *Automobile sales/lease, new* – permitted by right in Industrial District, otherwise requires SUP

Additionally, it is worth noting that the comparison cities separate sales, storage and repair into distinct categories, and further refine these between automobiles, motorcycles, boats, trucks, etc. Currently, our Schedule of Uses has a single use for “automobile, motorcycle, boat (sales, repair, or storage)”.

Development Standard Comparison

In reviewing McKinney’s development standards to those of the comparison cities (Allen, Plano, and Frisco), Staff noted that the McKinney’s standards have similar or greater requirements, with a few exceptions:

- Allen
 - Landscape buffers range in size from 10’ (along ROW less than 100’ wide) to 25’ (along highways)
 - Trees along ROW are to be planted at 1 shade tree per 40 linear feet of frontage + 1 ornamental tree for every 2 shade trees
 - Screening walls between subject property and residential uses must be at least 8’ tall and composed of solid masonry
- Plano
 - Additional review and standards for developments adjacent to residential properties
 - Maximum of 25% metal finishing materials (unless denoted as a high rise building)
- Frisco
 - Landscape buffers for range in size from 25’ to 30’ (some exceptions for urban-style developments)
 - Trees along ROW and adjacent to residential uses to be planted at 1 tree per 30 linear feet
 - Landscape buffers adjacent to residential uses range from 15’ to 30’, depending on type of screening provided
 - Screening walls between subject property and residential uses must be at least 8’ tall

It is Staff’s opinion that the current architectural standards in McKinney are designed to encourage a higher quality design than some of the provisions outlined by the comparison cities; however, the landscaping, screening and loading provisions could be reviewed as part of the upcoming ordinance re-writes to consider if changes should be made to encourage increased quality in developments along major highways.

D. Conclusion

In summary, Staff believes that while some of the development standards could be evaluated for changes either City-wide or along major corridors, the preferred path forward at this time would be to require a Specific Use Permit for the older districts evaluated in this report. In order to consider a comprehensive viewpoint, Staff is of the opinion that the best improvements to the development standards can be made during the upcoming Ordinance re-write, which will allow for a holistic view of the affected properties along these corridors. Implementing the SUP process now would allow for increased consideration of individual sites by Staff, the Planning and Zoning Commission, and City Council, while still allowing the opportunity for properties to develop for automotive sales uses.

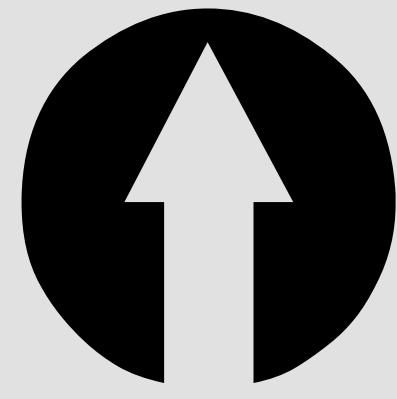
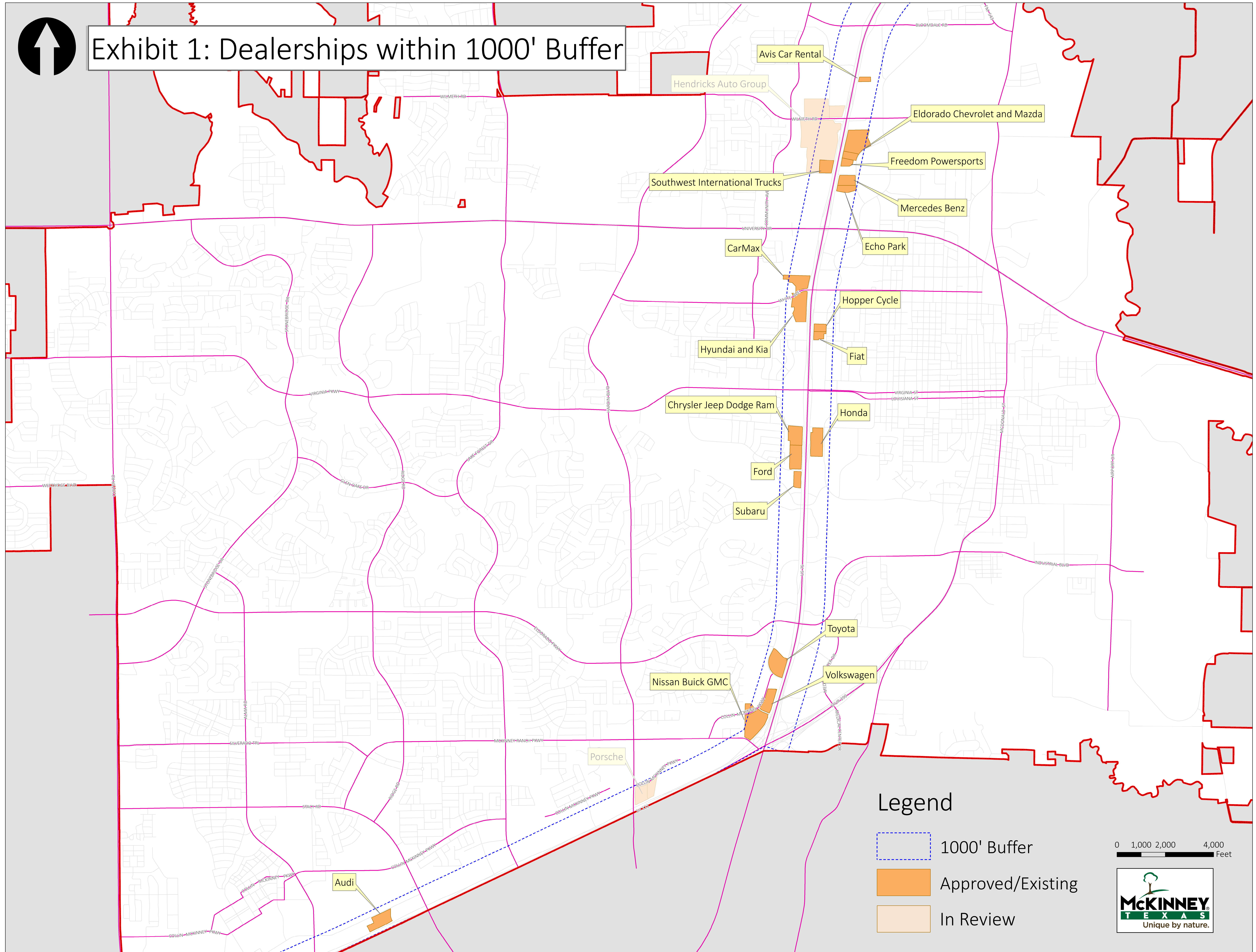


Exhibit 1: Dealerships within 1000' Buffer



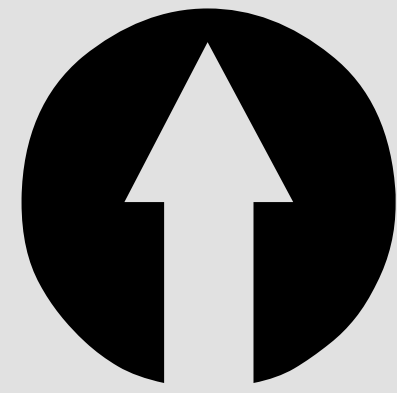
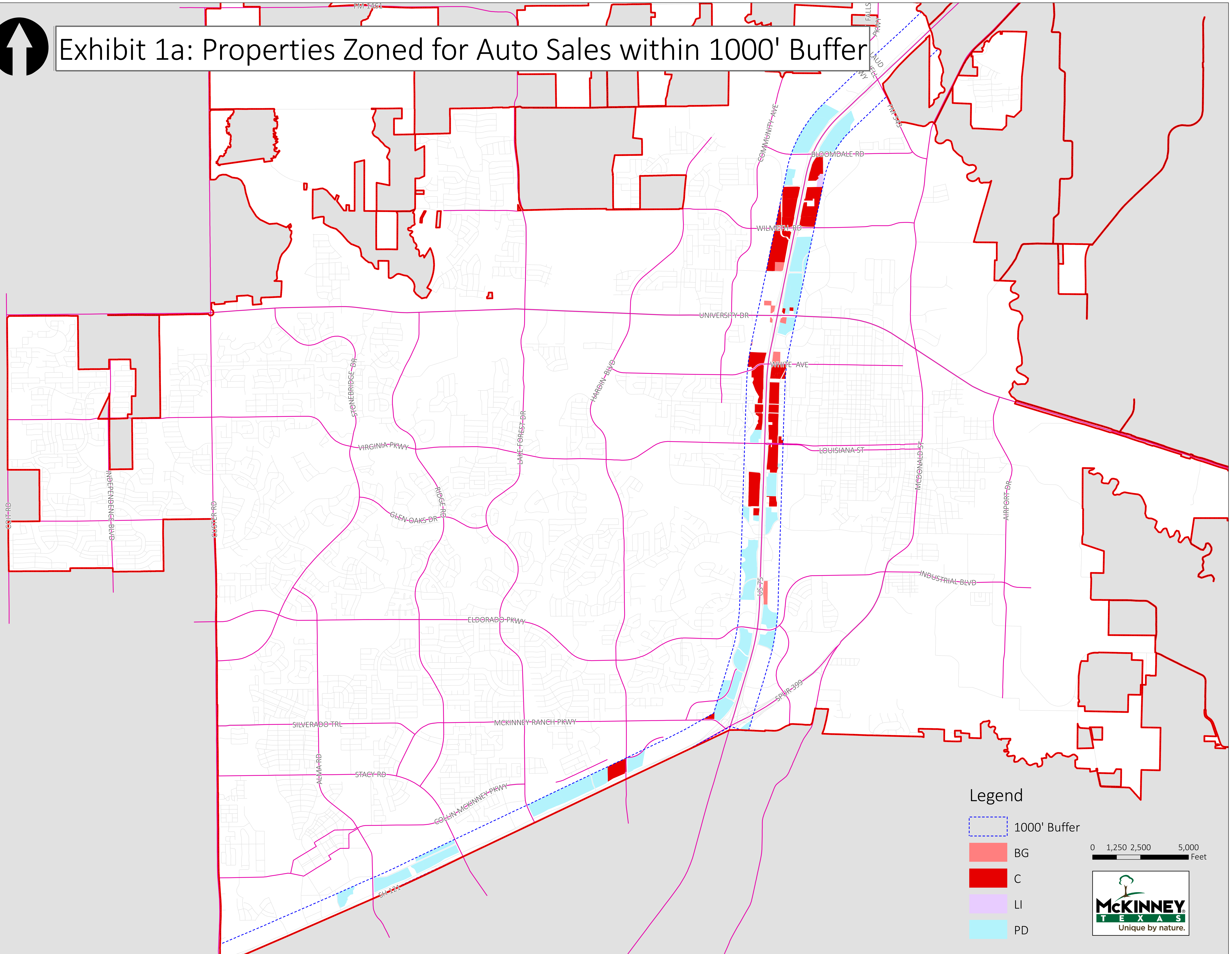


Exhibit 1a: Properties Zoned for Auto Sales within 1000' Buffer



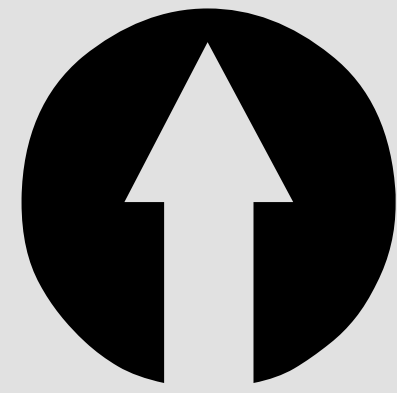
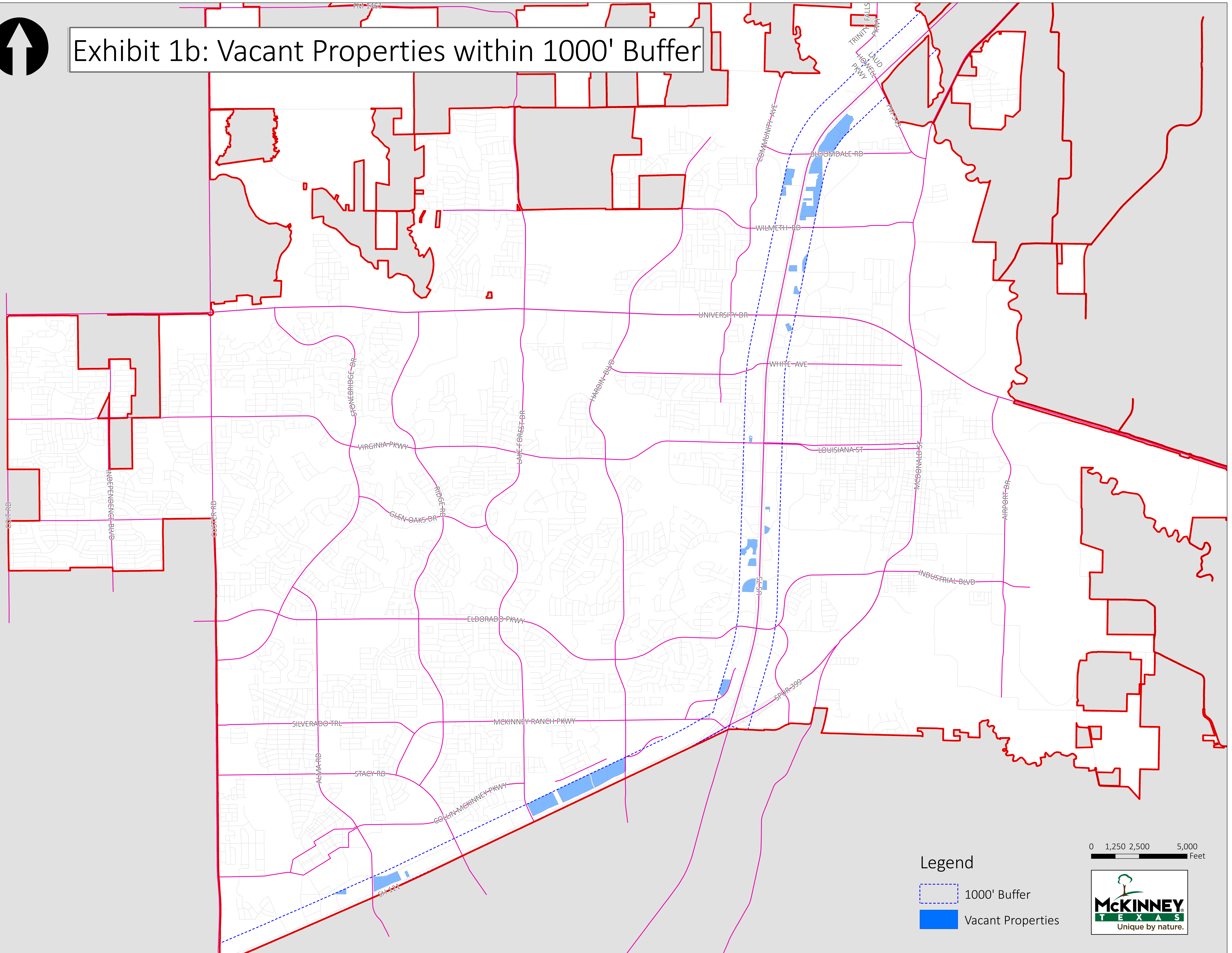


Exhibit 1b: Vacant Properties within 1000' Buffer



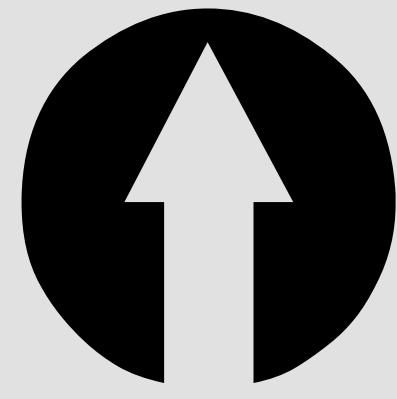
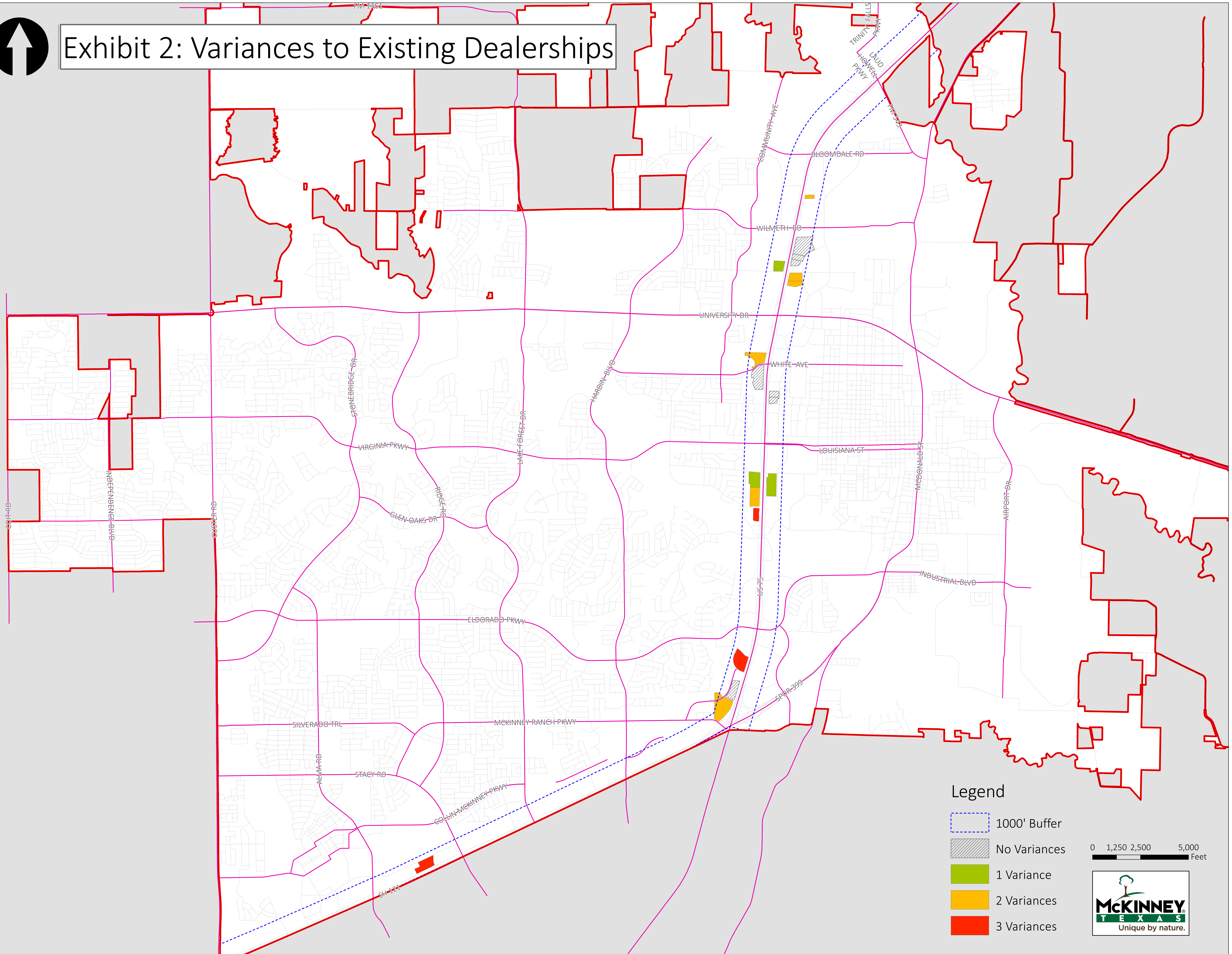


Exhibit 2: Variances to Existing Dealerships



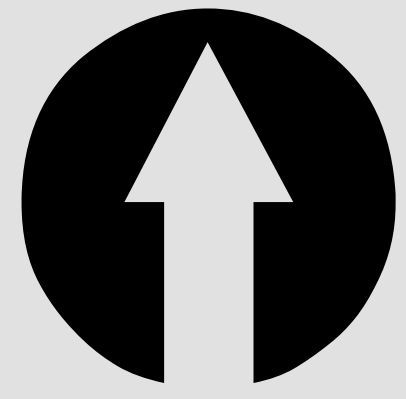
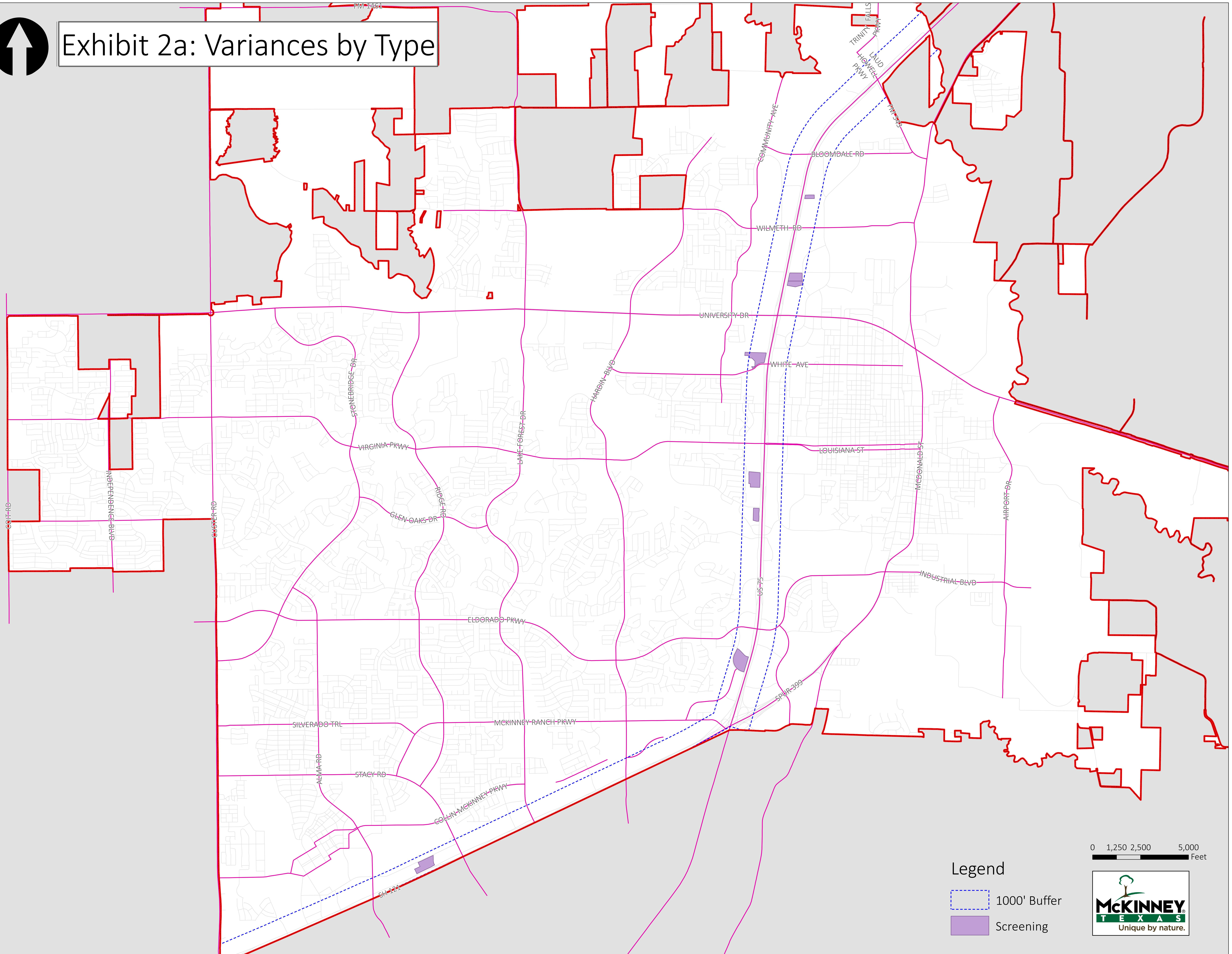


Exhibit 2a: Variances by Type



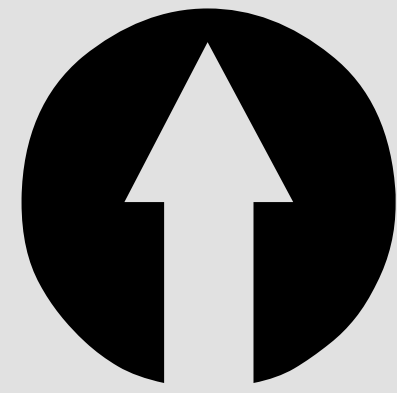
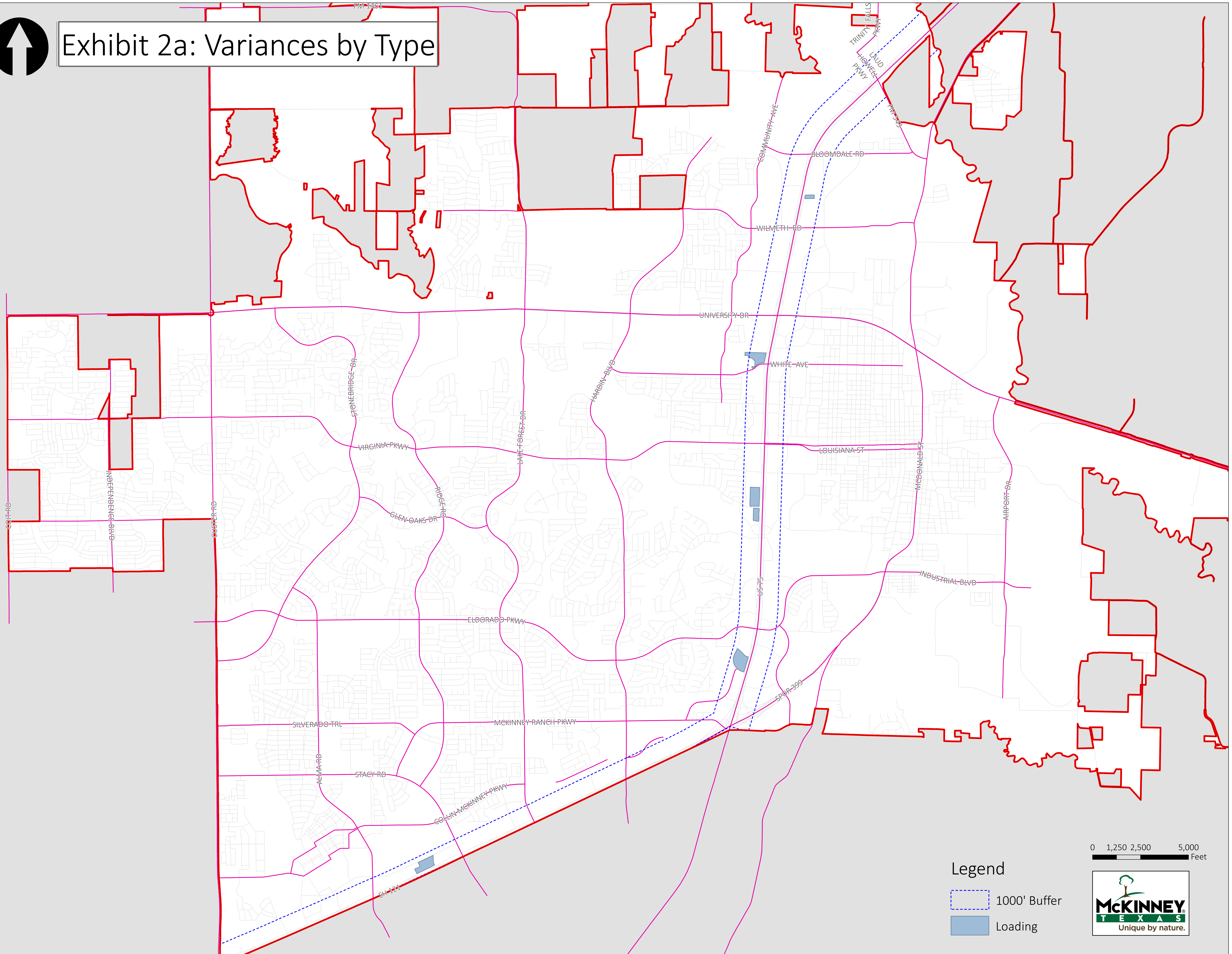


Exhibit 2a: Variances by Type



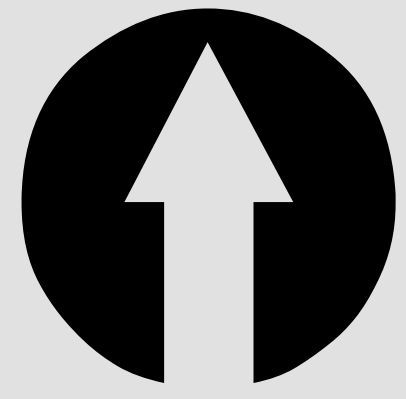
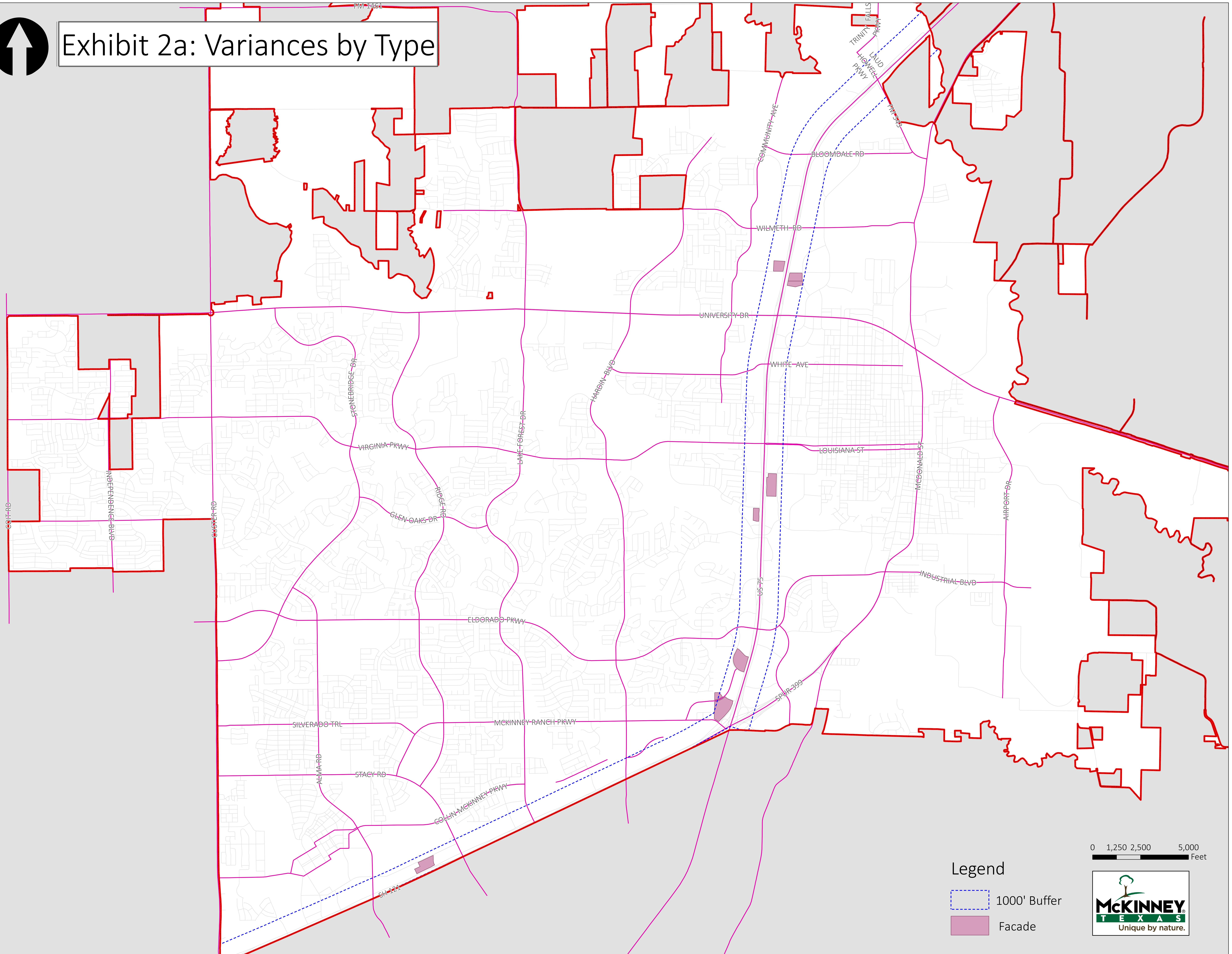


Exhibit 2a: Variances by Type



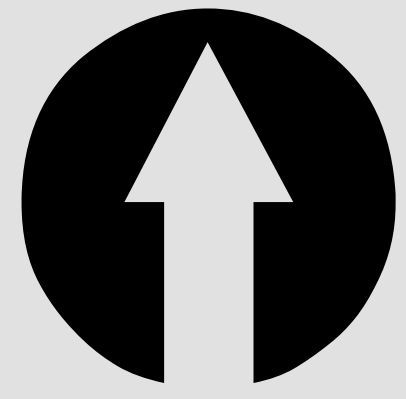
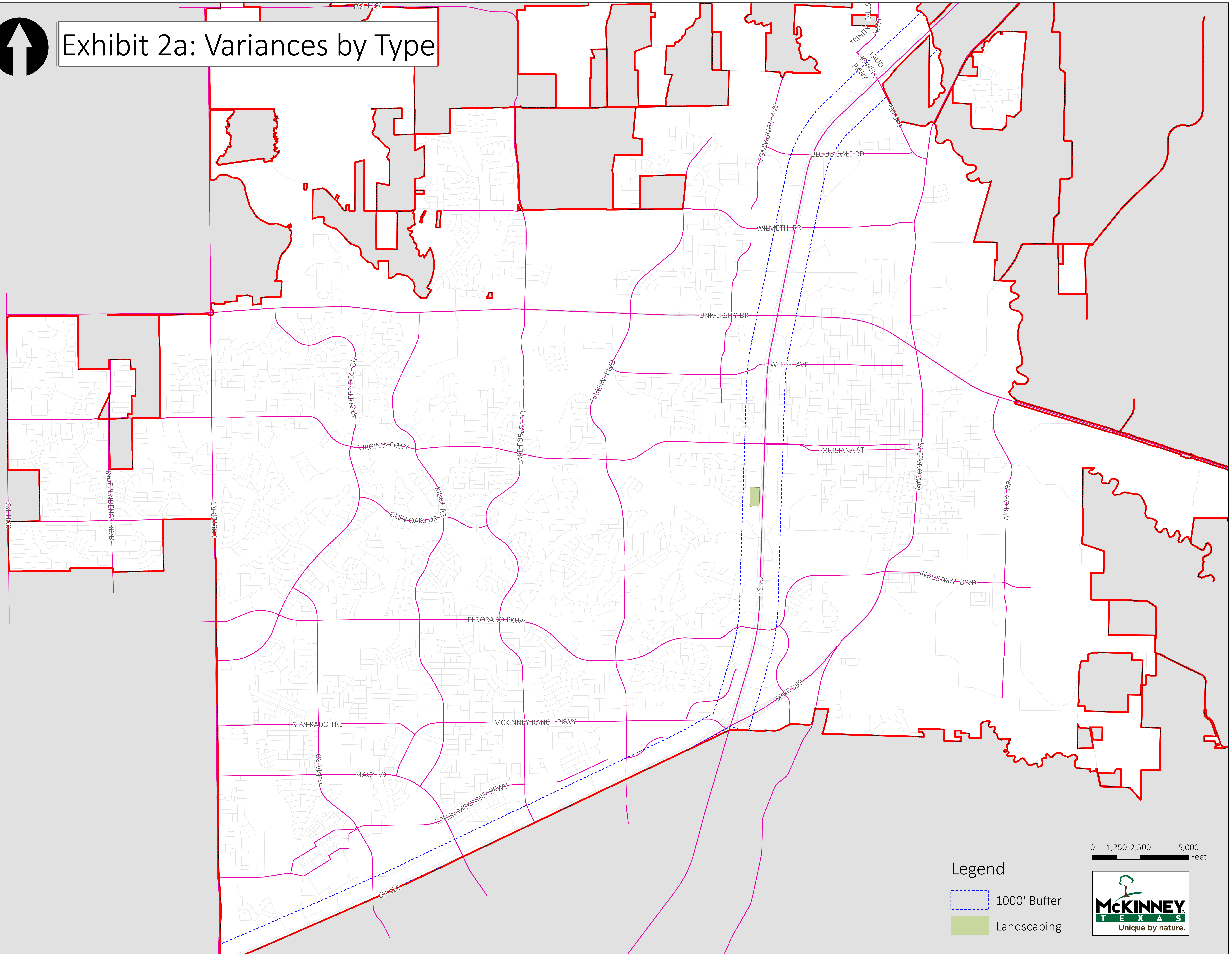

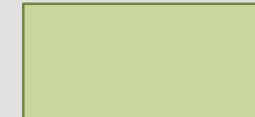


Exhibit 2a: Variances by Type



0 1,250 2,500 5,000
Feet

Legend

-  1000' Buffer
-  Landscaping



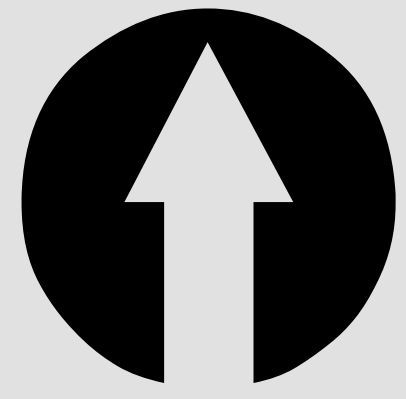
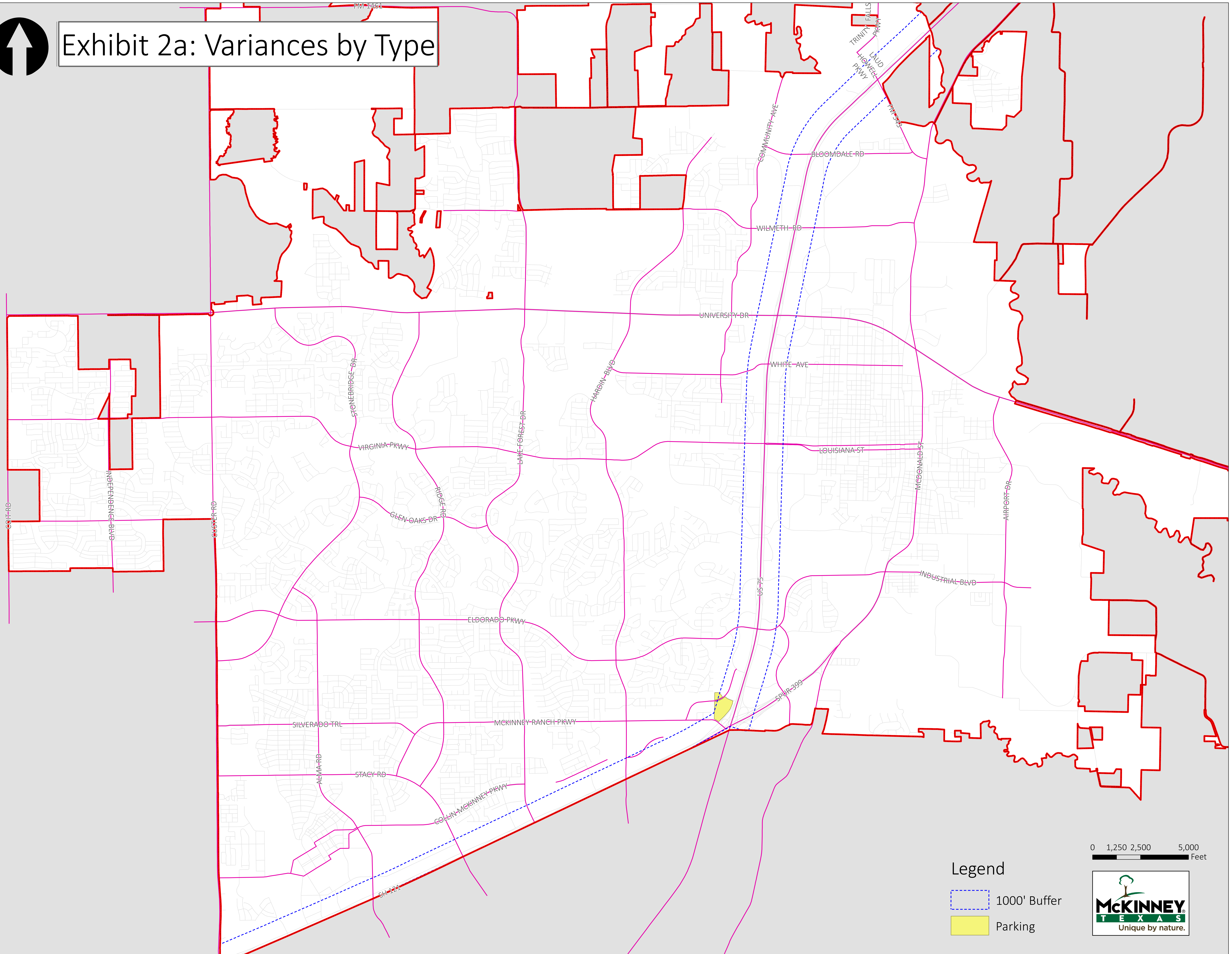


Exhibit 2a: Variances by Type



Legend

- 1000' Buffer
- Parking

0 1,250 2,500 5,000 Feet



Automotive Sales along Major Corridors

U.S. Highway 75 and State Highway 121

Existing Conditions

- Old Zoning Districts that Allow Automotive Sales by Right
 - BG, C, BC, ML, MH and REC Overlay District
 - 50% of the buffer area (within 1,000' of US 75 and SH 121) has zoning that allows automotive sales
 - Newly created commercial districts (2014) either do not allow automotive sales or require a Specific Use Permit
- Existing Dealerships
 - 19 dealerships currently exist or are approved along these corridors
 - 10% of the buffer area either exists as or is approved for automotive sales
 - 2 dealerships are currently under review



Exhibit 1a: Properties Zoned for Auto Sales within 1000' Buffer

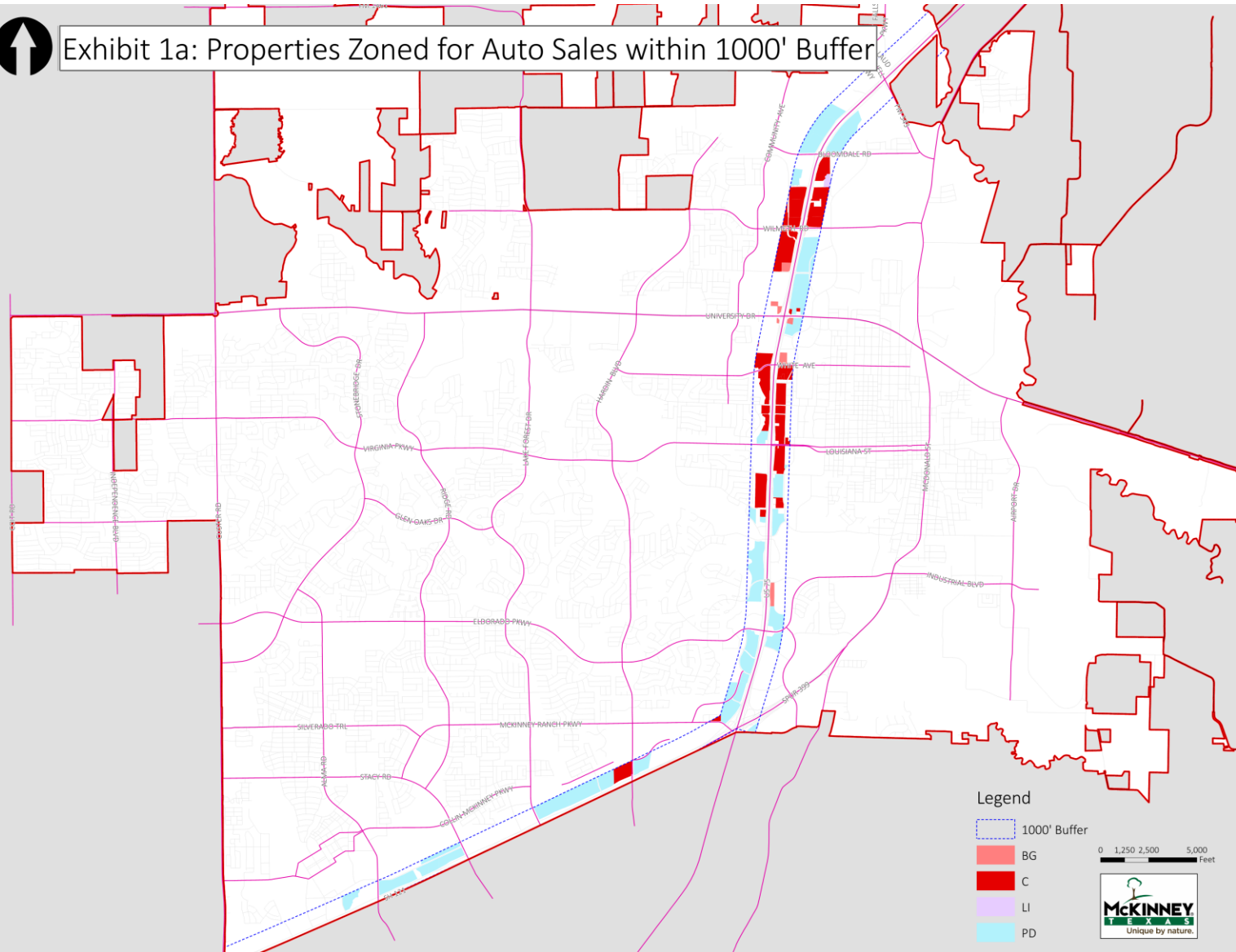
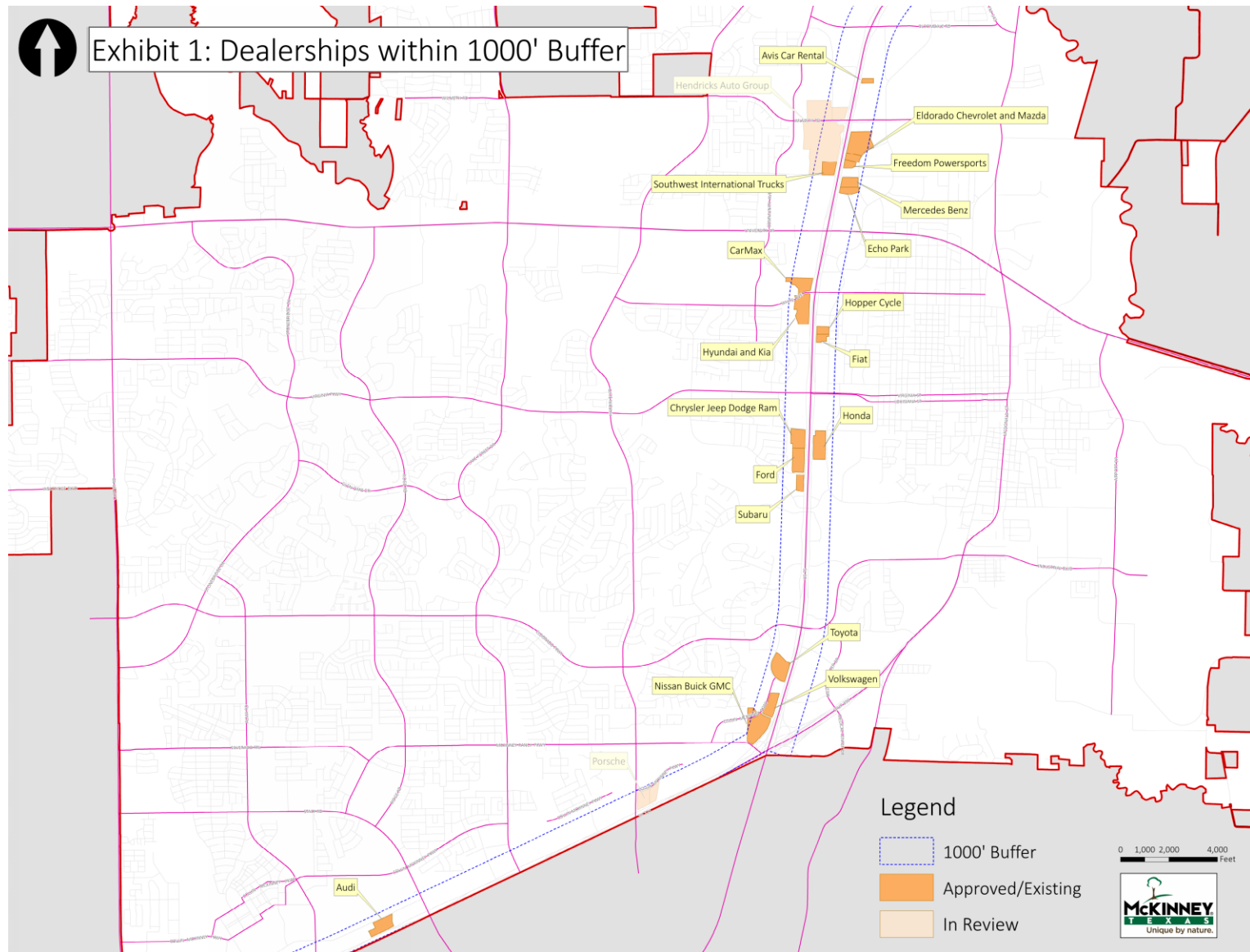




Exhibit 1: Dealerships within 1000' Buffer



Development Standards

- Applicable Standards included:
 - Screening, Loading, Landscape, Façade, Parking
- Comparison Cities included:
 - Allen, Plano, and Frisco
- Enforcement and Variances

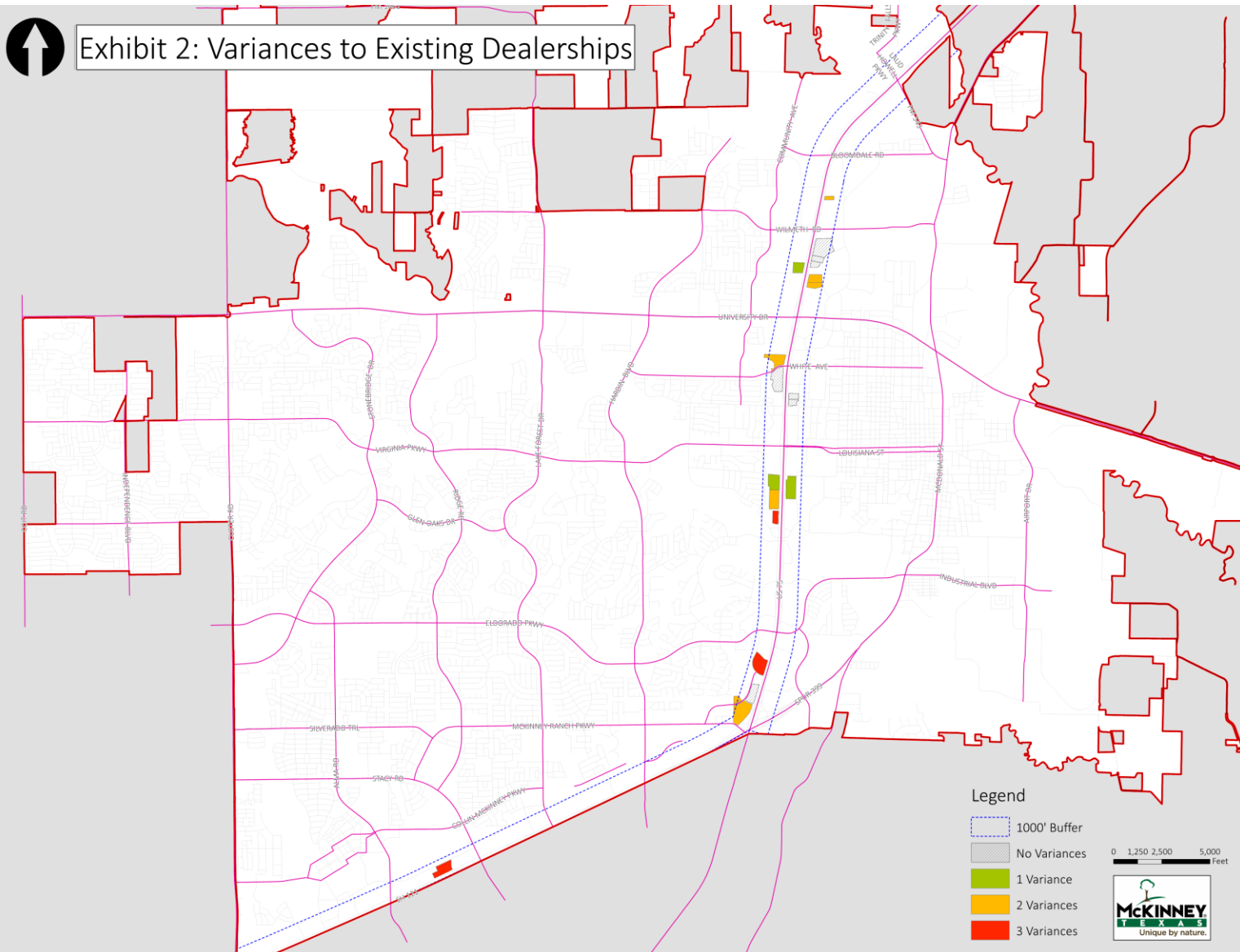




Exhibit 2a: Variances by Type

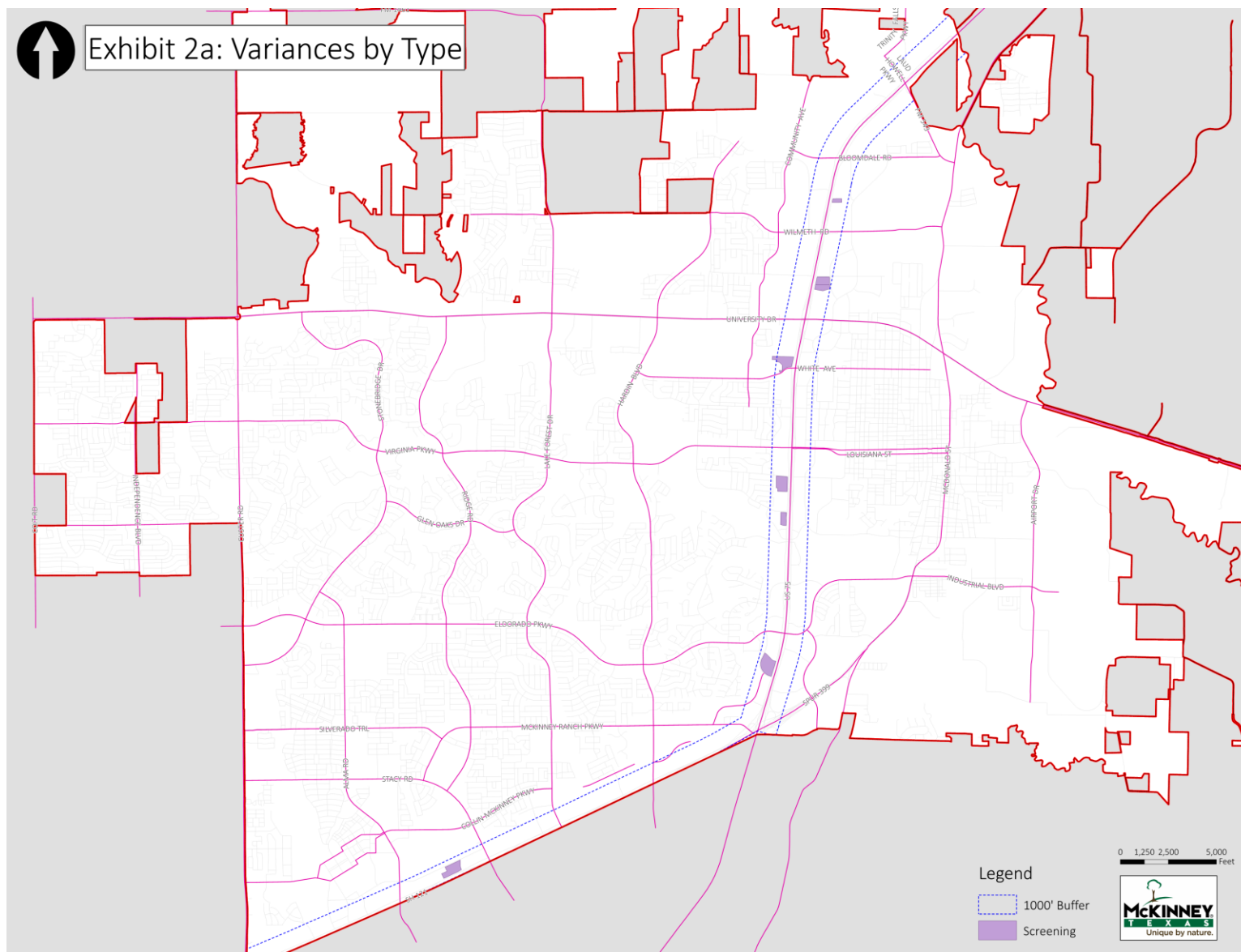




Exhibit 2a: Variances by Type

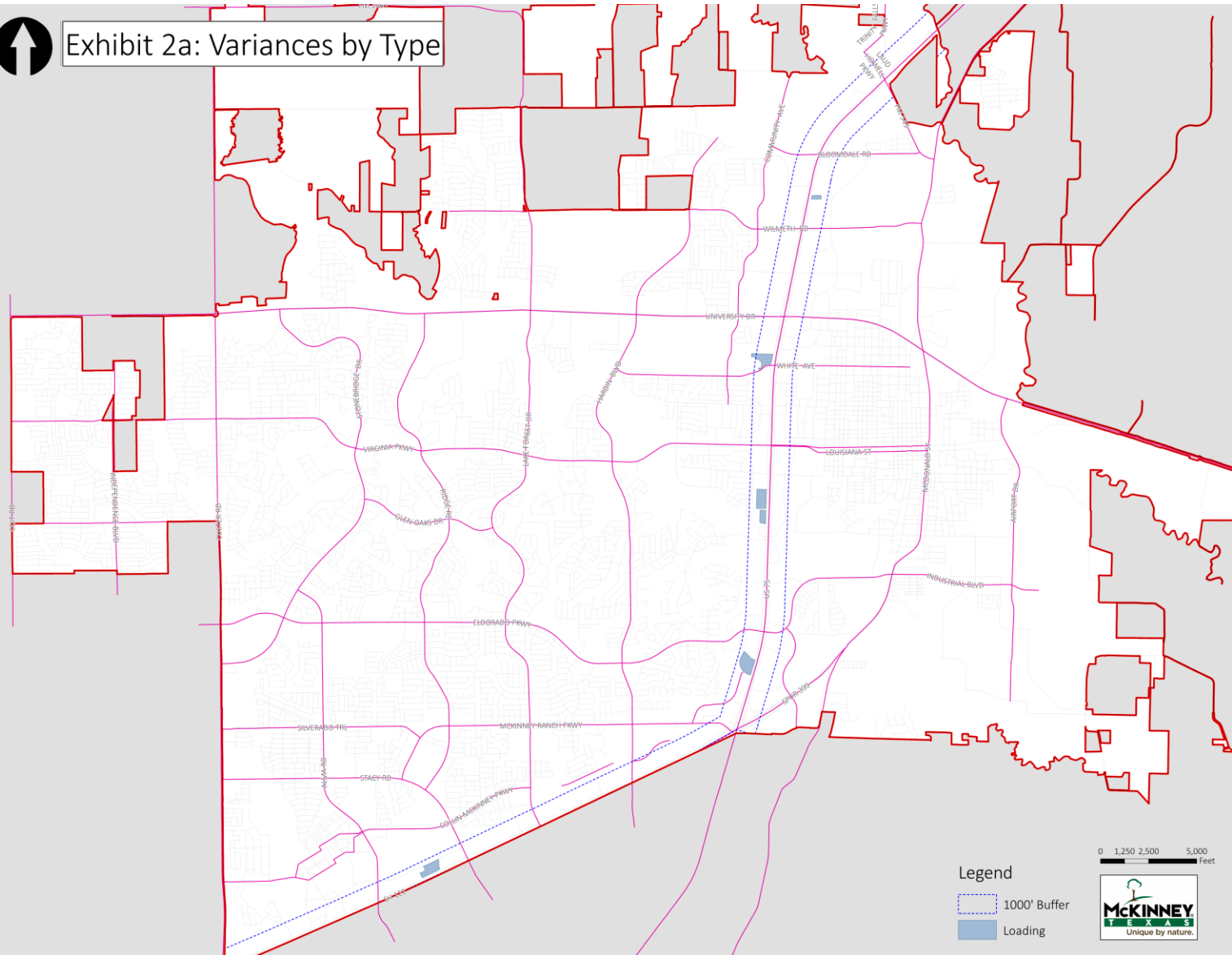




Exhibit 2a: Variances by Type

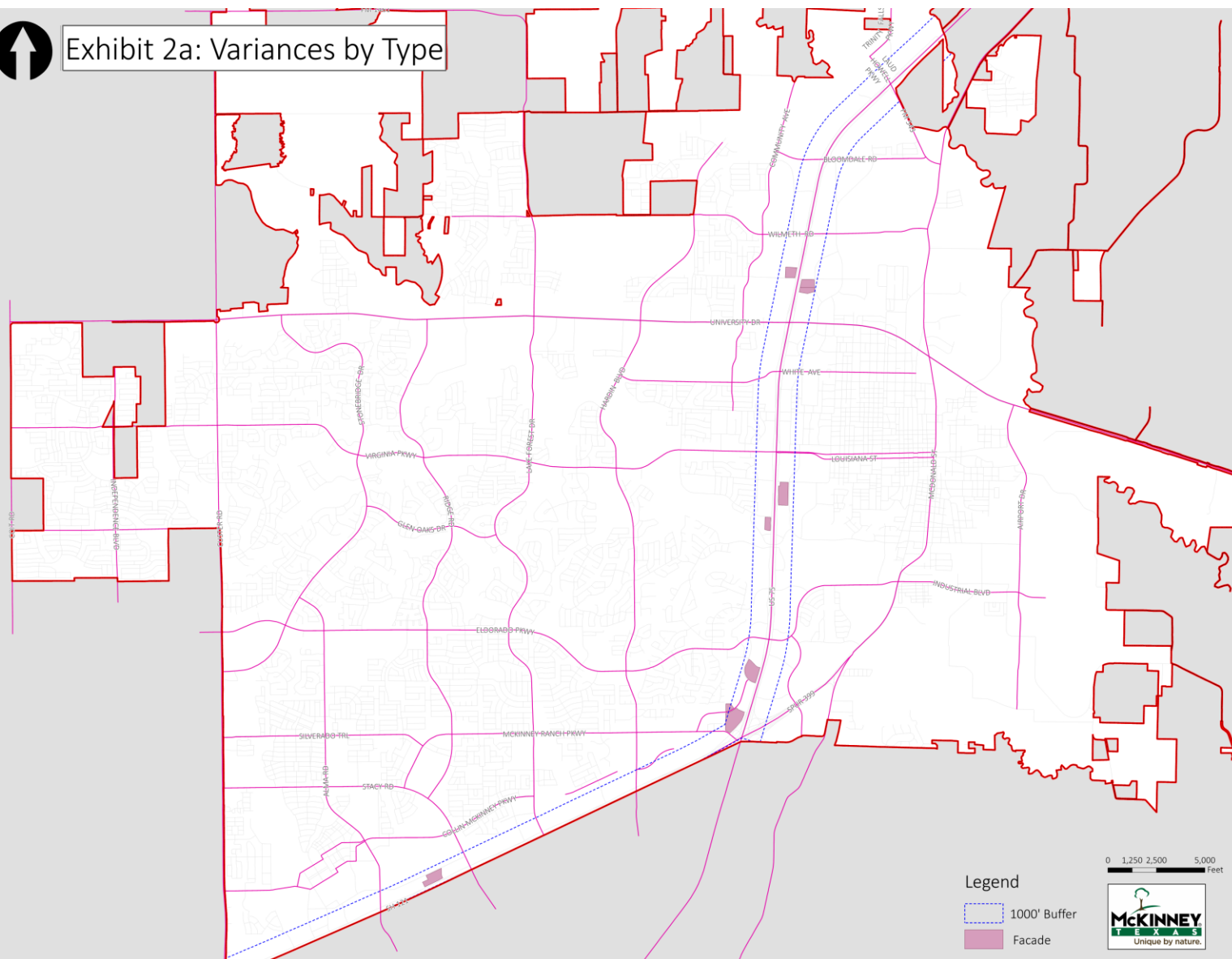




Exhibit 2a: Variances by Type

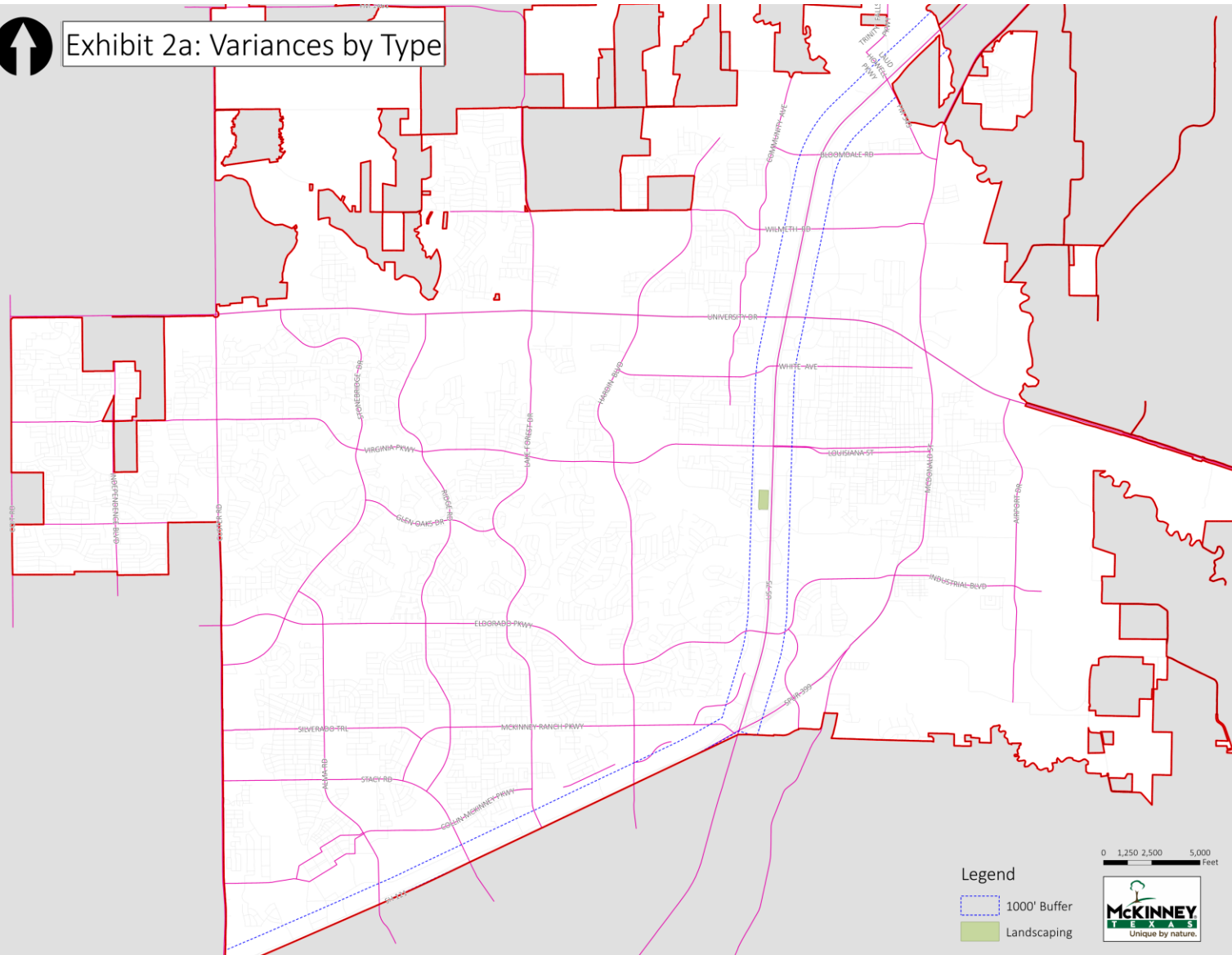
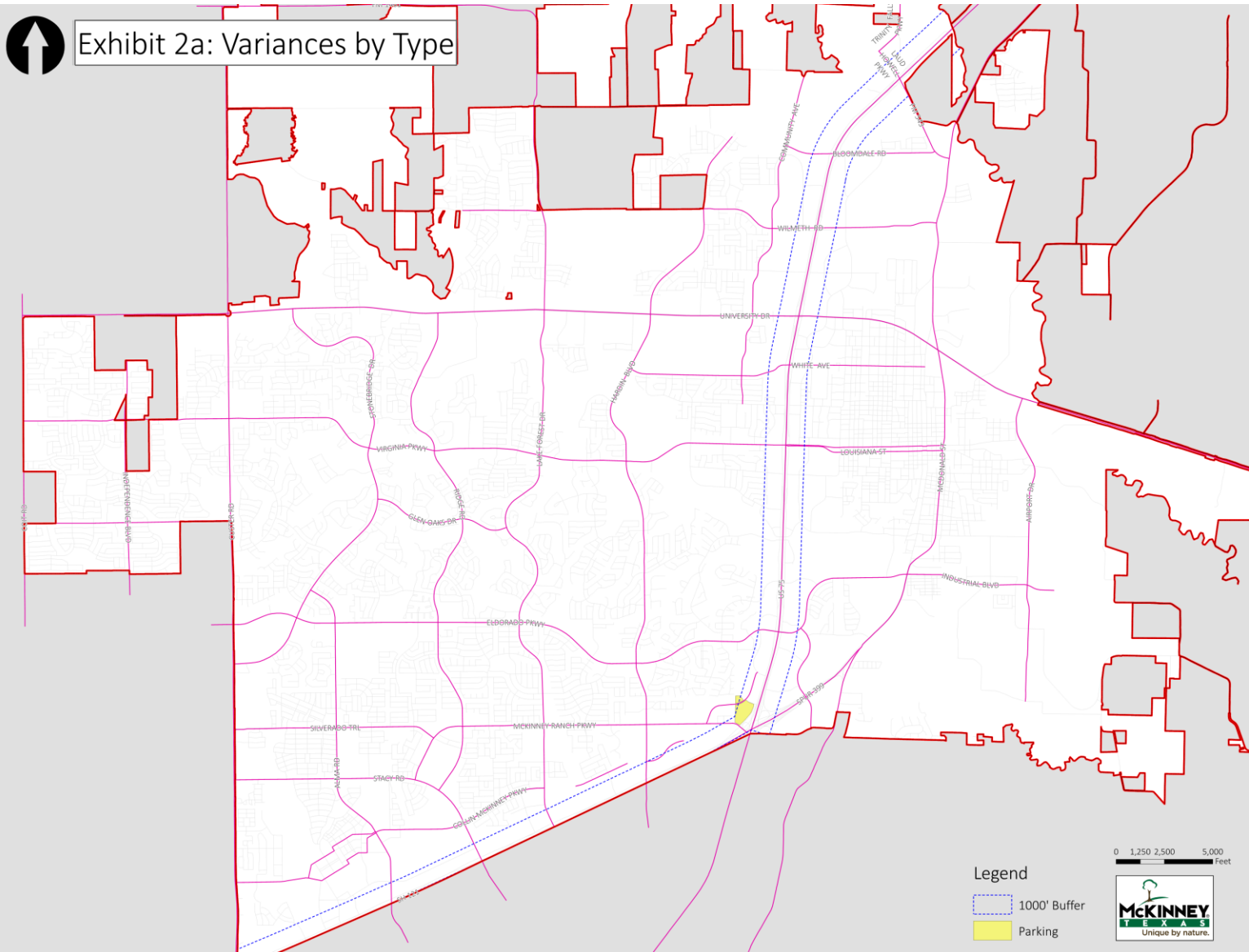




Exhibit 2a: Variances by Type

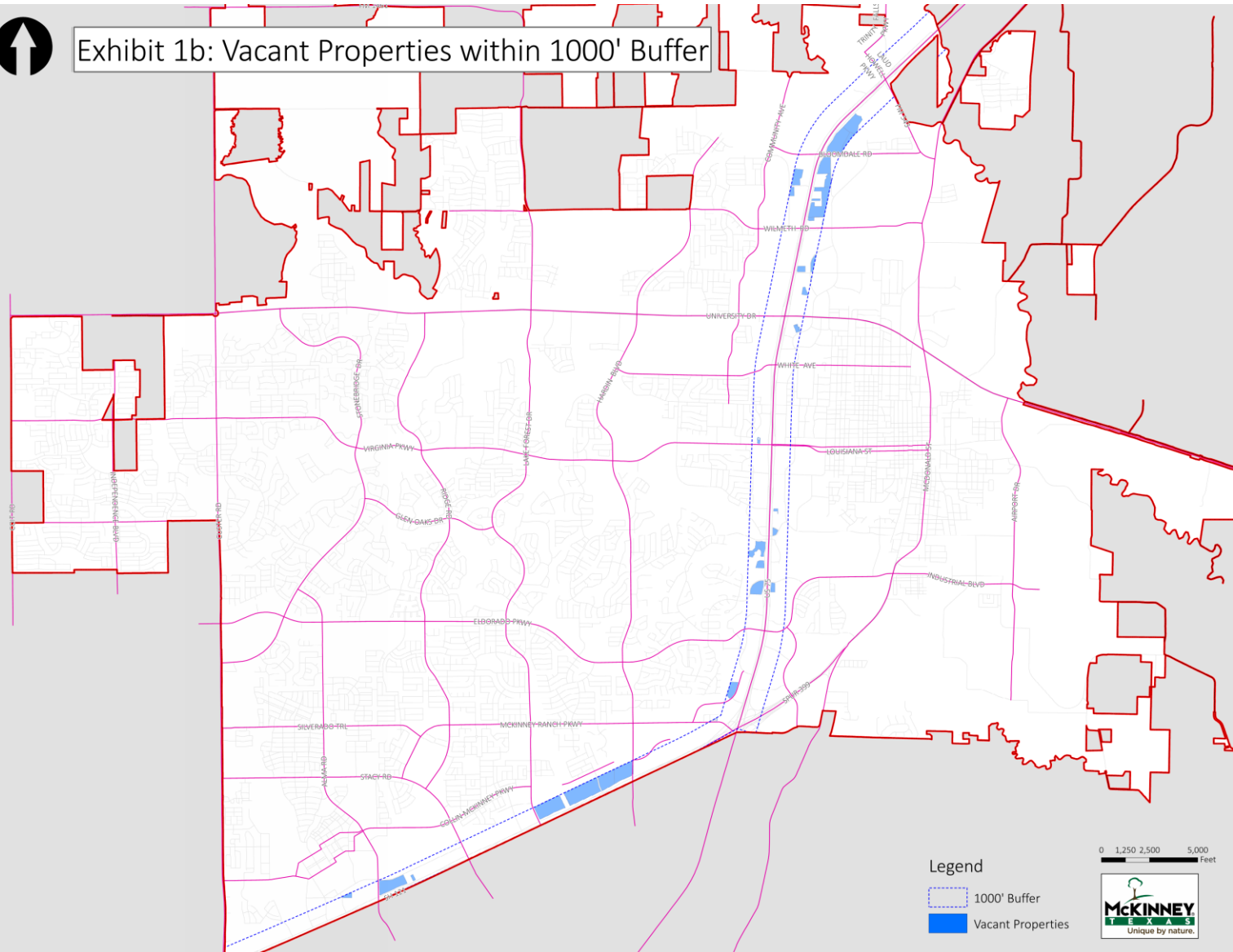


Specific Use Permits

- Pros
 - Consideration on case-by-case basis
 - Discretionary approval
 - Opportunity to request additional features or improvements to mitigate impacts
- Cons
 - Change in development rights
 - Increased processing/administration



Exhibit 1b: Vacant Properties within 1000' Buffer



Final Thoughts...

- Development Standard Changes
 - Upcoming overhaul to the Development Regulations
- Specific Use Permit
 - Discretionary review, not complete removal
- Staff Recommendation
 - Short-term:
 - SUP requirement for auto-related uses in all noted districts
 - Long-term:
 - Full review and integrated improvements to all uses and standards along major corridors as part of the upcoming ordinance re-writes