CITY OF McKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, September 18, 2018 | **6:00 PM** | **Council Chambers**
222 N. Tennessee Street
McKinney, TX 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation

INFORMATION SHARING

18-779 Presentation of 2018 USPTA Lessons for Life Award to Matt Hanlin of Lifetime Tennis

Attachments: Presentation

CITIZEN COMMENTS

CONSENT AGENDA

These items consist of non-controversial or housekeeping items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

MINUTES

18-780 Minutes of the City Council Regular Meeting of August 6, 2018

Attachments: Minutes Pending Update 091518

18-781 Minutes of the City Council Work Session of August 20, 2018

Attachments: Minutes

18-782 Minutes of the City Council Regular Meeting of August 21, 2018

Attachments: Minutes Pending Update 091518

18-783 Minutes of the City Council Special Meeting of August 27, 2018

Attachments: Minutes

18-784 Minutes of the City Council Regular Meeting on September 4, 2018

Attachments: Minutes

18-730 Minutes of the Historic Preservation Advisory Board Regular Meeting of August 2, 2018

Attachments: Minutes

18-653 Minutes of the Main Street Board Meeting of July 12, 2018

Attachments: Minutes

18-718 Minutes of the Planning and Zoning Commission Regular Meeting of August 14, 2018

Attachments: Minutes

RESOLUTIONS

18-785 Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a Texas Parks & Wildlife Grant for the Construction of the Gabe Nesbitt Tennis Center Indoor Complex Project at 3253 Alma Road

Attachments: Resolution

18-786 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the First Amendment to the Softball Complex Lease Agreement with CR Ballfields, LP, Related to City Use of the Craig Ranch Softball Complex.

Attachments: First Amendment
Resolution

18-787 Consider/Discuss/Act on a Resolution Awarding a Contract to AERO Specialties, Inc. of Boise, ID for the Purchase of an Aircraft Tug

Attachments: Bid Tabulation by Line Item Spreadsheet
RESOLUTION

18-788 Consider/Discuss/Act on a Resolution Awarding Contracts to Bean Electrical Inc. of Fort Worth, Texas and Durable Specialties Inc. of Grand Prairie, Texas for Traffic Signal and Miscellaneous Traffic Construction Services.

Attachments: Resolution
Bid Tabulation
Scoring Summary

18-789 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement and Memorandum of Understanding Between the City of Plano, City of McKinney and Collin County for the Application and Administration of the Department of Justice 2018 Byrne Justice Assistance Grant and Designating the City Manager or Designee, as Official Representative of the City in Matters Relating to the Program

Attachments: Resolution
JAGInterlocal Agreement18
JAGMOU18

18-790 Consider/Discuss/Act on a Resolution Authorizing an Interlocal Agreement with Collin County for Jail Services

Attachments: Resolution
FY19 Interlocal Jail Services Agreement

18-791 Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Approving a Negotiated Settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division Regarding the Company’s 2018 Rate Review Mechanism Filings; Declaring Existing Rates to Be Unreasonable;

Adopting Tariffs that Reflect Rate Adjustments Consistent with the Negotiated Settlement; Finding the Rates to Be Set by the Attached Settlement Tariffs to be Just and Reasonable and in the Public Interest; Approving an Attached Exhibit Establishing a Benchmark for Pensions and Retiree Medical Benefits; Approving an Attached Exhibit Regarding Amortization of Regulatory Liability; Requiring the Company to Reimburse ACSC'S Reasonable Ratemaking Expenses; Determining that this Resolution was Passed in Accordance with the Requirements of the Texas Open Meeting Act; Adopting a Savings Clause; Declaring an Effective Date; and Requiring Delivery of this Resolution to the Company and the ACSC'S Legal Counsel.

Attachments: Resolution
Exhibit A
Exhibit B
Exhibit C

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

18-0084Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard, and Accompanying Ordinance

Attachments: PZ Minutes 08.28.18
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Land Use and Tax Base Summary
Ex. PD Ord. No. 2018-05-042
Prop. Ordinance
Prop. Exhibits A-D
Presentation

18-0107Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and “CC” - Corridor Commercial Overlay District to "PD" - Planned Development District and “CC” - Corridor Commercial Overlay District, Generally to Allow for Communication Tower, Utility Substation, and Commercial Uses, Located on the Southwest Corner of McKinney Ranch Parkway and State Highway 121 (Sam Rayburn Tollway)

Attachments: Location Map & Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Land Use and Tax Base Summary
Land Use Comparison Table
Ex. PD Ordinance 2003-04-033
Ex. PD Ordinance 2013-03-025
Proposed Zoning Exhibit
Proposed Site Layout
Proposed Development Regulations
Presentation

18-792 Consider / Discuss /Act on the Appointment of a New Alternate Member to the Board of Adjustment

COUNCIL AND MANAGER COMMENTS

Council and Manager Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, requests of the City Manager for items to be placed on upcoming agendas, and condolences.

EXECUTIVE SESSION

In Accordance with the Texas Government Code:

A. Section 551.071 (2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attroney / 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 15th 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.

18-779

TITLE:	Presentation of 2018 USPTA Lessons for Life Award to Matt Hanlin of Lifetime Tennis

COUNCIL GOAL: Enhance the Quality of Life in McKinney

5C: Continue to market and highlight McKinney as a unique destination for residents and visitors alike

MEETING DATE: September 18, 2018

DEPARTMENT: Parks & Recreation

CONTACT: Michael Kowski, Director of Parks & Recreation

RECOMMENDED CITY COUNCIL ACTION:

- N/A

ITEM SUMMARY:

- The United States Professional Tennis Association (USPTA) will make a presentation of the 2018 USPTA Lessons for Life award to Matt Hanlin of Lifetime Tennis, the operator of the City's tennis complex in Gabe Nesbitt Community Park.

BACKGROUND INFORMATION:

- On September 26, 2017, Mr. Hanlin hosted a charity event at the Court of McKinney called "Rally for Houston", which raised $10,000 to assist families impacted by Hurricane Harvey.

- The event included four local ATP World Tour players, three Davis Cup players, a massive auction, a local exhibition between two rival clubs, an ATP exhibition between the ATP pros, food, raffles, and even a chance for all the spectators to play against the ATP players.

- On August 24, 2018, at the USPTA national membership meeting in New York City, Mr. Hanlin was honored with the USPTA Lessons for Life Award that

recognizes those USPTA-certified members who have done the most to raise money for charities through tennis events.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Presentation

McKINNEY TEXAS
Unique by nature.

18-780

TITLE: Minutes of the City Council Regular Meeting of August 6, 2018

SUPPORTING MATERIALS:

Minutes Pending Update 091518

The Minutes for this item will be updated on or before Saturday, September 15, 2018.

Thank you for your patience!

18-781

TITLE: Minutes of the City Council Work Session of August 20, 2018

SUPPORTING MATERIALS:

Minutes

CITY COUNCIL WORK SESSION

AUGUST 20, 2018

The City Council of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on August 20, 2018 at 5:30 p.m.

Council Present: Mayor George C. Fuller, Mayor Pro Tem Tracy Rath, Council Members Charlie Philips, Rainey Rogers, Chuck Branch, and La'Shadion Shemwell. Council Members Absent: Scott Elliott. Council Member Branch stepped away from the meeting at 6:35 p.m.

Staff Present: City Manager Paul Grimes; Deputy City Manager Jose Madrigal; Assistant City Manager Barry Shelton; Assistant City Manager Steve Tilton; Assistant to the City Manager Trevor Minyard; City Attorney Mark Houser; Chief Financial Officer Mark Holloway; Chief of Police Greg Conley; Interim Director of Planning Jennifer Arnold; Planning Manager Samantha Pickett; Director of Parks and Recreation Michael Kowski; Assistant Director of Parks and Recreation Ryan Mullins; Parks Planning and Development Manager Jenny Baker; Director of Engineering Gary Graham; Airport Director Kenneth Carley; Capital Improvement Project Manager Nicholas Ataie; Video Production Technician Joey Barr; and City Secretary Empress Drane.

There were eleven guests present.

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

Mayor Fuller called for discussion on Regular Agenda items.

Mayor Fuller called for discussion on the following Work Session items with no action taken:

18-709 Update on Collin County Transportation Bond Program

18-0002M2 Update on the ONE McKinney 2040 Comprehensive Plan Initiative

18-710 Discuss Changes to Airport Rates and Charges

18-711 Discuss Residential Density Metrics

Mayor Fuller called for Council Liaison Updates.

Mayor Fuller recessed the meeting into executive session at 7:50 p.m. Texas Government Code Section 551.071(2) Consultations with Attorney on any Work Session, Regular Session, or Special Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed); Section 551.072. Deliberations about Real Property, as listed on the posted agenda. Mayor Fuller recessed back into open session at 8:09 p.m.

Mayor Fuller adjourned the meeting at 8:11 p.m.

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GEORGE C. FULLER
Mayor

ATTEST:

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EMPRESS DRANE
City Secretary

18-782

TITLE: Minutes of the City Council Regular Meeting of August 21, 2018

SUPPORTING MATERIALS:

Minutes Pending Update 091518

18-783

TITLE: Minutes of the City Council Special Meeting of August 27, 2018

SUPPORTING MATERIALS:

Minutes

CITY COUNCIL SPECIAL MEETING
BOARD & COMMISSION APPOINTMENTS

AUGUST 27, 2018

The City Council of the City of McKinney, Texas met in special session in the McKinney City Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on August 27, 2018 at 5:30 p.m.

Council Present: Mayor George C. Fuller, Mayor Pro Tem Tracy Rath, Council Members: Charlie Philips, Scott Elliott, Rainey Rogers, Chuck Branch, and La'Shadion Shemwell.

Staff Present: City Manager Paul Grimes; Deputy City Manager Jose Madrigal; Assistant City Manager Barry Shelton; Assistant City Manager Steve Tilton; City Attorney Mark Houser; Director of Organizational Development and Performance Management Joseph Mazzola; Director of Finance Trudy Mathis; Accounting Manager Lisa Koslan; Payroll Coordinator Brenda Smith; Accounting Technician Julie Novak; Records Specialist Lisa Sewell; Video Production Technician Joey Barr; Deputy City Secretary Melissa Lee; and City Secretary Empress Drane.

There were twenty-three guests present.

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

18-719 Payroll Week Proclamation.

Mayor Fuller presented the Payroll Week Proclamation to City of McKinney Payroll, Finance and Accounting Staff.

18-720 Mayor Fuller called for Consideration / Discussion / Action on 2018-19 Board and Commission Appointments, Including Removals Resulting from Such Appointments. All term appointments are effective October 1, 2018 to September 30, 2020, except as noted.

McKinney Community Development Corporation - Council unanimously approved the motion by Mayor Pro Tem Rath, seconded by Mayor Fuller, to reappoint Jackie Brewer and Richard Glew to 2-year terms on the Board. Council unanimously approved the motion by Mayor Pro Tem Rath,

seconded by Mayor Fuller to appoint Kathryn McGill and Angela Richardson-Woods to 2-year terms on the Board.

McKinney Economic Development Corporation – Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Elliott, to reappoint Kenneth Sipiora and Paul Merritt to 2-year terms to the Board. Council unanimously approve the motion by Mayor Fuller, seconded by Council Member Elliott, to appoint Brian Loughmiller to a 2-year term and Patrick Cloutier to fulfill the unexpired term of vacating member Sharon Denny on the Board. Mr. Cloutier's appointment will expire September 30, 2019.

Planning & Zoning Commission – Council approved with a 6 to 1 vote the motion by Mayor Fuller, seconded by Council Member Elliott, to reappoint Deanna Kuykendall and Pamela Smith to 2-year terms to the Commission; Council Member Branch voting against. Council approved with a 4 to 3 vote the motion by Mayor Fuller, seconded by Council Member Elliott, to remove Janet Cobbel from the Commission; Mayor Pro Tem Rath and Council Members Philips and Branch voting against. Council approved with a 4 to 3 vote the motion by Mayor Fuller, seconded by Council Member Rogers to appoint Hamilton Doak and Christopher Haeckler to the Commission; Mayor Pro Tem Rath and Council Members Philips and Branch voting against. Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Rogers to appoint Doak Hamilton to a 2-year term and Christopher Haeckler to fulfill the unexpired term of vacating member Janet Cobbel on the Commission. Mr. Haeckler's appointment will expire September 30, 2019.

Parks & Recreation Advisory Board – Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Rogers, to reappoint Melanie Butler and Richard Szecsy to 2-year terms, and to appoint Eric Wolfe to a 2-year term on the Board.

McKinney Convention & Visitors Bureau Board – Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Elliott to appoint Vincent Vittatoe, Michelle Gamble and Jon Dell'Antonia to 2-year terms on the Board.

Community Grants Advisory Commission – Council unanimously approved the motion by Mayor Pro Tem Rath, seconded by Council Member Elliott, to reappoint Jerald Hubbard and Adriana Pedraza to 2-year terms on the Commission. Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Elliott, to remove Stella Stevens from the Commission. Council unanimously approved the motion by Mayor Fuller, seconded by Mayor Pro Tem Rath, to appoint Donna Loughmiller and William Wehunt to the Commission.

McKinney Main Street Board – Council unanimously approved the motion by Mayor Pro Tem Rath, seconded by Mayor Fuller to remove Courtney Ward (vacating term to expire September 30, 2019), Amber Gutschlag, and Alex Lanio. Council unanimously approved the motion to appoint Edna Brown to fulfill the unexpired term of Courtney Ward, and reappoint Robert Hamilton to a 2-year term in the Board. Council unanimously approved the motion by Council Member Philips, seconded by Council Member Elliott, to appoint Julie Williams, Kathryn Waite, and Jim Smith to 2-year terms on the Board.

McKinney Arts Commission – Council unanimously approved the motion by Mayor Pro Tem Rath, seconded by Council Member Rogers, to reappoint Molly Brewer, Gregory Huckaby and Jeffery Hull to 2-year terms on the Commission.

McKinney Housing Authority Board – Council unanimously approved the motion by Council Member Shemwell, seconded by Council Member Branch to remove Justin Beller and reappoint Brenda Carter to a 2-year term on the Board. Council unanimously approved the motion by Mayor

Fuller, seconded by Council Member Shemwell to appoint Shannetta Williams to a 2-year term on the Board.

McKinney Housing Finance Corporation Board – Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Branch, to reappoint Semiramis Amirpour, James Bresnahan, and Harry Hickey to 2-year terms on the Board.

Library Advisory Board – Council approved with a 6 to 0 vote, the motion by Council Member Philips, seconded by Council Member Fuller, to reappoint Amanda Hamilton and Joann Pond to 2-year terms on the Board; Council Member Branch abstained from the vote. Council approved with a 6 to 0 vote, the motion by Mayor Fuller, seconded by Council Member Elliott, to appoint Ambronita Douzart to a 2-yer term on the Board; Council Member Branch abstained from the vote.

Board of Adjustment – Council unanimously approved the motion by Council Member Rogers, seconded by Council Member Shemwell, to remove Scott Jacoby, Bradley Taylor and Randall Wilder. Council unanimously approved the motion by Council Member Rogers, seconded by Mayor Fuller, to appoint Louise Holubar to a 2-year term on the Board. Council unanimously approved the motion by Council Member Rogers, seconded by Mayor Fuller, to appoint David Riche and Larry Macy to 2-year terms, and appoint Jack Bridgman to a 2-year term as an Alternate Member on the Board.

Building & Standards Commission – Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Shemwell to remove Rachelle Campbell and reappoint Nadine Smith to a 2-year term. Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Shemwell, to appoint Keith Gall to a 2-year term.

Animal Service Facility Advisory Committee – Council unanimously approved the motion by Council Member Philips, seconded by Council

Member Shemwell to reappoint Moka Anderson to a 2-year term on the Committee.

Historic Preservation Advisory Board – Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Rogers, to remove Ambronita Douzart, and to reappoint Peter Bailey and Shannon Burton to 2-year terms on the Board. Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Shemwell, to appoint Coryanne Ettiene to a 2-year term on the Board.

McKinney Armed Services Memorial Board – Council unanimously approved the motion by Council Member Branch, seconded by Mayor Fuller, to remove Andrew Hudson, and to reappoint Barry Brown and Colin Kimball to 2-year terms on the Board. Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Elliott, to appoint Anne Yanez to a 2-year term on the Board.

18-721 Mayor Fuller called for Consideration /Discussion / Action on a Resolution Appointing Members to the Reinvestment Zone Number One (TIRZ #1). Council unanimously approved the motion by Mayor Pro Tem Rath, seconded by Council Member Rogers, to maintain the current TIRZ #1 Council, adding Mayor Fuller, Council Member Elliott, Council Member Phillips, and Council Member Shemwell, as well as County Commissioner John Thomas, until Collin County notifies the Council of a desired change in the appointee. Caption reads as follows:

RESOLUTION NO. 2018-08-102 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPOINTING MEMBERS TO THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER ONE, CITY OF MCKINNEY; AND PROVIDING FOR AN EFFECTIVE DATE

18-722 Mayor Fuller called for Consideration / Discussion / Action on a Resolution Appointing Members to the Reinvestment Zone Number Two (TIRZ #2). Council unanimously approved the motion by Mayor Pro Tem Rath, seconded by Council Member Rogers to maintain the current TIRZ #2 Council, adding Mayor Fuller, Council Member Elliott, Council Member

Phillips, and Council Member Shemwell, as well as County Judge Keith Self, until Collin County notifies the Council of a desired change in the appointee. Caption reads as follows:

RESOLUTION NO. 2017-08-103 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPOINTING MEMBERS TO THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER TWO, CITY OF MCKINNEY; AND PROVIDING FOR AN EFFECTIVE DATE

Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Rogers, to adjourn. Mayor Fuller adjourned the meeting at 7:13 p.m.

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GEORGE C. FULLER
Mayor

ATTEST:

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EMPRESS DRANE
City Secretary

18-784

TITLE: Minutes of the City Council Regular Meeting on September 4, 2018

SUPPORTING MATERIALS:

Minutes

CITY COUNCIL REGULAR MEETING

SEPTEMBER 4, 2018

The City Council of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on September 4, 2018 at 6:00 p.m.

Council Present: Mayor George C. Fuller, Council Members: Chuck Branch, Scott Elliott, Charlie Philips, Rainey Rogers, and La'Shadion Shemwell. Mayor Pro Tem Tracy Rath was absent.

Staff Present: City Manager Paul Grimes; Deputy City Manager Jose Madrigal; Assistant City Manager Barry Shelton; Assistant City Manager Steve Tilton; City Attorney Mark Houser; Assistant to the City Manager Trevor Minyard; Executive Director of Development Services Michael Quint; Fire Chief Danny Kistner; Director of Parks and Recreation Michael Kowski; Director of Finance Trudy Mathis; Director of Libraries Spencer Smith; Chief Financial Officer Mark Holloway; Interim Director of Planning Jennifer Arnold; Purchasing Manager Lisa Littrell; Facilities Construction Manager Patricia Jackson; Video Production Technician Joey Barr; Police Officer Tyler Lewis and City Secretary Empress Drane.

There were 20 guests in present.

Mayor Fuller called the meeting to order at 6:02 p.m. after determining a quorum was present. Invocation was given by Fire Captain Pieter Wasserman of the McKinney Fire Department. Mayor Fuller led the Pledge of Allegiance.

18-732 Presentation of ISO 1/1Y from Texas Department of Insurance and the Insurance Services Office (ISO). A recognition plaque was presented to Mayor Fuller and the McKinney Fire Department for the highest level rating for public protection by the State of Texas Department of Insurance and Insurance Services Office. In attendance to present the recognition were Phillip Bradley and Mike McCormick of ISO; Jesse Williams and Kelly Stalder of Texas Department of Insurance. In addition to McKinney Fire, the Water Department and Public Safety Communications were recognized for their roles in accomplishing the rating.

18-733 Proclamation for Pain Awareness Month. Mayor Fuller announced a

Proclamation for Pain Awareness Month.

Mayor Fuller called for Citizen Comments. There were no Citizen Comments.

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Shemwell, to approve the following consent items:

MINUTES

18-595 Minutes of the McKinney Arts Commission Special Meeting of June 5, 2018

18-686 Minutes of the McKinney Community Development Corporation Meeting of June 26, 2018

18-693 Minutes of the McKinney Economic Development Corporation Meeting of July 17, 2018

18-694 Minutes of the McKinney Economic Development Corporation Special Meeting of July 12, 2018

18-734 Minutes of the McKinney Housing Authority Meeting of July 24, 2018

18-644 Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of June 14, 2018

18-680 Minutes of the Planning and Zoning Commission Regular Meeting of July 24, 2018

18-679 Minutes of the Planning and Zoning Commission Work Session of July 24, 2018

18-735 Consider / Discuss / Act on a Resolution Adopting the Fiscal Year 2018-201 Financial Policies. Caption reads as follows:

RESOLUTION NO. 2018-09-104 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ADOPTING THE FINANCIAL POLICIES

18-736 Consider / Discuss / Act on a Resolution Adopting the Investment Policy for Fiscal Year 2018-2019. Caption reads as follows:

RESOLUTION NO. 2018-09-105 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ADOPTING THE INVESTMENT POLICY

18-737 Consider/Discuss/Act on a Resolution Awarding a Contract to Speedpro Imaging of Richardson, Texas, Signarama McKinney of McKinney, Texas, Colorworks Printing of Allen, Texas and Wingfield Signs & Graphics of Richland Hills, Texas to Provide Fabrication and Installation of Custom Signs and Banners. Caption reads as follows:

RESOLUTION NO. 2018-09-106 (R)

A RESOLUTION OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING AWARD OF CONTRACT WITH SPEEDPRO IMAGING, SIGNARAMA MCKINNEY, COLORWORKS PRINTING AND WINGFIELD SIGNS & GRAPHICS TO PROVIDE FABRICATION AND INSTALLATION OF CUSTOM SIGNS AND BANNERS

END OF CONSENT

18-738 Mayor Fuller called for Consideration / Discussion / Action on a Resolution Authorizing the City Manager to Execute a Contract with Rich Leidl, P.C. for Federal Legislative Services. Assistant to the City Manager Trevor Minyard stated cities of size generally have such contractors dedicated to State and Federal lobbying, and cities smaller than ten to fifteen thousand might rely on the National League of Cities. Mr. Minyard stated Mr. Leidl has been on contract with the City for a few years with primary functions such as grant funding and helping the City get things passed. Mr. Minyard gave the example of the contract tower program at the Airport that saved the City approximately $600,000 to $700,000 per year, which the City would have otherwise been responsible for paying. Mr. Minyard stated Mr. Leidl lobbies for Federal funding to support projects related to dams, rivers and creeks, and without Mr. Leidl the City would be sending staff to Washington, D.C. any time the City would need to petition for funds. Mayor Fuller stated that he had to the opportunity to be with Mr. Leidl in Washington, D.C. many times when Mr. Leidl set up meetings for Mayor Fuller, various Congressmen and the FAA to talk about programs and emphasize needs and continue to make sure our projects are in the queue to continue to receive funding. Mayor Fuller stated Mr. Leidl has been very helpful. Council unanimously approved the motion by Council

Member Rogers, seconded by Mayor Fuller to approve a Resolution Authorizing the City Manager to Execute a Contract with Rich Leidl, P.C. for Federal Legislative Services. Caption reads as follows:

RESOLUTION NO. 2018-09-107 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR FEDERAL LEGISLATIVE CONSULTING SERVICES FROM RICH LEIDL, P.C. OR WASHINGTON, DC

18-739 Mayor Fuller called for a Second Public Hearing on Proposed Tax Rate for Fiscal Year 2018-19 (Tax Year 2018). Chief Financial Officer Mark Holloway stated this is the second of two required public hearings on the tax rate. The proposed tax rate of 0.525170 is 1.5 cent lower than last year. Existing values have increased by 6.3%. New values have grown by almost one billion dollars, or approximately 5% of the overall taxable roll. Over the past 3 years the tax rate has dropped from 0.5830 to 0.525170 proposed tax rate. Mr. Holloway stated while the tax rate will be lowered the tax levy will not decrease. The proposed rate will meet the needs of the requested department budgets however there are some outside of what is being met by this tax rate. There were no requests to speak at the public hearing. Council unanimously approved the motion by Council Member Shemwell, seconded by Council Member Rogers to close the Second Public Hearing on Proposed Tax Rate for Fiscal Year 2018-19 (Tax Year 2018).

18-740 Mayor Fuller called for a First Public Hearing on the Budget Appropriation Ordinance for Fiscal Year 2018-19. Chief Financial Officer Mark Holloway stated this is the first of two required public hearings on the budget ordinance. There was a public input hearing in April, along with a two-month long electronic exercise that allowed for public input concerning the budget. There is a balanced general fund budget with the overall tax rate reduced by 1.5 cents. Based on public input, public safety and streets were identified as the top two priorities and this budget

addresses those with preparations for Fire Station #10 opening, nine new sworn officers being added, and 2.5 million dollars in the general fund for street reconstruction. Mr. Holloway provided explanations for general fund revenue sources, water and wastewater related revenues and expenditures, and rate changes by the North Texas Municipal Water District affecting the budget. There were no citizen comments for the Public Hearing. Council unanimously approved the motion by Council Member Rogers, seconded by Council Member Shemwell, to close the First Public Hearing on the Budget Appropriation Ordinance for FY 2018-19.

18-741 Mayor Fuller called for Consideration / Discussion / Action on Designating the Term Lengths for Appointees to the Community Grants Advisory Commission. Mayor Fuller stated that Donna Loughmiller and William Wehunt were appointed by City Council to serve on the Community Grants Advisory board on August 27 and needed to be assigned to the vacant one-year and two-year terms.

Council unanimously approved the motion by Mayor George Fuller, seconded by Council Member Philips, to the appointment of Donna Loughmiller to a 2 year term effective October 1, 2018 to September 30, 2020; and William Wehunt to a 1 year term effective October 1, 2018 to September 30, 2019.

18-0005SUP Mayor Fuller called for a Public Hearing to Consider / Discuss / Act on a Specific Use Permit Request to Allow for Motor Vehicle Fuel Sales (7-Eleven), Located on the Northeast Corner of Coit Road and Virginia Parkway, and Accompanying Ordinance. Interim Director of Planning Jennifer Arnold stated the Specific Use Permit will increase the allowable number of pumps at the convenience store to be 8 instead of 12 and the increase requires a Specific Use Permit. Ms. Arnold stated the concept plan was reviewed in July 2018 and staff recommends approval. There

were no citizen comments for the Public Hearing.

Council unanimously approved the motion by Council Member Branch, seconded by Council Member Philips, to close the Public Hearing and approve the Specific Use Permit Request to Allow for Motor Vehicle Fuel Sales (7-Eleven), Located on the Northeast Corner of Coit Road and Virginia Parkway, and Accompanying Ordinance. Caption reads as follows:

ORDINANCE NO. 2018-09-064

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF McKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A MOTOR VEHICLE FUEL SALES FACILITY, LOCATED ON THE NORTHEAST CORNER OF COIT ROAD AND VIRGINIA PARKWAY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

18-0085Z Mayor Fuller called for a Public Hearing to Consider / Discuss / Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "LI" - Light Industrial District, Located 550 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street), and Accompanying Ordinance. Interim Director of Planning Jennifer Arnold stated the request is to rezone approximately 65 acres on the northern side of highway 5. City Staff has worked with the applicant, reviewed the request and are in support of the rezone. Ms. Arnold stated the intended uses of the area are for research and development, flex office space, distribution and warehousing, and the proposed rezoning coincides with the McKinney Comprehensive Plan for land use. There were no citizen comments for the Public Hearing. Council unanimously approved the motion by Council Member Rainey Rogers, seconded by Council Member Branch, to close the Public Hearing and approve the Request to Rezone the Subject Property from "AG" - Agriculture District to "LI" - Light Industrial District, Located 550 Feet South of Spur 195 and

on the West Side of State Highway 5 (McDonald Street), and Accompanying Ordinance. Caption reads as follows:

ORDINANCE NO. 2018-09-065

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF McKINNEY, TEXAS; SO THAT AN APPROXIMATELY 65.30 ACRE PROPERTY, LOCATED 550 FEET SOUTH OF SPUR 195 AND ON THE WEST SIDE OF STATE HIGHWAY 5 (MCDONALD STREET), IS REZONED FROM "AG" – AGRICULTURAL DISTRICT TO "LI" – LIGHT INDUSTRIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

18-0052SP Mayor Fuller called for Consideration / Discussion / Action on a Site Plan for a Library Expansion (John and Judy Gay Library), Located at 6861 Eldorado Parkway. Interim Director of Planning Jennifer Arnold stated site plans are typically for staff approval; however, being a City of McKinney project, the site plan it is being presented to the Planning & Zoning Commission and City Council for consideration. The site plan and proposed elevations are in conformance with required zoning and staff supports the request. Director of Libraries Spencer Smith presented two design concepts for the site plan and stated the primary intent of the design was for the expansion to complement the existing building, allow more natural light in, show the activities going on inside and include all the desired features to fit in the space of construction. Bill Hidell, architect, stated that library designs and use of libraries have changed over the last 10 years and continue to change. People not only use libraries to get data and content but also to create it today. The rationale to open up the interior design and exterior façade is to capture the excitement and making it more encouraging to go into the library. Mayor Fuller noted the major architectural and aesthetic difference in the two designs offered were the exterior use of glass in Option A and brick masonry in Option B.

Mr. Smith stated there “hammerhead” feature of the parking lot allows for a full fire lane access for a fire truck and also can be utilized as additional outdoor programming space. Mr. Smith stated the expansion includes some remodeling of land space near the parking lot as well as ADA compliance accessibility. Mr. Smith stated the expansion will add 15,000 square feet of indoor program space and roughly 4,000 square feet of outdoor space. The public space will be doubled, additional parking space will be added, and very little staff space will be added. Mr. Spencer stated Library staff and a majority of the Library Advisory Board preferred the glass exterior design more than the brick design. Mr. Smith stated the existing glass features of the Library have held up over the years without weather damage issues. Mr. Hidell stated many contemporary library designs include glass façades.

Council unanimously approved the motion by Council Member Shemwell, seconded by Council Member Philips, to approve the Site Plan with Option A (exterior glass façade) for the Library Expansion (John and Judy Gay Library), Located at 6861 Eldorado Parkway.

Mayor Fuller called for Council and Manager Comments.

Council Member Philips had no comments.

Council Member Elliott mentioned the change in the upcoming change to the City Council meetings on September 17 and September 18. He deferred to Mayor Fuller and City Manager Paul Grimes to discuss the schedule change in detail.

Council Member Rogers congratulated the McKinney Convention and Visitors Bureau (MCVB) for winning three awards at the annual TACVB Convention for the Best Convention Promotions, competing against people with millions and millions of dollars of budget; they also won the award for Best Cooperative Marketing with the DASH electrical car, in cooperation with the McKinney Main Street and McKinney Community Development Corporation; People Choice Award for Convention Promotion Venue. Mr. Rogers said the MCVB is doing great things and he appreciates all the people who help with that.

Council Member Shemwell recognized the McKinney ISD stadium opening up and attending the first game and opening of the stadium. He was proud of the accomplishment of MISD to build the stadium, and the opening event, despite being disappointed that McKinney High School lost the game. Mr. Shemwell stated the Community Engagement Town Hall will be September 13 and the Police Community Forum on September 6; both at Old Settler's Recreation Center are opportunities for the public to engage with City Council and City police.

Council Member Branch stated that he also attended the McKinney ISD opening game and was grateful that McKinney North High School won the game. Mr. Branch expressed his pride and support of McKinney ISD for their efforts.

City Manager Paul Grimes stated the Budget Adoption is scheduled for Monday, September 17 to accommodate some scheduling conflicts that would occur on Tuesday, September 18. The September 17 meeting will be a Special Meeting in order to take action on the Budget items, in addition to the normal work session items. September 18 will still be a regular meeting. Mr. Grimes restated the Police Community Meeting on September 6 and City Council Town Hall Meeting, both at Old Settler's Recreation Center at 6 p.m. Mr. Grimes shared the Office of Emergency Management is providing 700 free emergency preparedness kits at the McKinney Libraries to help family be prepared for emergencies during the month of September.

Mayor Fuller stated that he enjoyed the football game between McKinney High School and McKinney North High School.

There was no Executive Session.

Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Elliott, to Adjourn. Mayor Fuller adjourned the meeting at 6:57 p.m.

_____
GEORGE C. FULLER
Mayor

ATTEST:

_____
EMPRESS DRANE
City Secretary

18-730

TITLE:	Minutes of the Historic Preservation Advisory Board Regular Meeting of August 2, 2018

SUPPORTING MATERIALS:

Minutes

HISTORIC PRESERVATION ADVISORY BOARD

AUGUST 2, 2018

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2nd Floor Conference Room of the Municipal Building on Thursday, August 2, 2018 at 5:30 p.m.

Board Members Present: Chairperson Jonathan Ball, Vice-Chairperson Amber Douzart, Peter Bailey, Lance Hammond, Terrance Wegner, and Karen Zupanic

Board Member Absent: Shannon Burton

Staff Present: Planning Manager Matt Robinson, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

Chairperson Ball called the meeting to order at 5:31 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Wegner, seconded by Board Member Hammond, to approve the following consent item, with a vote of 5-0-0:

18-609 Minutes of the Historic Preservation Advisory Board Regular Meeting of May 3, 2018

END OF CONSENT

Chairperson Ball continued the agenda with the Regular Agenda.

Board Member Zupanic arrived.

18-0023HTM Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Historic Marker for the House Located at 615 North Church Street. Mr. Guy Giersch, Historic Preservation officer for the City of McKinney, explained the Historic Marker application. He stated that Staff was recommending approval of a Historic Marker for 615 N. Church Street. Mr. Giersch offered to answer questions. Board Member Bailey asked about the marker placed at the house. Mr. Giersch stated that the City offers a standard marker for sale that can be placed on the house. Ms. Gabrielle Miceli, 615 N. Church Street, McKinney, TX, concurred with the Staff Report and offered to answer questions. She stated that her parents were really

excited about the house and marker. Chairperson Ball asked what she had learned about the house since they moved in. Ms. Miceli stated that her parents fixed the foundation. She stated that the layout of the house was different from the previous subdivision houses that they had lived in before. Board Member Bailey asked if the house had a footed bathtub. Ms. Miceli said yes. Chairperson Ball asked if there was more work to be completed on the house. Ms. Miceli stated that they were happy with it. Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Hammond, second by Board Member Bailey, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

18-0023HT Conduct a Public Hearing to Consider/Discuss/Act on the Request by Joci and Lance Miceli, for Approval of a Level 1 Historic Neighborhood Improvement Zone Tax Exemption for the House Located at 615 North Church Street. Mr. Guy Giersch, Historic Preservation officer for the City of McKinney, explained the proposed Level 1 Historic Neighborhood Improvement Zone Tax Exemption request. He stated that the property is listed as a high priority structure and met the requirements set by the Secretary of Interior Standards. Mr. Giersch stated that the ad valorem tax for last year was approximately $2,479. He stated that Staff was recommending approval of the Level 1 Tax Exemption for 615 N. Church Street. Mr. Giersch offered to answer questions. Chairperson Ball stated that he was surprised that the structure did not already have a marker. Board Member Wegner asked if the current owner made a lot of major upgrades to the house. Ms. Miceli stated that her parents upgraded the front of the house to return it to the original appearance. Board Member Wegner asked if the previous owner did a good job of maintaining the house. Mr. Giersch said yes. He stated that it spoke well that the present owners put the house back in its original condition.

Board Member Bailey stated that the previous owners might not have known about the marker and tax incentive programs. Mr. Giersch felt that the previous owners should have known about these programs. Board Member Zupanic asked for the percentage of houses in the Historic District that have markers. Mr. Giersch stated that it was approximately 100 properties that have been approved for a Level 1, 2, or 3 tax incentive. He stated that there were approximately 1,000 houses in the Historic District. Board Member Wegner stated that there were a lot of houses in the Historic District that were not really historic. Mr. Giersch agreed. Ms. Gabrielle Miceli, 615 N. Church Street, McKinney, TX, concurred with the Staff Report. Chairperson Ball opened the public hearing and called for comments. There being none, on a motion by Board Member Zupanic, seconded by Board Member Wegner, the Board unanimously voted to close the public hearing and approve the request as recommended by Staff, with a vote of 6-0-0.

END OF THE REGULAR AGENDA ITEMS

Chairperson Ball continued the agenda with the Discussion Item.

18-610 Discuss Historic Home Recognition Calendar. Mr. Giersch gave an update on the Home Recognition Calendar. He explained that we had sold more ads this year compared to last year. Mr. Giersch explained that we plan to add an additional page to the calendar to fit in the additional ads and some history facts. He stated that a photograph of the Nehi Bottling Plant would be featured on the cover. Ms. Deborah Kilgore, Director of the Collin County Historical Museum, gave a brief history of the Nehi Bottling Company. Board Member Bailey asked if Nehi soft drinks could still be purchased. Mr. Giersch said yes. Board Member Bailey asked if something regarding the revised Walking Tour could be included in the calendar. Mr. Giersch stated that the plan was to include it, if there was space available. He stated that Staff was

discussing holding guided Walking Tours at least once a month to help people be more informed about the Historic District and Downtown.

END OF THE DISCUSSION ITEM

Board Member Zupanic stated that there is a new trolley tour called Bad Boys and Desperados of Old McKinney. She stated that Ms. Pat Rogers, volunteer with the Collin County History Museum, researched the history and will be giving the first trolley tour. Board Member Zupanic stated that this first trolley tour sold out in a day and a half. She stated that Belle Starr, Frank and Jesse James, Bonnie and Clyde are just a few samples of who would be covered. Board Member Zupanic stated that depending on the popularity of the tour that there could be more in the future.

Board Member Bailey asked if the 2007 Walker trial might be considered for the calendar's historic facts section. Mr. Giersch stated that he felt that it was too recent to be included as a historic fact.

There being no further business, Chairperson Ball declared the meeting adjourned at 5:59 p.m.

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JONATHAN BALL
Chairman

18-653

TITLE: Minutes of the Main Street Board Meeting of July 12, 2018

SUPPORTING MATERIALS:

Minutes

McKinney Main Street

aka McKinney Downtown Business Re-Development Board

JULY 12, 2018

The McKinney Downtown Business Re-Development Board of the City of McKinney, Texas met in regular session at the McKinney Performing Arts Center, Encore Wire Room, 111 N. Tennessee Street, McKinney, Texas on July 12, 2018 at 8:30 a.m.

Board members present: Chairman Alex Lanio, Vice Chairman Jolie Williams, Kaci Lyford, Robert Hamilton and Doug Willmarth. Absent: Edna Brown, Amber Gutschlag, Ric Anderson, and Courtney Ward.

Main Street staff present: McKinney Main Street Program Coordinator Aaron Werner, McKinney Performing Arts Center Marketing Coordinator Jakia Dudley-Faine and McKinney Performing Arts Center/Main Street Executive Assistant Belinda Kennedy. Guests: McKinney Mayor Pro Tem Tracy Rath, Andrew Jones and Minh Phan.

Chairman Alex Lanio called to order the meeting of the McKinney Downtown Business Re-Development Board at 8:39 a.m. after determining a quorum present.

18-555 Chairman Lanio called for the City Liaison report. Mayor Pro Tem Tracy Rath updated the Board on City Council activities commenting that the budget meeting is underway, Board and Commissions interviews and appointments are in progress and the Main Street Board has 2 positions to be filled. Additionally, noting the high level of development occurring in McKinney, downtown and elsewhere. Lastly, the Davis at the Square parking structure has a goal of September 1st for the public spaces. Chairman Lanio thanked Mayor Pro Tem Rath for the updates.

18-556 Chairman Lanio called for the Director's Report. McKinney Main Street Program Coordinator Aaron Werner, on behalf of McKinney Main Street Director Amy Rosenthal, updated the Board members on the following items. Director Rosenthal is currently attending the National Main Street training in Amarillo, Texas. Mr. Werner introduced Andrew Jones, he will be joining the City of McKinney as the Special Events Coordinator. Main

Street is gathering surveys about Bike the Bricks and Scare on the Square to aid in future planning for each event. After surveys have been returned recommendations will be made concerning any changes for these events. In planning for Home for the Holidays Main Street has asked the city for additional funding. Normally the city donates $23,750 and Main Street has asked for $50,000 to increase the lights and decorations for downtown regarding the holiday season. To follow up on the Cultural District designation, McKinney submitted the application and video to the State and should be notified in September. Main Street is partnering with the McKinney Performing Arts Center in a campaign to replace the theater curtains, they are 10 years old and in need of replacement due to wear and tear. The Raise the Curtain campaign has a goal of $10,000 in donations to fund this project. The McKinney Main Street downtown membership campaign is coming up also, and Main Street is planning to revamp the shoppers guide to be a more comprehensive booklet with better descriptions of establishments, food and entertainment. All downtown businesses are welcome to join the downtown membership campaign, not just retail. The Polish the Gem grant project will begin soon; it will involve scaffolding on one side of the performing arts center at a time as the building exterior is cleaned and painted. This project should be complete in approximately 2 months. McKinney Main Street is requesting funding from MCDC to install an outdoor speaker system that can be used for music, announcements and safety preparedness. Main Street staff will present a proposal to the MCDC Board for the first phase requesting $35,000 to install in the downtown area. Future installations would include a larger area and require old poles to have added electricity. Lastly, Main Street has been contacted about having a public piano donated; these have been popular in other downtown areas and shopping centers. Main Street will work with downtown merchants to determine placement and possible rotation

to different areas and also maintenance and tuning of the piano. Chairman Lanio thanked Mr. Werner for all the updates.

18-557 Chairman Lanio called for consideration of the Minutes of the Main Street Board Meeting of April 19, 2018. Board members unanimously approved the motion by Vice-Chairman Williams, seconded by Board member Hamilton, to approve the Minutes of the Main Street Board Meeting of April 19, 2018.

18-558 Chairman Lanio called for consideration of the Minutes of the Main Street Board Meeting of September 28, 2017. Board members unanimously approved the motion by Vice-Chairman Williams, seconded by Board member Hamilton, to approve the Minutes of the Main Street Board Meeting of September 28, 2017.

18-559 Chairman Lanio called for consideration/discussion/action on the Financial Reports. Board members unanimously approved the motion by Board member Hamilton, seconded by Board member Lyford, to approve the financial reports.

18-560 Chairman Lanio called for the discussion of prior events. Mr. Werner updated the board on the Red, White and Boom hometown parade; there were 87 floats and many other participants. The East Louisiana post parade party was a success and the Salsa Fest at Chestnut square appeared to have good attendance. Updating on other events, Bike the Bricks will have a loss on the profit/loss report. The Board discussed.

18-561 Chairman Lanio called for the discussion of upcoming events: Octoberfest and Home for the Holidays. Mr. Werner discussed with the Board some of the planning for Oktoberfest and thanked Jakia Dudley-Faine for doing an excellent job with sponsorships so far. New ideas in the works for Oktoberfest include sports viewing areas and possibly

bringing the Santa house to the square and decorating as a Bavarian shop. Mr. Werner also updated the Board on Home for the Holidays, with the anticipation to have more lights and decorations and confirmed the music group Asleep at the Wheel for the concert Friday night. The Board discussed several other ideas for possible sponsors and new decorations. Mr. Werner discussed the possibility of lighting the water tower near the square; Main Street is researching this as an option for lights.

Vice-Chairman Williams called to adjourn the meeting at 10:04 a.m.

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ALEX LANIO
Chair

18-718

TITLE:	Minutes of the Planning and Zoning Commission Regular Meeting of August 14, 2018

SUPPORTING MATERIALS:

Minutes

PLANNING AND ZONING COMMISSION

AUGUST 14, 2018

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on August 14, 2018 at 6:00 p.m.

City Council Present: Mayor George C. Fuller

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

Staff Present: Interim Director of Planning Jennifer Arnold; Planning Manager Samantha Pickett; Facilities Construction Manager Patricia Jackson; Planners Melissa Spriegel, David Soto, and Rhys Wilson; Senior Planning Technician Kaitlin Gibbon; and Administrative Assistant Terri Ramey

There were approximately 20 guests present.

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

The Commission unanimously approved the motion by Commission Member Cobbel, seconded by Commission Member McCall, to approve the following four Consent items.

18-679 Minutes of the Planning and Zoning Work Session of July 24, 2018

18-680 Minutes of the Planning and Zoning Commission Regular Meeting of July 24, 2018

18-0203PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of Grayson Collin Substation Addition, Located on the Southwest Corner of McKinney Ranch Parkway and State Highway 121 (Sam Rayburn Tollway)

18-0082SP Consider/Discuss/Act on a Site Plan for an Office/Warehouse Building (Expert Services), Located on the South East Corner of Mercury Circle and Power House Street

END OF CONSENT

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

18-0007M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-84 (BN - Neighborhood Business District), Section 146-85 (BG - General Business District), Section 146-86 (C - Planned Center District), Section 146-90 (ML - Light Manufacturing District), Section 146-91 (MH - Heavy Manufacturing District), and Appendix F-4 (Schedule of Uses), of the Code of Ordinances (WITHDRAWN). Ms. Samantha Pickett, Planning Manager for the City of McKinney, explained that this item had been withdrawn and item # 18-0008M on the agenda was replacing it; therefore, no further action was necessary on this item.

18-0008M Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 (Zoning Regulations), Section 146-84 (BN - Neighborhood Business District), Section 146-85 (BG - General Business District), Section 146-86 (C - Planned Center District), Section 146-90 (ML - Light Manufacturing District), Section 146-91 (MH - Heavy Manufacturing District), Appendix B-2 (Regional Employment Center - Overlay Urban Design Standards) and Appendix F-4 (Schedule of Uses), of the Code of Ordinances. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that an additional comment letter was distributed to the Commission Members prior to the meeting. She stated that this item is replacing item # 18-0007M that was heard at the July 24, 2018 Planning and Zoning Commission meeting. Ms. Pickett stated that following that meeting a modification to the request was made based upon the feedback from a June 4, 2018 City Council Work Session. She stated that the proposed amendments focus on both issues that were discussed at that work session, residential uses in non-residential districts and motor vehicle sales. Ms. Pickett stated that Staff re-noticed the item accordingly. She stated that in response to the

Planning and Zoning Commission's feedback at the July 24, 2018 meeting, Staff issued a memo regarding the proposed amendments and sent it to a number of applicants in the City's system and posted the memo on the City's website. Ms. Pickett stated that given the concerns with the potential loss of commercial tax base, properties not developing as envisioned, and the desire to protect key properties, Staff prepared ordinance amendments to focus on these issues. She stated that the sections of the ordinance under consideration are non-residential districts that have remained largely unchanged since 1981. Ms. Pickett stated that the proposed amendments are intended to bring older districts into closer alignment with the newer zoning districts by removing residential uses from non-residential districts and allowing for discretionary consideration of motor vehicle sales on a case-by-case basis via Specific Use Permit (SUP) process. She stated that overall the amendments should improve the schedules' ease of use, reduce inconsistencies where land uses are allowed, and result in a more ideal land use development pattern. Ms. Pickett stated that Staff recommends approval of the proposed amendments and offered to answer questions. Commission Member Cobbel asked if there were any changes to the notification process. Ms. Pickett stated that Staff followed the legal notice procedure for a 15-day legal notice in the local papers. She stated that Staff also issued a memo, which was not part of the legal notice procedure. Commission Member McReynolds asked for clarification on how Staff issued the memo. Ms. Pickett stated that Staff drafted a memo that outlined the proposed changes to the ordinance, sent the memo to all of the planning applicants in the online system, and posted the memo and redlined copy of the proposed amendments on the City's website in multiple places. Commission Member McReynolds asked how many properties the proposed amendments affected. Ms. Pickett stated that she did not have an exact number of properties that the proposed

amendments might affect, since the proposed changes were city-wide. Commission Member Smith stated that the notification process has been in practice for a long time in McKinney, it is consistent with state law requirements, and a common practice with other Texas cities for these type of situations. Ms. Pickett said that was correct. Chairman Cox opened the public hearing and called for comments. Mr. Bob Roeder; Abernathy, Roeder, Boyd & Hullett, P.C.; 1700 Redbud Blvd.; McKinney, TX; stated that he had submitted written comments about the proposed amendments that were included in the Staff Report. He stated that he did not object to removing residential uses from non-residential districts and gave an example of the City's multi-family standards. Mr. Roeder stated that he did have an issue with changing automotive sales from a permitted use to requiring a Specific Use Permit (SUP). He stated that was purely discretionary. Mr. Roeder suggested that the City set development standards for automotive sales that everyone has to live by, new development and refurbished development. He stated that McKinney should be a City that makes decisions based upon standards and not discretion. Mr. Roeder stated that he felt that an applicant applying for an automotive sales use along the City's thoroughfares would not get approved by City Council. He gave an example of where a property owner could invest a significant amount of money in property adjacent to a thoroughfare knowing that it was a permitted use allowed by the zoning; however, the City could then make a discretionary decision that could ruin the development. Mr. Roeder stated that it would tell the development community not to come to McKinney, since the City could change the rules. He stated that the investment community would get on board with the City setting reasonable standards, since that would be a level playing field. Mr. Roeder requested that the proposed Specific Use Permit (SUP) amendment for automotive sales uses not be approved and consider setting standards instead. Mr. Charlie Bush,

8016 Stone River Dr., Frisco, TX, stated that his family has owned approximately 60 acres near Highway 121 on the south, Hardin Road on the east, and McKinney Ranch on the north, for 80 – 100 years. He stated that the property was rezoned to a "PD" - Planned Development District in the mid-1980s. Mr. Bush stated that they are working on several deals to sell the 40 acres, located on the north side of Collin McKinney Parkway, to developers who will develop the property in combination of single family, multi-family, and commercial uses along Hardin Road. He stated that Horseshoe Bend and Avalon are nearby single family developments. Mr. Bush stated that eliminating the single family and mutli-family uses on that tract would have a negative affect the value of the property. He requested that the City think carefully before proceeding with the proposed amendments. On a motion by Commission Member McReynolds, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing. Commission Member Smith asked if Staff is aware of any future automotive dealerships planned along U.S. Highway 75 (Central Expressway). Ms. Pickett stated that one is under construction near U.S. Highway 75 (Central Expressway) and White Avenue. She stated that there is another one under review along State Highway 121 (Sam Rayburn Tollway). Ms. Pickett stated that there could be a couple of others that have submitted for platting. Commission Member Smith asked if the proposed amendments were adopted by City Council how it would affect these two dealerships. Ms. Pickett stated that if they have made the correct submittals up until this point, then they should be grandfathered under the current requirements. She stated that if the proposed amendments were approved then they would become effective at a certain date. Commission Member Cobbel stated that in 2014 the City changed the ordinance and there was a lot of conversation with the development community, real estate community, property

owners, and the City. She stated that they decided that the amendments would be applied to zoning going forward and not on current zoning. Commission Member Cobbel stated that this felt like the same conversation as before; however, it was removing the grandfather clause. She stated that it would be removing uses on the property that are currently allowed and could affect the property value. Commission Member Cobbel stated that she had an issue with the City not notifying each individual property owner of possible changes to the allowed uses on their property. She stated that she had an issue with the notification process and removing property rights in general. Commission Member McReynolds concurred with Commission Member Cobbel's comments. He stated that he also had an issue with the notification process and removing uses allowed under the current zoning on properties across the City. Commission Member Kuykendall stated that she made a motion at the previous meeting to table item # 18-0007M to allow residents to learn about the proposed amendments. She stated that it had been three weeks since that meeting and she felt that Staff has done their due diligence in filtering out information about the proposed amendments. Commission Member Kuykendall stated that she no longer has concerns regarding the notification process. Commission Member McCall stated that Staff is obeying the law with the current notification process. He stated that there would be people disagreeing with the proposed amendments. Commission Member McCall stated that Staff was trying to make it better for the City. He stated that he was in support of the request. Commission Member Smith stated that Staff made comments at the previous meeting that if City Council wanted to change how the notification process was handled then Staff would happily comply. She asked if the method of notification is a decision of City Council. Ms. Pickett said yes and that it is set by State Law. Commission Member Smith wanted to clarify that the Planning and

Zoning Commission is not being asked to make a recommendation on the notification method. Ms. Pickett stated that was correct. Commission Member Smith stated that she understands the notification concerns; however, she also understands that they were not being asked to make recommendations on the notification process. She stated that she agrees with Staff's opinions about preferable land use development patterns and the land use intensity of uses may not be appropriate in all locations where these zoning districts are located. Commission Member Smith stated that she understands bringing in line the uses with the current zoning. She stated that at some point this was bound to happen. Commission Member Smith stated that the City was not eliminating the automotive facilities; however, imposing the Specific Use Permit (SUP). Commission Member Smith stated that she understands the benefit of requiring the Specific Use Permit (SUP) and she does not have an issue with this proposed amendments. She stated that she was in support of the proposed amendments as recommended by Staff. Vice-Chairman Mantzey stated that in regards to the notification process, reason and law do not necessarily equal each other. He stated that we need to follow the law even when reason may say differently. Vice-Chairman Mantzey stated that Staff followed the law and the direction of City Council; therefore, he has no issues with the notification process. He stated that he was conflicted with the proposed amendments with requirement a Specific Use Permit (SUP) for the automotive dealerships. Vice-Chairman Mantzey stated that the public may have a different opinion as to the current number of automotive dealerships in McKinney. He stated that they bring a good job base to McKinney and they are involved in the community overall. Vice-chairman Mantzey stated that residential uses do not belong in a number of these locations overall. He stated that he had concerns about taking away rights that are allowed under the currently zoning. Vice-Chairman

Mantzey stated that this decision would be made by people voted into office. He stated that City Council asked to see these proposed amendments. Vice-Chairman Mantzey stated that the proposed amendments were far from perfect; however, he would be in support of the request. Chairman Cox concurred with Vice-Chairman Mantzey's comments. He stated that this is a directive by City Council, who are elected by the citizens of McKinney. Chairman Cox stated that the Planning and Zoning Commission serves as appointed officials. He stated that these are far-reaching decisions that need to be made by our elected officials. Chairman Cox stated that many hours have gone into these proposed amendments. He stated that he was in support of the proposed amendments as recommended by Staff. On a motion by Commission Member Smith, seconded by Commission Member Kuykendall, the Commission voted to recommend approval of the proposed amendments as recommended by Staff, with a vote of 5-2-0. Commission Members Cobbel and McReynolds voted against the motion. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for consideration at the August 21, 2018 meeting.

15-300SP2 Conduct a Public Hearing to Consider/Discuss/Act on a Variance for a Site Plan (TRAXXAS), Located at 6250 Traxxas Way (REQUEST TO BE TABLED). Ms. Melissa Spriegel, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant's request. She offered to answer questions. There were none. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and table the item indefinitely per Staff's recommendation.

18-0094FR Conduct a Public Hearing to Consider/Discuss/Act on a Facade Plan Appeal for an Automobile Dealership (Porsche McKinney), Located on the Northeast Corner of Hardin Boulevard and State Highway 121 (Sam Rayburn Tollway) (REQUEST TO BE TABLED). Ms. Melissa Spriegel, Planner I for the City of McKinney, stated that Staff recommends that the public hearing be continued and the item tabled to the August 28, 2018 Planning and Zoning Commission meeting due to the public notification signs not being posted on the subject property within the timeframe required by the Zoning Ordinance. She offered to answer questions. There were none. The applicant was not present to make a presentation. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and table the item to the August 28, 2018 Planning and Zoning Commission meeting per Staff's recommendation.

18-0085Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located 550 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street). Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the applicant is requesting to rezone approximately 65 acres of land from "AG" – Agricultural District to "LI" – Light Industrial District, generally for industrial uses. Mr. Soto stated that when looking at the surrounding area, there is light industrial to the south and west. He stated that given the area's designation for industrial uses, as well as the nearby access to two primary thoroughfares, Bloomdale Road and State Highway 5 (McDonald Street), the subject property is well positioned for a warehouse/distribution center. Mr. Soto stated that the proposed request should complement the surrounding properties

currently planned or zoned for similar industrial uses and should help establish the area as a strong employment area. He stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none. Mr. Doug Johnson, Texas Commercial Development, LLC, 4090 Deep Valley Drive, Dallas, TX, explained the proposed rezoning request. He stated that he had a lot of experience with industrial developments throughout North Texas, especially in the Dallas/Ft. Worth area. Mr. Johnson stated that there are a lot of tenants in the area that currently do not have an opportunity to expand in this market. He stated that there is a lot of industrial development with metal buildings close to the airport. Mr. Johnson stated that the buildings that they are proposing would have 100% masonry on the exterior, similar to the Blockbuster building. He stated that the proposed use would be very compatible for this area. Mr. Johnson stated that there are more industrial uses to the west of the subject property. He stated that there is definitely demand in this area for this use. Mr. Johnson briefly spoke about the access to nearby thoroughfares. He offered to answer questions. Commission Member Smith asked what type of research and development type of uses might be proposed. Mr. Johnson stated that there could be some manufacturing, warehouse, and possibly research and development type uses. He stated that it is speculative at this time and they were currently looking at various site plan designs. Mr. Johnson stated that there were talking with some McKinney tenants that need to expand and currently have no place to go. Chairman Cox stated that this is an opportunity for people to grow their business. He stated that McKinney needs more of this flex-type space. Chairman Cox thanked the applicant for their commitment. He opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member McCall, the Commission

unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for final action at the September 4, 2018 meeting.

18-0005SUP Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request to Allow for Motor Vehicle Fuel Sales (7-Eleven), Located on the Northeast Corner of Coit Road and Virginia Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed Specific Use Permit (SUP) request. He stated that the applicant is requesting a Specific Use Permit (SUP) to allow for an increase in the maximum number of motor vehicle fuel dispensers from eight to twelve to increase the number of vehicles that can be fueled at one time. Mr. Soto stated that the existing zoning on the subject property is a “PD” – Planned Development District with a base zoning of “BN” – Neighborhood Business District, which allows this use by right; however, limits the number of motor vehicle fueling pumps. He stated that the applicant is requesting 12 fueling pumps. Mr. Soto stated a concept plan for the entire tract, including the subject property, was approved by City Council on July 17, 2018. He stated that given the location at a major intersection of Coit Road and Virginia Parkway and the future commercial development surrounding the property, Staff is recommending approval of the Specific Use Permit (SUP) and offered to answer questions. Vice-Chairman Mantzey asked if access to the pumps would be off Coit Road. Mr. Soto stated that there would be two access points, one off of Coit Road and the other off of Virginia Parkway. Vice-Chairman Mantzey asked if commercial uses would be surrounding it. Mr. Soto said yes. Commission Member McCall asked for clarification on why they were requesting a Specific Use Permit (SUP). Mr. Soto stated that the “BN” – Neighborhood Business District limits the number

of motor vehicle fueling pumps allowed on a property. He stated that the applicant is seeking to increase the number of dispensers allowed up to 12; therefore, they must receive approval of a Specific Use Permit (SUP). Mr. John Featherston, The Dimension Group, 10755 Sandhill Road, Dallas, TX, stated that he was representing 7-Eleven. He concurred with the Staff Report, requested a favorable recommendation, and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and recommend approval of the Specific Use Permit (SUP) as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for final action at the September 4, 2018 meeting.

18-0093SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Medical Office Building, Located Approximately 400 Feet North of Collin McKinney Parkway and on the East Side of Custer Road. Mr. David Soto, Planner I for the City of McKinney, explained the proposed site plan. He stated that the applicant is proposing to construct an 8,170 square foot medical office on approximately 0.79 acres of land. Mr. Soto stated that site plans could typically be approved by Staff; however, the applicant is requesting approval to utilize an existing wall between the proposed medical office and the adjacent residential development located east of the subject property. He stated that the existing wall is an 8-foot tall masonry wall that currently exists along the shared property line between the single family residence (Fairways at Craig Ranch) and the subject property. Mr. Soto state that while the responsibility of the wall is that of the neighborhood homeowners association (HOA) and not the subject property owner, the easements along this property line and potential maintenance issues of two walls abutting each other make this

a more practical option than installing a second wall. He stated that Staff is recommending approval of the proposed site plan request as conditioned in the Staff Report and offered to answer questions. Vice-Chairman Mantzey asked if this would be consistent with the adjacent development. Mr. Soto stated that the Artistry at Craig Ranch, to the southeast of the subject property, requested the same variance as the subject property. Chairman Cox asked what the distance would be between the two walls if the applicant was required to build a second wall. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that there is not a mandated space between the two walls. She stated that the walls would typically be offset enough with each wall being on the two properties that it would create a no man's land between them. Mr. Jon David Cross, Crossing Engineering Consultants, 131 S. Tennessee Street, McKinney, TX, stated that there is a brand new masonry screening wall with columns existing on the adjacent property. He stated that they were requesting to not have two walls next to each other. Mr. Cross requested approval of the request and offered to answer questions. Commission Member Smith asked if the homeowners association (HOA) maintained the existing wall. Mr. Cross stated that was his understanding. Commission Member Smith asked if they had any communication with the homeowners association (HOA) regarding utilizing the wall as their screening. Mr. Cross stated that the project manager might have communicated with them; however, he was unsure. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Cobbel, seconded by Commission McCall, the Commission unanimously voted to close the public hearing and approve the proposed site plan as recommended by Staff.

18-0052SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Library Expansion (John and Judy Gay Library), Located at 6861

Eldorado Parkway. Mr. David Soto, Planner I for the City of McKinney, explained the proposed site plan. He stated that the City of McKinney is proposing to expand the John and Judy Gay Library by 15,215 square feet and add additional parking, located within the Community Park. Mr. Soto stated that the expansion will include additional stacks for adult and children books as well as multi-purpose rooms. He stated that the City submitted two potential facade plans for the expansion, which both meet the City's Architectural Standards. Mr. Soto stated that Staff recommends approval of the proposed site plan as conditioned in the Staff Report and offered to answer questions. There were none. Mr. Spencer Smith, Director of Libraries for the City of McKinney, explained the proposed site plan. He stated that Staff and the Community were excited about the expansion of the John and Judy Gay Library. Mr. Smith stated that library is very busy; therefore, the expansion is much needed. He offered to answer questions. Commission Member Smith asked about the potential completion date. Mr. Smith explained that it should take approximate 12 – 13 months after the ground breaking; however, there could be delays due to demands on the current space. Chairman Cox asked the architect on the project to come speak on the request. Mr. Tony Blaas, Hidell and Associates, 321 Martel Court, Coppell, TX, explained the proposed site plan request. He stated that today's libraries are changing, because they need to be flexible. Mr. Blaas stated that the John and Judy Gay library is the busiest library in McKinney. He stated that they were trying to create a rebranding of the library and still making it cohesive with the architectural style of the building. Mr. Blaas stated that they are able to get all of the same brick, glass, and stone using on the current facade for the expansion. He stated that they were providing a new hammerhead fire lane extension and creating an outdoor project space for the children's area there. Mr. Blaas explained that you would be able to see the activities inside the

building. He offered to answer questions. There were none. Mr. Smith briefly explained the differences between the two facade plans that had been submitted for the site. Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that both of the facade plan options meet the City's ordinance. She stated that there is not a discretionary approval required by the Planning and Zoning Commission at this meeting. Commission Member McReynolds asked if the Commission was not allowed to vote on which option they preferred. Ms. Pickett stated that the Commission could make a comment on which they prefer; however, it would ultimately be City Council's decision. Vice-Chairman Mantzey stated that he was excited about the project and that they did a wonderful job with the various programs offered at this library. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member Kuykendall, the Commission unanimously voted to recommend approval of the proposed site plan as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to City Council for final action on September 4, 2018.

18-0179MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1 and 2, Block G and Common Area G-3 (The Vineyards, Phase 2), Located at the Southeast Corner of Collin McKinney Parkway and Corked Lane. Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed minor replat. She stated that the applicant proposed to replat a common area and an unplatted portion of land into two single family residential lots and one common area. Ms. Spriegel stated that the applicant has met all of the requirements of the Subdivision Ordinance. She stated that Staff recommends approval of the proposed minor replat and offered to answer questions. There were none. Mr. Casey Gregory, 2000 N. McDonald Street, McKinney, TX,

concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and approve the proposed minor replat as conditioned in the Staff Report.

18-0192MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lot 2A1, Block A, of the Industrial Associates Addition and Lot 2R, Block A, of the McKinney Industrial Park No. 2, Located on the Southwest Corner of Industrial Boulevard and Couch Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed minor replat. He stated that the applicant is proposing to replat two existing lots, Lot 2R and Lot 2A1, in order to shift the lot line between the two lots. Mr. Soto stated that the applicant has met all of the requirements of the Subdivision Ordinance, as such Staff recommends approval of the proposed minor replat. He offered to answer questions. There were none. Mr. Ameir Robertson, Westwood Professional Services, 2740 Dallas Parkway, Plano, TX, concurred with the Staff Report and offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Vice-Chairman Mantzey, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed minor replat as recommended by Staff.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox thanked Staff for their hard work.

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

_____
BILL COX
Chairman

18-785

TITLE:	Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a Texas Parks & Wildlife Grant for the Construction of the Gabe Nesbitt Tennis Center Indoor Complex Project at 3253 Alma Road

COUNCIL GOAL: Enhance the Quality of Life in McKinney

5A: Create affordable recreational and cultural arts activities for all ages throughout the city

5C: Continue to market and highlight McKinney as a unique destination for residents and visitors alike

5F: Maximize partnerships between the City of McKinney and private industry

MEETING DATE: September 18, 2018

DEPARTMENT: Parks and Recreation

CONTACT: Michael Kowski, Director of Parks and Recreation

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the attached Resolution.

ITEM SUMMARY:

- The proposed Resolution authorizes the application for and acceptance of, if awarded, a Texas Parks & Wildlife Grant for the Construction of the Gabe Nesbitt Tennis Center Indoor Complex Project.
- The project will deliver at least six (6) indoor tennis courts that can be converted into 24 indoor pickle ball courts, and may include offices, restrooms, and storage.
- The Parks and Recreation Department is requesting grant assistance in the amount of $750,000.
- This funding program requires a 50% match from the City.

- Project funding will come from two primary sources. The first is private investment from our contracted operator, Lifetime Tennis. The second is the Gabe Nesbitt Tennis Expansion Project (PK4396) that is an active Capital Improvements Program funded by Parkland Dedication Funds Zone 3.
- The application submission deadline to Texas Parks & Wildlife is October 1, 2018, with an award announcement in spring of 2019.

BACKGROUND INFORMATION:

- This project aims to complete the goals of the Gabe Nesbitt Community Park Master Plan adopted by City Council in 2015.
- The current Gabe Nesbitt Tennis Center Expansion Project is 50% complete and will open in the spring of 2019.

FINANCIAL SUMMARY:

- The grant will be awarded in FY19.
- The funding source for the matching funds for this grant application is from PK4396 and is funded in the FY19 budget.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Resolution

RESOLUTION NO. 2018-09-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO APPLY AND ACCEPT, IF AWARDED, A TEXAS PARKS & WILDLILFE GRANT FOR THE CONSTRUCTION OF THE GABE NESBITT TENNIS CENTER INDOOR COMPLEX PROJECT AT 3253 ALMA ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of McKinney, Texas, the need to create affordable recreational and cultural arts activities for all ages throughout the City; and

WHEREAS, the City Council of the City of McKinney, Texas, recognizes the need to maximize partnerships between the City of McKinney and private business; and

WHEREAS, this project completes the goals of the Gabe Nesbitt Community Park Master Plan adopted by City Council in 2015. The current Gabe Nesbitt Tennis Center Expansion Project is 50% complete and will open in the Spring of 2019; and

WHEREAS, the City Council of the City of McKinney, Texas, recognizes the project will deliver at least six (6) indoor tennis courts that can be converted into 24 indoor pickle ball courts, and may include offices, restrooms, and storage; and

WHEREAS, the Parks and Recreation Department is requesting grant assistance in the amount of $750,000 from Texas Parks & Wildlife; and

WHEREAS, the matching fund for this funding assistance program application requires the City to match 50%. The project funding source will come from two primary sources; (1) private investment from our contracted operator, Lifetime Tennis and (2) Gabe Nesbitt Tennis Expansion Project fund (PK4396), a Capital Improvement Program funded by Parkland Dedication Funds (Zone 3); and

WHEREAS, the Texas Parks & Wildlife application submission deadline is October 1, 2018, with an award announcement in Spring of 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas hereby authorizes the City Manager, or his designee, to apply for and accept, if awarded, a Texas Parks & Wildlife Grant for the construction of the Gabe Nesbitt Tennis Center Indoor complex project, and administer all matters related to acceptance of said project.

Section 2. This Resolution shall take effect immediately from and after the date of passage, and it is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 18TH DAY OF SEPTEMBER, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

ATTEST:

_____
EMPRESS DRANE
City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

18-786

TITLE:	Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the First Amendment to the Softball Complex Lease Agreement with CR Ballfields, LP, Related to City Use of the Craig Ranch Softball Complex.

COUNCIL GOAL: Enhance the Quality of Life in McKinney

5E: Develop sustainable quality of life improvements within the City of McKinney

MEETING DATE: September 18, 2018

DEPARTMENT: Parks and Recreation

CONTACT: Mark Houser, City Attorney
Michael Kowski, Director of Parks and Recreation

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the attached Resolution.

ITEM SUMMARY:

- The proposed Resolution authorizes the City Manager to execute an amendment to the existing 20-year lease agreement from 2003 through July 2023 between the City and CR Ballfields related to the five-field softball complex and 200 parking spaces adjacent thereto (collectively, the "Softball Complex") located at the northeast corner of State Highway 121 and Alma Road in Craig Ranch.

BACKGROUND INFORMATION:

- In August of 2018, the City and CR Ballfields entered into a development agreement to accommodate an approved change of use in the areas encompassing and adjacent to the softball complex (the "Leased Premises") into an urban mixed-use complex.

- Furthermore, the development agreement provided for the conveyance and dedication of two linear park open spaces and a central park area together with a

pedestrian trail that will connect to a bridge the City plans to construct and related bridge across Watters Branch that will extend the City's trail system from Alma Road to the Soccer Fields at Craig Ranch

- CR Ballfields has advised the City that it will need to commence activities to dismantle the improvements on the leased premises before December 31, 2018 to accommodate a contract purchaser of the leased premises.

- CR Ballfields and the City recognize that the softball complex is currently scheduled for a Fall league, which ends the first part of November 2018, and that the earliest the Softball Complex can be taken out of service is after such Fall league play

- The terms of the proposed Amendment shall modify the lease to end on November 30, 2018, provided that CR Ballfields or its agent obtains a demolition permit covering all of the improvements on the property on or before November 1, 2018, and thereafter providing the City with three days' written notice of its intent to commence demolition.

- Should the foregoing termination condition not be satisfied, the lease shall continue by its terms and the softball complex shall remain intact and usable by the City until CR Ballfields or its agent satisfies an alternative termination condition set out in the proposed Amendment that provides a like notice to the City prior to specific dates as noted in the proposed Amendment.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

First Amendment
Resolution

FIRST AMENDMENT
TO
SOFTBALL COMPLEX LEASE AGREEMENT

This **FIRST AMENDMENT TO SOFTBALL COMPLEX LEASE AGREEMENT** is made and entered into this 18th day of September, 2018, by and between **CR BALLFIELDS, LP**, a Texas limited partnership ("CR Ballfields") and the **CITY OF MCKINNEY, TEXAS**, a municipal corporation of the State of Texas and a home rule city ("City").

RECITALS

A. On or about July 29, 2003, North Texas Athletic Center, Inc., a Texas non-profit corporation ("NTAC"), entered into that certain Softball Complex Lease Agreement with the City (the "Lease") granting to the City a lease of a five-field softball complex and 200 parking spaces adjacent thereto (collectively, the "Softball Complex") located at the northeast corner of State Highway 121 and Alma Road;

B. Subsequent to the execution of the Lease, NTAC contributed the land on which the Softball Complex is situated (the "Leased Premises") to CR Ballfields, LP, which assumed the obligations of NTAC under the Lease;

C. In August of 2018, the City and CR Ballfields entered into a development agreement (the "Development Agreement") to accommodate an approved change of use in the areas encompassing and adjacent to the Leased Premises into an urban mixed-use complex;

D. CR Ballfields has advised the City that it will need to commence activities to dismantle the improvements on the Leased Premises before December 31, 2018 to accommodate a contract purchaser of the Leased Premises (the "Owner");

E. CR Ballfields and the City recognize that the Softball Complex is currently scheduled for a Fall league, which ends the first part of November 2018, and that the earliest the Softball Complex can be taken out of service is after such Fall league play;

F. Subject to the conditions for continuation, CR Ballfields and the City therefore desire to modify and amend the Lease to end the term thereof on November 30, 2018.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals set forth above, the parties hereto amend the Lease as follows:

1. The recitals set forth above are incorporated herein for all purposes.

2. The term of the Lease shall terminate on November 30, 2018; however, such termination shall only occur upon the express condition that the Owner, or the Owner's authorized agent, of the Leased Premises has commenced construction of the

referenced urban mixed-use complex by its receipt of a demolition permit covering all of the improvements on the Leased Premises (the "Termination Condition") on or before November 1, 2018, with three (3) days' written notice to the City. Should the Termination Condition not be satisfied, the Lease shall continue by its terms until the Owner shall satisfy the Termination Condition and provides a like notice to the City in a subsequent year i) not sooner than February 1 or later than June 1 for the Spring softball season, or ii) not sooner than August 1 or later than November 1 for the Fall softball season, during the Term of the Lease. If the foregoing Termination Condition is satisfied, the Lease shall terminate on the last day of June or November, as applicable, after the City's receipt of the written notice of termination.

3. Except as set forth above, all other provisions of the Lease, not in conflict herewith, shall remain in full force and effect.

EXECUTED this ____ day of September, 2018.

CR BALLFIELDS, LP,
a Texas limited partnership

By: McKinney CR GP, L.C.,
a Texas limited liability company
Its General Partner

By:_____
Robert J. Holcomb, Manager

By:_____
David H. Craig, Manager

CITY OF MCKINNEY,
a Texas home-rule municipality

By:_____
Paul G. Grimes, City Manager

RESOLUTION NO. 2018-09-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO SOFTBALL COMPLEX LEASE AGREEMENT WITH CR BALLFIELDS, LP ALLOWING THE TERMINATION OF SAID LEASE AGREEMENT ON NOVEMBER 30, 2018, SUBJECT TO CERTAIN CONDITIONS FOR CONTINUATION

WHEREAS, the City of McKinney entered into a Softball Complex Lease Agreement with North Texas Athletic Center, Inc. ("NTAC"), on or about July 29, 2003, for the lease of a five-field softball complex and 200 parking spaces adjacent thereto (collectively, the "Softball Complex") located at the northeast corner of State Highway 121 and Alma Road; and

WHEREAS, NTAC thereafter contributed the land on which the Softball Complex is situated (the "Leased Premises") to CR Ballfields, LP, which assumed the obligations of NTAC under the Lease; and

WHEREAS, the City and CR Ballfields recently entered into a development agreement (the "Development Agreement") to accommodate an approved change of use in the areas encompassing and adjacent to the Leased Premises into an urban mixed-use complex; and

WHEREAS, CR Ballfields has advised the City that it will need to commence activities to dismantle the improvements on the Leased Premises before December 31, 2018 to accommodate a contract purchaser of the Leased Premises; and

WHEREAS, CR Ballfields and the City recognize that the Softball Complex is currently scheduled for a Fall league, which ends the first part of November 2018, and that the earliest the Softball Complex can be taken out of service is after such Fall league play; and

WHEREAS, Subject to the conditions for continuation, CR Ballfields and the City therefore desire to modify and amend the Lease to end the term thereof on November 30, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas hereby authorizes the City Manager to execute the First Amendment to Softball Complex Lease Agreement ("First Amendment") by and between CR Ballfields, LP and the City of McKinney, Texas, and which First Amendment is attached hereto as Exhibit A and incorporated herein by reference for all purposes allowed by law.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 18TH DAY OF SEPTEMBER, 2018.

CITY OF McKINNEY, TEXAS

_____

GEORGE C. FULLER
Mayor

ATTEST:

_____
EMPRESS DRANE
City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

EXHIBIT A

First Amendment

18-787

TITLE:	Consider/Discuss/Act on a Resolution Awarding a Contract to AERO Specialties, Inc. of Boise, ID for the Purchase of an Aircraft Tug

COUNCIL GOAL: Operational Excellence
(2B: Balance available resources to accommodate the growth and maintenance needs of the city)

MEETING DATE: September 18, 2018

DEPARTMENT: Airport

CONTACT: Ken Carley, Airport Director

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution

ITEM SUMMARY:

- This Resolution authorizes award of a contract to AERO Specialties, Inc. of Boise, ID for the purchase of an Aircraft Tug.

BACKGROUND INFORMATION:

- The City budgeted and issued Invitation to Bid 18-54FP, Aircraft Tug on August 5, 2018.
    - Advertised in McKinney Courier Gazette
    - Posted in McKinney TV
    - 53 matching eBid Supplier Notifications
- In response to all notices published, three (3) suppliers submitted bids in response to the ITB on August 23, 2018 from:
    - Technology International
    - AERO Specialties, Inc.
    - Tronair, Inc.
- An Evaluation Team, comprised of three City employees, reviewed and ranked the bids based on the following criteria:
    - Purchase Price

    - Reputation of the bidder and of the bidder's goods or services through references submitted
    - Manufacturer's warranty/service
    - Delivery time
- The evaluation team recommends AERO Specialties, Inc. as the best value for the city.

FINANCIAL SUMMARY:

- A supplemental budgetary item for this project was approved by Council for the FY2018 budget year in the amount of $91,000.
- This resolution authorizes award of contract for the purchase of an aircraft tug, in the amount of $80,222.16 which is budgeted in account 005-4119-506-9202.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Bid Tabulation by Line Item Spreadsheet
RESOLUTION

Event Number	18-54FP	**Organization**	McKinney Purchasing
Event Title	Aircraft Tug	**Workgroup**	City of McKinney, Texas
Event Description	The City of McKinney is accepting sealed bi	**Event Owner**	Tonya Hall
Event Type	ITB	**Email**	thall@mckinneytexas.org
Issue Date	8/5/2018 08:00:01 AM (CT)	**Phone**	(972) 547-7581 x
Close Date	8/23/2018 02:00:00 PM (CT)	**Fax**	(972) 547-7585 x

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Technology International, Inc.	Lake Mary	FL	8/23/2018 12:25:41 PM (CT)	0	$92,555.00
AERO Specialties, Inc.	Boise	ID	8/13/2018 03:10:02 PM (CT)	0	$80,222.16
TRONAIR INC	HOLLAND	OH	8/21/2018 12:19:34 PM (CT)	1	$82,867.63

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

RESOLUTION NO. 2018-09-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO AERO SPECIALTIES, INC. OF BIOSE, ID FOR THE PURCHASE OF AN AIRCRAFT TUG

WHEREAS, the City Council of the City of McKinney, Texas, has determined the need for an Aircraft Tug and,

WHEREAS, an invitation to bid was issued and AERO Specialties, Inc. was selected as the best evaluated and value for the purchase of an Aircraft Tug.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas hereby accepts the bid from AERO Specialties, Inc. of Boise, Idaho for the purchase of an Aircraft Tug, not to exceed $80,222.16. This best value bid, when duly accepted by the City Council of the City of McKinney, Texas, shall constitute a contract equally binding between the successful bidder and the City of McKinney.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 18th DAY OF SEPTEMBER, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

ATTEST:

_____
EMPRESS DRANE
City Secretary
MELISSA LEE
Deputy City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

18-788

TITLE:	Consider/Discuss/Act on a Resolution Awarding Contracts to Bean Electrical Inc. of Fort Worth, Texas and Durable Specialties Inc. of Grand Prairie, Texas for Traffic Signal and Miscellaneous Traffic Construction Services.

COUNCIL GOAL: Operational Excellence
(2B: Balance available resources to accommodate the growth and maintenance needs of the city)

MEETING DATE: September 18, 2018

DEPARTMENT: Engineering

CONTACT: Matthew C. Tilke, PE, Transportation Engineering Manager

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution

ITEM SUMMARY:

- This Resolution authorizes an award of a fixed price contract with Bean Electrical Inc. of Fort Worth, Texas and Durable Specialties Inc. of Grand Prairie, Texas

BACKGROUND INFORMATION:

- The City issued Invitation to Bid 18-48FP Traffic Signal and Miscellaneous Traffic Construction on August 5, 2018.
    - Advertised in McKinney Courier Gazette
    - Posted on McKinney TV
    - 216 eBid Supplier Notifications
- In response to all notices published, three (3) bids were received on August 23, 2018.
- An evaluation team comprised of three Engineering staff members reviewed and ranked the bids based on the following criteria:
    - 50% Purchase Price
    - 20% Reputation of the Bidder and of the Bidder's Goods or Services verified through reference checks
    - 30% Delivery Time

- The evaluation team recommends awarding the primary contract to Bean Electric and the secondary contract to Durable Specialties based on the following:
    - Bean Electric's reputation for on-time project completion and quality of workmanship is excellent based on reference statements included in the bid response.
    - Durable Specialties' bid was the lowest by $365,211.25, however timeliness of project completion and project close-out were identified as issues through both Staff experience and reference statements provided with the bid response.
- Contract will commence on date of award and continue for a two (2) year period and shall be automatically renewed annually for an additional three (3) one-year terms.

FINANCIAL SUMMARY:

- Contract value is an estimated $1,700,000 annually. The individual work orders to be performed under these contracts will be funded through the approved City budget.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Resolution
Bid Tabulation
Scoring Summary

RESOLUTION NO. 2018-09-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO BEAN ELECTRICAL INC. OF FORT WORTH, TEXAS AND DURABLE SPECIALTIES INC. OF GRAND PRAIRIE, TEXAS FOR TRAFFIC SIGNAL AND MISCELLANEOUS TRAFFIC CONSTRUCTION SERVICES.

WHEREAS, the City Council of the City of McKinney, Texas, has determined the need for traffic signal and miscellaneous traffic construction services and,

WHEREAS, the City has received best value bids from Bean Electrical Inc. of Fort Worth, Texas and Durable Specialties Inc. of Grand Prairie, Texas to provide traffic signal and miscellaneous traffic construction services on an as needed basis.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas hereby accepts the bids from Bean Electrical Inc. of Fort Worth, Texas and Durable Specialties Inc. of Grand Prairie, Texas to provide traffic signal and miscellaneous traffic construction services to be used on an as needed basis. These best value bids, when duly accepted by the City Council of the City of McKinney, shall constitute a contract equally binding between the successful bidders and the City of McKinney.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 18th DAY OF SEPTEMBER, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

ATTEST:

_____
EMPRESS DRANE
City Secretary
MELISSA LEE
Deputy City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

CITY OF MCKINNEY - DEVELOPMENT SERVICES DIVISION

ENGINEERING DEPARTMENT - TRANSPORTATION ENGINEERING

18-48FP TRAFFIC SIGNAL AND MISCELLANEOUS TRAFFIC CONSTRUCTION CONTRACT

BID FORM

						Vendor					
						Roadway Solutions, Carrollton, TX		Bean Electric-Fort Worth, TX		Durable Specialties Grand Prairie, TX	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	PROCUREMENT DAYS	WORKING DAYS	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	MOBILIZATION (MINIMUM LUMP SUM PER WORK ORDER) (SEE ITEM 1 IN SPECIFICATIONS)	LS	1	0	7	$ 120,000.00	$ 120,000.00	$ 3,500.00	$ 3,500.00	$ 4,225.00	$ 4,225.00
2	INSTALLATION OF BASE-MOUNTED CONTROLLER CABINETS	EA	12	0.5	1	$ 5,000.00	$ 60,000.00	$ 2,500.00	$ 30,000.00	$ 8,000.00	$ 96,000.00
3	INSTALLATION OF POLE-MOUNTED CONTROLLER CABINET	EA	1	0.5	1	$ 4,800.00	$ 4,800.00	$ 2,000.00	$ 2,000.00	$ 8,000.00	$ 8,000.00
4	INSTALLATION OF TRAFFIC SIGNAL HEAD	EA	20	0.5	0.5	$ 300.00	$ 6,000.00	$ 350.00	$ 7,000.00	$ 700.00	$ 14,000.00
5	PROCUREMENT AND INSTALLATION OF TRAFFIC SIGNAL HEAD	EA	192	30	0.5	$ 1,350.00	$ 259,200.00	$ 900.00	$ 172,800.00	$ 1,200.00	$ 230,400.00
6	PROCUREMENT AND INSTALLATION OF SINGLE SECTION TRAFFIC SIGNAL HEAD	EA	144	0	0	$ 350.00	$ 50,400.00	$ 300.00	$ 43,200.00	$ 350.00	$ 50,400.00
7	INSTALLATION OF LOUVER IN EXISTING TRAFFIC SIGNAL HEAD	EA	10	0.5	0.5	$ 150.00	$ 1,500.00	$ 450.00	$ 4,500.00	$ 100.00	$ 1,000.00
8	PROCUREMENT AND INSTALLATION OF LOUVER IN EXISTING TRAFFIC SIGNAL HEAD	EA	24	20	0.5	$ 300.00	$ 7,200.00	$ 2,880.00	$ 69,120.00	$ 250.00	$ 6,000.00
9	INSTALLATION OF PEDESTRIAN SIGNAL HEAD	EA	16	0.5	0.5	$ 200.00	$ 3,200.00	$ 3,200.00	$ 51,200.00	$ 360.00	$ 5,760.00
10	PROCUREMENT AND INSTALLATION OF PEDESTRIAN SIGNAL HEAD	EA	96	20	0.5	$ 650.00	$ 62,400.00	$ 700.00	$ 67,200.00	$ 850.00	$ 81,600.00
11	INSTALLATION OF PEDESTRIAN PUSH BUTTON	EA	16	0.5	0.5	$ 150.00	$ 2,400.00	$ 150.00	$ 2,400.00	$ 100.00	$ 1,600.00
12	PROCUREMENT AND INSTALLATION OF PEDESTRIAN PUSH BUTTON	EA	24	10	0.5	$ 450.00	$ 10,800.00	$ 450.00	$ 10,800.00	$ 250.00	$ 6,000.00
13	INSTALLATION OF ACCESSIBLE PEDESTRIAN SIGNAL UNIT	EA	72	0.5	0.5	$ 175.00	$ 12,600.00	$ 150.00	$ 10,800.00	$ 100.00	$ 7,200.00
14	PROCUREMENT AND INSTALLATION OF ACCESSIBLE PEDESTRIAN SIGNAL UNIT	EA	8	20	0.5	$ 1,200.00	$ 9,600.00	$ 1,250.00	$ 10,000.00	$ 1,400.00	$ 11,200.00
15	INSTALLATION OF MAST ARM SIGNAL POLE ASSEMBLY (0' TO 48')	EA	36	1	5	$ 2,000.00	$ 72,000.00	$ 2,000.00	$ 72,000.00	$ 1,800.00	$ 64,800.00
16	INSTALLATION OF MAST ARM SIGNAL POLE (50' TO 65')	EA	12	1	5	$ 2,500.00	$ 30,000.00	$ 2,500.00	$ 30,000.00	$ 2,400.00	$ 28,800.00
17	INSTALLATION OF CLAMP ARM FOR DUAL MAST ARM SIGNAL POLE ASSEMBLY (20' TO 44') (CITY-PROVIDED POLES ONLY)	EA	4	1	1	$ 2,000.00	$ 8,000.00	$ 1,100.00	$ 4,400.00	$ 700.00	$ 2,800.00
18	INSTALLATION OF PEDESTAL SIGNAL POLE	EA	10	1	5	$ 650.00	$ 6,500.00	$ 350.00	$ 3,500.00	$ 825.00	$ 8,250.00
19	PROCUREMENT AND INSTALLATION OF PEDESTAL SIGNAL POLE										
	A. BRUSHED ALUMINUM, TYPE I, 15 FOOT	EA	24	90	2	$ 1,200.00	$ 28,800.00	$ 1,250.00	$ 30,000.00	$ 1,350.00	$ 32,400.00
	B. POWDERCOATED COLOR FINISH, TYPE I, 15 FOOT	EA	4	90	2	$ 1,300.00	$ 5,200.00	$ 1,550.00	$ 6,200.00	$ 1,450.00	$ 5,800.00
	C. BRUSHED ALUMINUM, TYPE II, 10 FOOT	EA	40	90	2	$ 1,100.00	$ 44,000.00	$ 1,050.00	$ 42,000.00	$ 1,285.00	$ 51,400.00
	D. POWDERCOATED COLOR, TYPE II, 10 FOOT	EA	4	90	2	$ 1,150.00	$ 4,600.00	$ 1,350.00	$ 5,400.00	$ 1,415.00	$ 5,660.00
	E. BRUSHED ALUMINUM, TYPE III, 5 FOOT	EA	8	90	2	$ 600.00	$ 4,800.00	$ 725.00	$ 5,800.00	$ 1,285.00	$ 10,280.00
	F. POWDERCOATED COLOR, TYPE III, 5 FOOT	EA	1	90	2	$ 700.00	$ 700.00	$ 975.00	$ 975.00	$ 1,415.00	$ 1,415.00
20	PROCUREMENT AND INSTALLATION OF DAMPING PLATE ON MAST ARM	EA	48	5	0.5	$ 1,100.00	$ 52,800.00	$ 750.00	$ 36,000.00	$ 450.00	$ 21,600.00
21	INSTALLATION OF A TIMBER POLE	EA	1	1	0.5	$ 3,000.00	$ 3,000.00	$ 800.00	$ 800.00	$ 800.00	$ 800.00
22	PROCUREMENT AND INSTALLATION OF A TIMBER POLE	EA	12	10	0.5	$ 5,000.00	$ 60,000.00	$ 2,000.00	$ 24,000.00	$ 1,800.00	$ 21,600.00
23	INSTALLATION OF STEEL GUY POLE	EA	1	15	1	$ 3,000.00	$ 3,000.00	$ 925.00	$ 925.00	$ 2,200.00	$ 2,200.00
24	PROCUREMENT AND INSTALLATION OF DOWN GUY ASSEMBLY	EA	26	15	0.5	$ 1,600.00	$ 41,600.00	$ 500.00	$ 13,000.00	$ 365.00	$ 9,490.00
25	PROCUREMENT AND INSTALLATION OF STEEL STRAIN WIRE	LF	2000	10	1 per 1000 LF	$ 6.00	$ 12,000.00	$ 2.00	$ 4,000.00	$ 5.00	$ 10,000.00
26	INSTALLATION OF PERMANENT STRAIN POLE AND FOUNDATION	EA	1	15	7	$ 9,000.00	$ 9,000.00	$ 8,500.00	$ 8,500.00	$ 5,000.00	$ 5,000.00
27	INSTALLATION OF TXDOT STANDARD TRAFFIC SIGNAL FOUNDATION										
	A. TYPE 24A	LF	91	1	7	$ 220.00	$ 20,020.00	$ 185.00	$ 16,835.00	$ 235.00	$ 21,385.00
	B. TYPE 30-A	LF	9	1	7	$ 300.00	$ 2,700.00	$ 260.00	$ 2,340.00	$ 325.00	$ 2,925.00
	C. TYPE 36-A	LF	27	1	7	$ 400.00	$ 10,800.00	$ 325.00	$ 8,775.00	$ 340.00	$ 9,180.00
	D. TYPE 36-B	LF	8	1	7	$ 475.00	$ 3,800.00	$ 375.00	$ 3,000.00	$ 345.00	$ 2,760.00
	E. TYPE 42-A	LF	1	1	7	$ 495.00	$ 495.00	$ 385.00	$ 385.00	$ 390.00	$ 390.00
	F. TYPE 48-A	LF	12	1	7	$ 500.00	$ 6,000.00	$ 500.00	$ 6,000.00	$ 425.00	$ 5,100.00
28	INSTALLATION OF NON-STANDARD TRAFFIC SIGNAL FOUNDATION	CY	1	10	7	$ 1,200.00	$ 1,200.00	$ 2,720.00	$ 2,720.00	$ 750.00	$ 750.00
29	INSTALLATION OF BASE MOUNTED TRAFFIC SIGNAL CONTROLLER CABINET FOUNDATION	EA	20	5	2	$ 4,500.00	$ 90,000.00	$ 2,980.00	$ 59,600.00	$ 2,850.00	$ 57,000.00
30	PROCUREMENT AND INSTALLATION OF RIGID METAL CONDUIT										
	A. 1 INCH	LF	240	10	1 per 100 LF	$ 14.00	$ 3,360.00	$ 18.00	$ 4,320.00	$ 12.00	$ 2,880.00
	B. 1-1/2 INCH	LF	60	10	1 per 100 LF	$ 16.00	$ 960.00	$ 20.00	$ 1,200.00	$ 12.00	$ 720.00
	C. 2 INCH	LF	360	10	1 per 100 LF	$ 22.00	$ 7,920.00	$ 27.00	$ 9,720.00	$ 14.00	$ 5,040.00
31	PROCUREMENT AND INSTALLATION OF PVC CONDUIT (BORED OR TRENCHED)										
	A. 2 INCH (TRENCHED)	LF	600	10	1 per 100 LF	$ 11.00	$ 6,600.00	$ 12.00	$ 7,200.00	$ 12.00	$ 7,200.00
	B. 2 INCH (BORED)	LF	30	10	1 per 100 LF	$ 21.00	$ 630.00	$ 15.00	$ 450.00	$ 26.00	$ 780.00
	C. 3 INCH (TRENCHED)	LF	300	10	1 per 100 LF	$ 12.00	$ 3,600.00	$ 15.00	$ 4,500.00	$ 14.00	$ 4,200.00
	D. 3 INCH (BORED)	LF	900	10	1 per 100 LF	$ 26.00	$ 23,400.00	$ 20.00	$ 18,000.00	$ 28.00	$ 25,200.00
	E. 4 INCH (TRENCHED)	LF	1200	10	1 per 100 LF	$ 14.00	$ 16,800.00	$ 20.00	$ 24,000.00	$ 16.00	$ 19,200.00
	F. 4 INCH (BORED)	LF	3600	10	1 per 100 LF	$ 30.00	$ 108,000.00	$ 22.00	$ 79,200.00	$ 30.00	$ 108,000.00
	G. 6 INCH (TRENCHED)	LF	10	10	1 per 100 LF	$ 18.00	$ 180.00	$ 24.00	$ 240.00	$ 20.00	$ 200.00
	H. 6 INCH (BORED)	LF	10	10	1 per 100 LF	$ 65.00	$ 650.00	$ 30.00	$ 300.00	$ 36.00	$ 360.00
32	PROCUREMENT AND INSTALLATION OF ELECTRICAL POWER SERVICE WITH INSPECTION PERMIT OBTAINED BY CITY										
	A. OVERHEAD SERVICE	EA	3	90	2	$ 6,500.00	$ 19,500.00	$ 3,500.00	$ 10,500.00	$ 6,500.00	$ 19,500.00
	B. PEDESTAL SERVICE	EA	3	90	2	$ 6,750.00	$ 20,250.00	$ 5,500.00	$ 16,500.00	$ 6,500.00	$ 19,500.00
33	PROCUREMENT AND INSTALLATION OF ELECTRICAL POWER SERVICE WITH INSPECTION PERMIT OBTAINED BY VENDOR										
	A. OVERHEAD SERVICE	EA	3	90	2	$ 7,000.00	$ 21,000.00	$ 4,000.00	$ 12,000.00	$ 6,800.00	$ 20,400.00
	B. PEDESTAL SERVICE	EA	3	90	2	$ 7,500.00	$ 22,500.00	$ 6,000.00	$ 18,000.00	$ 6,800.00	$ 20,400.00
34	INSTALLATION OF GROUND BOX WITH APRON	EA	5	1	1	$ 500.00	$ 2,500.00	$ 500.00	$ 2,500.00	$ 1,025.00	$ 5,125.00
35	PROCUREMENT AND INSTALLATION OF GROUND BOX WITH APRON										
	A. TYPE A (12X23X11)	EA	5	10	1	$ 700.00	$ 3,500.00	$ 600.00	$ 3,000.00	$ 1,100.00	$ 5,500.00
	B. TYPE B (12X23X22)	EA	5	10	1	$ 750.00	$ 3,750.00	$ 650.00	$ 3,250.00	$ 1,100.00	$ 5,500.00
	C. TYPE C (16X29X11)	EA	48	10	1	$ 850.00	$ 40,800.00	$ 850.00	$ 40,800.00	$ 1,075.00	$ 51,600.00
	D. TYPE D (16X29X22)	EA	24	10	1	$ 900.00	$ 21,600.00	$ 900.00	$ 21,600.00	$ 1,150.00	$ 27,600.00
	E. TYPE E (12X23X17)	EA	5	10	1	$ 800.00	$ 4,000.00	$ 645.00	$ 3,225.00	$ 1,050.00	$ 5,250.00
36	PROCUREMENT AND INSTALLATION OF MULTICONDUCTOR SIGNAL CABLE						$ -				
	A. 5 CONDUCTOR (#14 AWG)	LF	500	10	1 per 1000 LF	$ 2.00	$ 1,000.00	$ 1.70	$ 850.00	$ 2.00	$ 1,000.00
	B. 7 CONDUCTOR (#14 AWG)	LF	500	10	1 per 1000 LF	$ 2.50	$ 1,250.00	$ 1.80	$ 900.00	$ 2.00	$ 1,000.00
	C. 12 CONDUCTOR (#14 AWG)	LF	750	10	1 per 1000 LF	$ 2.75	$ 2,062.50	$ 2.50	$ 1,875.00	$ 3.00	$ 2,250.00
	D. 16 CONDUCTOR (#14 AWG)	LF	250	10	1 per 1000 LF	$ 3.25	$ 812.50	$ 3.00	$ 750.00	$ 4.00	$ 1,000.00
	E. 20 CONDUCTOR (#14 AWG)	LF	9600	10	1 per 1000 LF	$ 4.00	$ 38,400.00	$ 4.00	$ 38,400.00	$ 4.00	$ 38,400.00

						Vendor					
						Roadway Solutions, Carrollton, TX		Bean Electric-Fort Worth, TX		Durable Specialties Grand Prairie, TX	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	PROCUREMENT DAYS	WORKING DAYS	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
	F. 25 CONDUCTOR (#14 AWG)	LF	250	10	1 per 1000 LF	$ 6.00	$ 1,500.00	$ 5.00	$ 1,250.00	$ 5.00	$ 1,250.00
	G. 12 CONDUCTOR (#12 AWG)	LF	5400	10	1 per 1000 LF	$ 3.00	$ 16,200.00	$ 4.90	$ 26,460.00	$ 3.00	$ 16,200.00
37	PROCUREMENT AND INSTALLATION OF ELECTRICAL POWER WIRE	LF	7200	10	1 per 1000 LF	$ 2.00	$ 14,400.00	$ 1.65	$ 11,880.00	$ 2.00	$ 14,400.00
38	INSTALLATION OF MULTICONDUCTOR VEHICLE DETECTOR, OPTICOM / PREEMPTION, OR COMMUNICATION CABLE										
	A. RADAR DETECTOR CABLE	LF	3600	0.5	1 per 1000 LF	$ 3.00	$ 10,800.00	$ 3.40	$ 12,240.00	$ 2.00	$ 7,200.00
	B. VIVDS DETECTOR CABLE	LF	3600	0.5	1 per 1000 LF	$ 3.00	$ 10,800.00	$ 2.80	$ 10,080.00	$ 2.00	$ 7,200.00
	C. CAT5E ETHERNET CABLE	LF	1800	0.5	1 per 1000 LF	$ 3.25	$ 5,850.00	$ 1.50	$ 2,700.00	$ 1.00	$ 1,800.00
	D. OPTICOM / PREEMPTION CABLE	LF	7200	0.5	1 per 1000 LF	$ 1.25	$ 9,000.00	$ 1.25	$ 9,000.00	$ 1.00	$ 7,200.00
39	INSTALLATION OF SINGLE CABLE IN EXISTING CONDUIT	LF	4800	0.5	1 per 1000 LF	$ 3.00	$ 14,400.00	$ 1.00	$ 4,800.00	$ 2.00	$ 9,600.00
40	INSTALLATION OF MICROWAVE, INFRARED, PREEMPTION, OR VIDEO DETECTOR	EA	96	0.5	1	$ 850.00	$ 81,600.00	$ 500.00	$ 48,000.00	$ 1,115.00	$ 107,040.00
41	INSTALLATION OF TRAFFIC SIGN										
	A. TRAFFIC SIGNAL MOUNTED	EA	768	0.5	0.5	$ 300.00	$ 230,400.00	$ 250.00	$ 192,000.00	$ 150.00	$ 115,200.00
	B. SPANWIRE MOUNTED	EA	10	0.5	0.5	$ 325.00	$ 3,250.00	$ 250.00	$ 2,500.00	$ 150.00	$ 1,500.00
	C. GROUND MOUNTED ON CITY-PROVIDED SIGN POST	EA	40	0.5	0.5	$ 600.00	$ 24,000.00	$ 250.00	$ 10,000.00	$ 350.00	$ 14,000.00
	D. GROUND MOUNTED ON TXDOT BREAKAWAY POST	EA	10	0.5	0.5	$ 650.00	$ 6,500.00	$ 400.00	$ 4,000.00	$ 900.00	$ 9,000.00
42	INSTALLATION OF CONCRETE SIDEWALK	SF	6000	1	1 per 100 SF	$ 14.00	$ 84,000.00	$ 8.00	$ 48,000.00	$ 85.00	$ 510,000.00
43	INSTALLATION OF CITY-STANDARD DIRECTIONAL CURB RAMP	EA	36	1	3	$ 3,500.00	$ 126,000.00	$ 2,980.00	$ 107,280.00	$ 2,300.00	$ 82,800.00
44	INSTALLATION OF TXDOT-STYLE PEDESTRIAN CURB RAMP	EA									
	A. PERPENDICULAR RAMP (TYPE 1)	EA	5	1	3	$ 3,000.00	$ 15,000.00	$ 2,250.00	$ 11,250.00	$ 2,300.00	$ 11,500.00
	B. PARALLEL RAMP (TYPE 2)	EA	5	1	3	$ 3,000.00	$ 15,000.00	$ 2,400.00	$ 12,000.00	$ 2,300.00	$ 11,500.00
	C. COMBINATION RAMP (TYPE 3 / TYPE 6)	EA	10	1	3	$ 3,000.00	$ 30,000.00	$ 2,250.00	$ 22,500.00	$ 3,500.00	$ 35,000.00
	D. RAMP WITHIN RADIUS (TYPE 7 / TYPE 10)	EA	5	1	3	$ 3,000.00	$ 15,000.00	$ 2,250.00	$ 11,250.00	$ 3,500.00	$ 17,500.00
	E. BLENDED TRANSITION (TYPE 5)	EA	10	1	3	$ 4,500.00	$ 45,000.00	$ 2,710.00	$ 27,100.00	$ 2,300.00	$ 23,000.00
	F. MEDIAN / ISLAND RAMP (TYPE 20 / TYPE 21 / TYPE 22)	EA	5	1	3	$ 9,000.00	$ 45,000.00	$ 5,784.00	$ 28,920.00	$ 3,800.00	$ 19,000.00
45	PROCUREMENT AND INSTALLATION OF PEDESTRIAN HANDRAIL (GALVANIZED STEEL, 42" HEIGHT)	LF	100	45	1 per 50 LF	$ 400.00	$ 40,000.00	$ 252.00	$ 25,200.00	$ 175.00	$ 17,500.00
46	INSTALLATION OF CONCRETE CURB (6")	LF	600	1	1 per 25 LF	$ 26.00	$ 15,600.00	$ 21.00	$ 12,600.00	$ 25.00	$ 15,000.00
47	INSTALLATION OF CONCRETE CURB AND GUTTER (6")	LF	240	1	1 per 25 LF	$ 40.00	$ 9,600.00	$ 39.00	$ 9,360.00	$ 45.00	$ 10,800.00
48	INSTALLATION OF CONCRETE PAVEMENT - CITY STANDARD										
	A. 8" THICKNESS	SY	2000	0	1 per 10 SY	$ 170.00	$ 340,000.00	$ 90.00	$ 180,000.00	$ 105.00	$ 210,000.00
	B. 9" THICKNESS	SY	2000	0	1 per 10 SY	$ 170.00	$ 340,000.00	$ 95.00	$ 190,000.00	$ 115.00	$ 230,000.00
	C. 10" THICKNESS	SY	2000	0	1 per 10 SY	$ 170.00	$ 340,000.00	$ 115.00	$ 230,000.00	$ 120.00	$ 240,000.00
49	INSTALLATION OF CONTINUOUSLY REINFORCED CONCRETE PAVEMENT - TXDOT STANDARD										
	A. 8" THICKNESS	SY	1000	0	1 per 5 SY	$ 140.00	$ 140,000.00	$ 105.00	$ 105,000.00	$ 115.00	$ 115,000.00
	B. 9" THICKNESS	SY	1000	0	1 per 5 SY	$ 150.00	$ 150,000.00	$ 110.00	$ 110,000.00	$ 125.00	$ 125,000.00
	C. 10" THICKNESS	SY	1000	0	1 per 5 SY	$ 160.00	$ 160,000.00	$ 130.00	$ 130,000.00	$ 130.00	$ 130,000.00
50	INSTALLATION OF MEDIAN NOSE										
	A. TYPE A	EA	10	0	5	$ 5,500.00	$ 55,000.00	$ 2,568.00	$ 25,680.00	$ 3,500.00	$ 35,000.00
	B. TYPE B	EA	10	0	5	$ 5,800.00	$ 58,000.00	$ 5,730.00	$ 57,300.00	$ 3,500.00	$ 35,000.00
	C. TYPE C	EA	10	0	5	$ 6,000.00	$ 60,000.00	$ 3,726.00	$ 37,260.00	$ 3,500.00	$ 35,000.00
51	INSTALLATION OF SPECIALTY CONCRETE PAVEMENT AND/OR PAVERS						$ -				
	A. STAMPED COLORED CONCRETE PAVEMENT (10" MAXIMUM DEPTH)	SY	500	0	1 per 5 SY	$ 200.00	$ 100,000.00	$ 165.00	$ 82,500.00	$ 180.00	$ 90,000.00
	B. COLORED CONCRETE PAVER OR BRICK PAVEMENT (TO BE PLACED OVER 8" CONCRETE PAVEMENT)	SY	500	0	1 per 5 SY	$ 200.00	$ 100,000.00	$ 207.00	$ 103,500.00	$ 180.00	$ 90,000.00
52	INSTALLATION OF HOT MIX ASPHALTIC CONCRETE PAVEMENT (SURFACE COURSE) (PER INCH THICKNESS)	SY	500	0	1 per 20 SY	$ 200.00	$ 100,000.00	$ 37.20	$ 18,600.00	$ 100.00	$ 50,000.00
53	INSTALLATION OF HOT MIX ASPHALTIC CONCRETE PAVEMENT (STRUCTURAL COURSE) (PER INCH THICKNESS)	SY	2000	0	1 per 10 SY	$ 200.00	$ 400,000.00	$ 39.00	$ 78,000.00	$ 135.00	$ 270,000.00
54	PROCUREMENT AND INSTALLATION OF STAMPED TEXTURED CONCRETE OR CONCRETE PAVERS										
	A. STAMPED TEXTURED CONCRETE (4" THICKNESS)	SY	240	0	1 per 5 SY	$ 200.00	$ 48,000.00	$ 115.00	$ 27,600.00	$ 175.00	$ 42,000.00
	B. CONCRETE PAVERS (NON-PAVEMENT)	SY	100	0	1 per 5 SY	$ 200.00	$ 20,000.00	$ 205.00	$ 20,500.00	$ 175.00	$ 17,500.00
55	ADJUSTING MANHOLES OR INLETS	EA	1	10	10	$ 1,200.00	$ 1,200.00	$ 4,331.25	$ 4,331.25	$ 3,000.00	$ 3,000.00
56	INSTALLATION OF INLET (COMPLETE)	EA	1	10	20	$ 9,000.00	$ 9,000.00	$ 14,160.00	$ 14,160.00	$ 9,000.00	$ 9,000.00
57	PROCUREMENT AND INSTALLATION OF 4-INCH REFLECTORIZED PAVEMENT MARKER	EA	1200	10	1 per 150	$ 4.25	$ 5,100.00	$ 6.50	$ 7,800.00	$ 5.00	$ 6,000.00
58	PROCUREMENT AND INSTALLATION OF 4-INCH THERMOPLASTIC PAVEMENT MARKING										
	A. WHITE	LF	7500	10	1 per 1200 LF	$ 1.15	$ 8,625.00	$ 1.85	$ 13,875.00	$ 1.00	$ 7,500.00
	B. YELLOW	LF	2500	10	1 per 1200 LF	$ 1.15	$ 2,875.00	$ 1.85	$ 4,625.00	$ 1.00	$ 2,500.00
59	PROCUREMENT AND INSTALLATION OF 6-INCH THERMOPLASTIC PAVEMENT MARKING										
	A. WHITE	LF	1500	10	1 per 1200 LF	$ 1.60	$ 2,400.00	$ 2.55	$ 3,825.00	$ 1.50	$ 2,250.00
	B. YELLOW	LF	250	10	1 per 1200 LF	$ 1.40	$ 350.00	$ 2.55	$ 637.50	$ 1.50	$ 375.00
60	PROCUREMENT AND INSTALLATION OF 8-INCH THERMOPLASTIC PAVEMENT MARKING										
	A. WHITE	LF	1000	10	1 per 1200 LF	$ 2.00	$ 2,000.00	$ 4.40	$ 4,400.00	$ 2.00	$ 2,000.00
	B. YELLOW	LF	1000	10	1 per 1200 LF	$ 2.00	$ 2,000.00	$ 4.40	$ 4,400.00	$ 2.00	$ 2,000.00
61	PROCUREMENT AND INSTALLATION OF 12-INCH THERMOPLASTIC PAVEMENT MARKING										
	A. WHITE	LF	3500	10	1 per 1200 LF	$ 6.50	$ 22,750.00	$ 5.81	$ 20,335.00	$ 6.50	$ 22,750.00
	B. YELLOW	LF	250	10	1 per 1200 LF	$ 6.50	$ 1,625.00	$ 5.81	$ 1,452.50	$ 6.50	$ 1,625.00
62	PROCUREMENT AND INSTALLATION OF 18-INCH THERMOPLASTIC PAVEMENT MARKING										
	A. WHITE	LF	100	10	1 per 800 LF	$ 9.00	$ 900.00	$ 7.35	$ 735.00	$ 10.00	$ 1,000.00
	B. YELLOW	LF	100	10	1 per 800 LF	$ 9.00	$ 900.00	$ 7.35	$ 735.00	$ 10.00	$ 1,000.00
63	PROCUREMENT AND INSTALLATION OF 24-INCH THERMOPLASTIC PAVEMENT MARKING										
	A. WHITE	LF	2500	10	1 per 800 LF	$ 15.00	$ 37,500.00	$ 15.00	$ 37,500.00	$ 13.00	$ 32,500.00
	B. YELLOW	LF	100	10	1 per 800 LF	$ 15.00	$ 1,500.00	$ 15.00	$ 1,500.00	$ 13.00	$ 1,300.00
64	PROCUREMENT AND INSTALLATION OF WHITE THERMOPLASTIC FOR PAVEMENT LEGEND MARKING	SF	2500	10	1 per 400 SF	$ 13.00	$ 32,500.00	$ 395.00	$ 987,500.00	$ 13.00	$ 32,500.00
65	PROCUREMENT AND INSTALLATION OF GREEN THERMOPLASTIC FOR BIKE LANE MARKINGS	SF	200	10	1 per 400 SF	$ 15.00	$ 3,000.00	$ 475.00	$ 95,000.00	$ 16.50	$ 3,300.00
66	REMOVAL OF CONTROLLER CABINET	EA	10	0	0.5	$ 2,500.00	$ 25,000.00	$ 500.00	$ 5,000.00	$ 1,000.00	$ 10,000.00
67	REMOVAL OF CONTROLLER CABINET FOUNDATION	EA	10	0	2	$ 3,500.00	$ 35,000.00	$ 950.00	$ 9,500.00	$ 1,000.00	$ 10,000.00
68	REMOVAL OF GROUND BOX	EA	25	0	0.5	$ 250.00	$ 6,250.00	$ 200.00	$ 5,000.00	$ 50.00	$ 1,250.00
69	REMOVAL OF CONDUIT	LF	2000	0	1 per 100 LF	$ 1.00	$ 2,000.00	$ 15.00	$ 30,000.00	$ 0.25	$ 500.00
70	REMOVAL OF WIRES IN CONDUIT	LF	10000	0	1 per 1000 LF	$ 1.00	$ 10,000.00	$ 0.50	$ 5,000.00	$ 0.10	$ 1,000.00
71	REMOVAL OF TRAFFIC SIGNAL POLE FOUNDATION - PARTIAL	EA	5	0	1	$ 1,600.00	$ 8,000.00	$ 950.00	$ 4,750.00	$ 1,000.00	$ 5,000.00
72	REMOVAL OF TRAFFIC SIGNAL POLE FOUNDATION - COMPLETE										
	A. MAST ARM FOUNDATION, 36" DIAMETER OR LESS	EA	1	0	5	$ 12,000.00	$ 12,000.00	$ 5,000.00	$ 5,000.00	$ 3,000.00	$ 3,000.00

						Vendor					
						Roadway Solutions, Carrollton, TX		Bean Electric-Fort Worth, TX		Durable Specialties Grand Prairie, TX	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	PROCUREMENT DAYS	WORKING DAYS	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
	B. MAST ARM FOUNDATION, GREATER THAN 36" DIAMETER	EA	1	0	5	$ 20,000.00	$ 20,000.00	$ 10,000.00	$ 10,000.00	$ 4,200.00	$ 4,200.00
	C. PEDESTAL POLE FOUNDATION	EA	10	0	5	$ 3,500.00	$ 35,000.00	$ 950.00	$ 9,500.00	$ 1,000.00	$ 10,000.00
73	REMOVAL OF MAST ARM POLE ASSEMBLY	EA	10	0	1	$ 2,000.00	$ 20,000.00	$ 1,500.00	$ 15,000.00	$ 700.00	$ 7,000.00
74	REMOVAL OF MAST ARM FROM EXISTING SIGNAL POLE	EA	1	0	0.5	$ 2,000.00	$ 2,000.00	$ 800.00	$ 800.00	$ 500.00	$ 500.00
75	REMOVAL OF PEDESTAL TRAFFIC SIGNAL POLE	EA	20	0	0.5	$ 600.00	$ 12,000.00	$ 200.00	$ 4,000.00	$ 300.00	$ 6,000.00
76	REMOVAL OF VEHICULAR OR PEDESTRIAN TRAFFIC SIGNAL HEAD	EA	50	0	0.5	$ 100.00	$ 5,000.00	$ 200.00	$ 10,000.00	$ 100.00	$ 5,000.00
77	REMOVAL OF LOUVERS FROM EXISTING TRAFFIC SIGNAL HEAD	EA	10	0	0.5	$ 50.00	$ 500.00	$ 65.00	$ 650.00	$ 50.00	$ 500.00
78	REMOVAL OF PEDESTRIAN PUSH BUTTON	EA	40	0	0.5	$ 40.00	$ 1,600.00	$ 50.00	$ 2,000.00	$ 50.00	$ 2,000.00
79	REMOVAL OF TRAFFIC SIGN	EA	25	0	0.5	$ 40.00	$ 1,000.00	$ 50.00	$ 1,250.00	$ 50.00	$ 1,250.00
80	REMOVAL OF STRAIN WIRE	LF	1000	0	1 per 1000 LF	$ 4.00	$ 4,000.00	$ 1.50	$ 1,500.00	$ 0.25	$ 250.00
81	REMOVAL OF STEEL GUY POLE	EA	1	0	0.5	$ 2,500.00	$ 2,500.00	$ 500.00	$ 500.00	$ 300.00	$ 300.00
82	REMOVAL OF DOWN GUY ASSEMBLY	EA	2	0	0.5	$ 1,500.00	$ 3,000.00	$ 100.00	$ 200.00	$ 100.00	$ 200.00
83	REMOVAL OF CONCRETE PAVEMENT	SY	1000	0	1 per 50 SY	$ 75.00	$ 75,000.00	$ 53.00	$ 53,000.00	$ 30.00	$ 30,000.00
84	REMOVAL OF ASPHALT PAVEMENT	SY	750	0	1 per 50 SY	$ 75.00	$ 56,250.00	$ 39.00	$ 29,250.00	$ 15.00	$ 11,250.00
85	REMOVAL OF SPECIALTY PAVING MATERIALS (CONCRETE PAVERS, BRICK, STONE)	SY	1500	0	1 per 50 SY	$ 75.00	$ 112,500.00	$ 28.00	$ 42,000.00	$ 30.00	$ 45,000.00
86	REMOVAL OF CONCRETE CURB OR CURB & GUTTER	LF	100	0	1 per 100 LF	$ 25.00	$ 2,500.00	$ 21.00	$ 2,100.00	$ 10.00	$ 1,000.00
87	REMOVAL OF CONCRETE SIDEWALK	SY	1500	0	1 per 50 SY	$ 95.00	$ 142,500.00	$ 33.00	$ 49,500.00	$ 15.00	$ 22,500.00
88	REMOVAL OF RAISED REFLECTORIZED MARKER AND CERAMIC BUTTON	EA	500	0	0.5 per 100	$ 1.25	$ 625.00	$ 1.20	$ 600.00	$ 1.00	$ 500.00
89	REMOVAL OF PAVEMENT MARKING LINE	LF	2500	0	1 per 500 LF	$ 3.25	$ 8,125.00	$ 2.20	$ 5,500.00	$ 1.00	$ 2,500.00
90	REMOVAL OF PAVEMENT MARKING ARROW AND LEGEND	SF	1500	0	1 per 150 SF	$ 40.00	$ 60,000.00	$ 12.00	$ 18,000.00	$ 3.00	$ 4,500.00
						Total Bid Price	$ 5,582,615.00	Total Bid Price	$ 4,763,676.25	Total Bid Price	$ 4,398,465.00

18-48FP - Traffic Signal and Miscelleneous Traffic Construction

Scoring Summary

Active Submissions

	Total	PURCHASE PRICE	REPUTATION OF THE BIDDER AND OF THE BIDDER'S GOODS OR SERVICES VERIFIED THROUGH REFERENCE CHECKS	DELIVERY TIME
Supplier	**/ 100 pts**	**/ 50 pts**	**/ 20 pts**	**/ 30 pts**
Bean Electric	90 pts	40 pts	20 pts	30 pts
Durable Specialties	90 pts	50 pts	16 pts	24 pts
Roadway Solutions	73.33 pts	30 pts	17.33 pts	26 pts

18-789

TITLE:	Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement and Memorandum of Understanding Between the City of Plano, City of McKinney and Collin County for the Application and Administration of the Department of Justice 2018 Byrne Justice Assistance Grant and Designating the City Manager or Designee, as Official Representative of the City in Matters Relating to the Program

COUNCIL GOAL: Safe and Secure Community
(6D: Continually Increase Operational Efficiency in Public Safety Departments)

MEETING DATE: 9/18/2018

DEPARTMENT: Police Department

CONTACT: Hilary Barham, Financial Analyst
Janay Tieken, Housing and Community Development Manager

RECOMMENDED CITY COUNCIL ACTION:

- Approval of application and acceptance of the U.S. Department of Justice 2018 Edward Byrne Memorial Justice Assistance Grant (JAG), if awarded.
- Authority to enter into an Interlocal Agreement and Memorandum of Understanding with Collin County and the City of Plano for disbursement of JAG funds.

ITEM SUMMARY:

- The JAG provides funds to assist in the enhancement of public safety and crime reduction in the City of McKinney.
- Funds will be used to purchase necessary equipment and supplies for outfitting the new McKinney Police Department indoor gun range located at the Collin College Public Safety Training Facility.

BACKGROUND INFORMATION:

- The grant is issued by the U.S. Department of Justice to enable local law enforcement agencies to purchase needed equipment.
- The grant funds are shared by the City of McKinney, Collin County, and the City

of Plano. The City of McKinney's share is $12,337.

FINANCIAL SUMMARY:

- The cost of the equipment is approximately $14,179.31. The grant will provide $12,337. The remaining funds needed for the purchase will be funded by the Law Enforcement Budget.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Resolution
JAGInterlocal Agreement18
JAGMOU18

RESOLUTION NO. 2018-09-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT AND MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PLANO, THE CITY OF MCKINNEY AND COLLIN COUNTY FOR THE APPLICATION FOR AND ADMINISTRATION OF THE DEPARTMENT OF JUSTICE 2018 BYRNE JUSTICE ASSISTANCE GRANT, AND DESIGNATING THE CITY MANAGER, OR DESIGNEE, AS OFFICIAL REPRESENTATIVE OF THE CITY IN MATTERS RELATING TO THE PROGRAM

WHEREAS, the City Council of the City of McKinney, Texas, recognizes the need for the application for and acceptance of federal funds, allocated to the City of McKinney to assist the McKinney Police Department in enhancing public safety and reducing crime in the City of McKinney; and.

WHEREAS, the Justice Assistance Grant funds are allocated by the U.S. Department of Justice, to be shared between Collin County, the City of Plano, and the City of McKinney to enhance public safety and reduce crime.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas hereby authorizes the City Manager, or designee, to apply for and accept, if awarded, the U.S. Department of Justice 2018 Justice Assistance Grant, and handle all matters related to acceptance of said grant.

Section 2. The City Council of the City of McKinney, Texas, hereby authorizes the City Manager, or designee, to enter into an Interlocal Agreement (Exhibit A) and Memorandum of Understanding (Exhibit B) with Collin County and the City of Plano for the disbursement of these grant funds.

Section 3. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 18TH DAY OF SEPTEMBER, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

ATTEST:

_____
EMPRESS DRANE
City Secretary
MELISSA LEE
Deputy City Secretary

APPROVED AS TO FORM:

_____

MARK S. HOUSER
City Attorney

EXHIBIT "A"

GMS APPLICATION NUMBER 2018-H3615-TX-DJ

INTERLOCAL AGREEMENT BETWEEN THE CITY OF PLANO, CITY OF MCKINNEY, AND THE COLLIN COUNTY SHERIFF'S OFFICE OF COLLIN COUNTY, TEXAS FOR THE DISBURSEMENT OF THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) AWARD

This Agreement is made and entered into this ____ day of _____, 2018, by and between the City of Plano, acting by and through its governing body, the City Council, hereinafter referred to as City of Plano; the City of McKinney, acting by and through its governing body, the City Council, hereinafter referred to as City of McKinney; and the Collin County Sheriff's Office, hereinafter referred to as CCSO, collectively (the "Parties" or each "Party").

WHEREAS, the Parties have previously agreed that Plano Police Department would serve as Fiscal Agent for the Edward Byrne Memorial Justice Assistance Grant Formula Award, (hereafter the "JAG Award"); and

WHEREAS, this Agreement is made under the authority of Public Law 109-162 (Jan 5, 2006) Title XI—Department of Justice Reauthorization, Subtitle B—Improving the Department of Justice's Grant Programs, Chapter 1—Assisting Law Enforcement and Criminal Justice Agencies, Sec. 1111, Merger of Byrne Grant Program and Local Law Enforcement Block Grant Program; and

WHEREAS, the governing body of each Party, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

WHEREAS, the governing body of each Party finds that the performance of this Agreement is in the best interests of the Parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement; and

WHEREAS, the Parties believe it to be in their best interests to reallocate the JAG Award funds.

NOW THEREFORE, the Parties agree as follows:

1. City of Plano agrees to forward to CCSO a total of **$16,857.00** of the JAG Award funds which will be used by CCSO to purchase rifle racks for vehicles, Nikon cool pix cameras for deputies and medical supply kits for patrol vehicles, and Zeagle Brigade Buoyancy Control Device, Sherwood Brut Pro Regulator and TUSA Platina Pressure Gauge for the Underwater Search and Recovery Team.

2. City of Plano agrees to forward to the City of McKinney a total of **$12,337.00** of the JAG Award funds which will be used by the City of McKinney to purchase supplies and equipment for the new indoor gun range.

3. City of Plano agrees to keep the remaining total of **$21,916.00** of the JAG Award funds which will be used by the City of Plano to purchase a Model 100X Portable Hailing System, a Tactical Communications Unit 3 and an Axis F44 Main Unit w/4 camera sensors for the Emergency Services Unit.

4. Nothing in the performance of this Agreement shall impose any liability for claims against any of the Parties other than claims for which liability may be imposed by the Texas Tort Claims Act.

5. Each Party to this Agreement will be responsible for its own actions in providing services under this Agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

6. The Parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

7. By entering into this Agreement, the Parties do not intend to create any obligations express or implied other than those set out herein.

CITY OF PLANO, TEXAS,

By:_____
Bruce D. Glasscock
City Manager

By:_____
Gregory W. Rushin
Chief of Police

COLLIN COUNTY SHERIFF'S OFFICE

By: _____
Jim Skinner
Collin County Sheriff

By:_____
Keith Self
Collin County Judge

CITY OF MCKINNEY, TEXAS

By:_____
Paul G. Grimes
City Manager

By:_____
Gregory Conley
Chief of Police

EXHIBIT "B"

GMS APPLICATION NO. 2018-H3615-TX-DJ

MEMORANDUM OF UNDERSTANDING
BETWEEN THE COLLIN COUNTY SHERIFF'S OFFICE, THE CITY OF MCKINNEY, AND THE CITY OF PLANO, TEXAS REGARDING THE 2018 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM

This Memorandum of Understanding sets forth the agreement by and between the Collin County Sheriff's Office, the City of McKinney, and the City of Plano, Texas regarding the application process of the 2018 Byrne Justice Assistance Grant (JAG) Program Award.

The City of Plano agrees to be the applicant/fiscal agent of the 2018 Byrne Justice Assistance Grant (JAG) Program.

The funds for this grant will be distributed as follows:

McKinney Police Department	$12,337.00
Plano Police Department	$21,916.00
Collin County Sheriff's Office	$16,857.00
Total funds from the JAG	$51,110.00

The Collin County Sheriff's Office, the City of McKinney, and the City of Plano, Texas agree to enter into an agreement setting forth the terms and conditions regarding the administration of the 2018 Justice Assistance Grant (JAG) Program Award.

COLLIN COUNTY SHERIFF'S OFFICE

By: _____
Jim Skinner
Collin County Sheriff

By:_____
Keith Self
Collin County Judge

CITY OF PLANO, TEXAS

By: _____
Bruce D. Glasscock
City Manager

By: _____
Gregory W. Rushin
Chief of Police

APPROVED AS TO FORM

_____
Paige Mims
City Attorney

CITY OF MCKINNEY, TEXAS

By:_____
Paul G. Grimes
City Manager

By:_____
Gregory Conley
Chief of Police

Date: _____

18-790

TITLE:	Consider/Discuss/Act on a Resolution Authorizing an Interlocal Agreement with Collin County for Jail Services

COUNCIL GOAL: Safe and Secure Community
(6D: Continually Increase Operational Efficiency in Public Safety Departments)

MEETING DATE: September 18, 2018

DEPARTMENT: Police Department

CONTACT: Gregory Conley, Chief of Police

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution

ITEM SUMMARY:

- This Resolution authorizes the City of McKinney to obtain jail services from Collin County to insure the confinement of persons accused or convicted of an offense.
- The Agreement shall be for a period of one year ending September 30, 2019 and will renew annually as agreed in writing by both parties.
- The City shall pay Collin County a basic charge of $94.47 per day per inmate that the City requests be confined, and who is confined, in the County Jail.
- This Agreement also includes reimbursement to the County for additional charges for expenses associated with providing health care services, including medial, hospital and dental services to inmates.

BACKGROUND INFORMATION:

- In lieu of providing a detention facility, the City contracts with Collin County to provide jail services

FINANCIAL SUMMARY:

- The Police Department 2017-2018 budget included $120,000 to cover the charges for jail services from the County. The Police Department 2018-2019 budget includes 120,000 to cover the charges for jail services from the County.

These charges come from account # 001-3101-423-8516.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Resolution
FY19 Interlocal Jail Services Agreement

RESOLUTION NO. 2018-09-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF MCKINNEY AND COLLIN COUNTY FOR JAIL SERVICES

WHEREAS, Collin County operates the Collin County Jail for the confinement of persons accused or convicted of an offense; and

WHEREAS, Collin County has been providing this service to the City of McKinney since 1995; and

WHEREAS, the City of McKinney desires to enter into an Interlocal Agreement to continue to insure the confinement of persons accused or convicted of an offense.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas hereby authorizes the City Manager to enter into an Interlocal Agreement with Collin County for jail services for a period of one year ending September 30, 2018, and will renew annually as agreed in writing by both parties.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 18th DAY OF September, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

ATTEST:

_____
EMPRESS DRANE
City Secretary
MELISSA LEE
Deputy City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

Interlocal Jail Services Agreement

This agreement is entered into on the _____ day of _____, 2018, by and between the City of McKinney and Collin County. Both are political subdivisions of the State of Texas.

Recitals

1. The County operates the Collin County Detention Facility, including the Minimum Security facility, (the Detention Facility or County Jail) under chapter 351 of the Local Government Code and part 9 of title 37 of the Texas Administrative Code.

2. The County generally operates the County Jail for the confinement of persons accused or convicted of a violation of state law. *See* Code of Crim. Proc., arts. 2.17–2.18. But the Sheriff may also accept custody of persons accused of class C misdemeanors. *See* Tex. Att'y Gen. Op. No. JM-0151 (1984).

3. The City desires to obtain certain jail services from the County to be performed for the City to insure the confinement of persons accused or convicted of a class C misdemeanor or other violation of a municipal ordinance.

Therefore, under the authority of the Interlocal Cooperation Act, Chapter 791, Texas Government Code, the parties agree as follows:

Section 1. Definitions

1.01 Jail Services

The term "jail services" means all services legally necessary to provide for the confinement in the County Jail of persons accused or convicted of an offense.

Section 2. Term

2.01 Term

As its term, this Agreement will last between October 1, 2018 and September 30, 2019. The parties expect to renew the Agreement for October 1, 2019 to September 30, 2020. In the event that such a renewal is delayed, however, this Agreement will automatically renew for another fiscal year under the terms set out here.

2.02 Termination

A party may terminate this Agreement for any reason by giving 90 days written notice to the other party.

Section 3. Services

3.01 Services

The County agrees to provide to City jail services necessary for the confinement of persons accused or convicted of an offense, subject to the availability of space at the County jail at the time the City requests jail services. Space will be unavailable when the County Jail is filled to 100% of its capacity and unable to accept additional inmates.

The Jail Administrator may determine when the County Jail is filled to 100% capacity and unable to accept additional inmates. The Jail Administrator will consider the jail's population, expected incoming inmates (*e.g.* under other jail-services agreements), expected releases, the gender and security-classification mix of the inmate population, inmates' health restrictions, space or cells needed to house and care for problematic or vulnerable inmates, and state law, including the rules and regulations of the Texas Commission on Jail Standards. At times, particular pods or cells may be unavailable for some reason, such as maintenance which shall be taken into account in determining whether the County Jail is filled ot 100% of its capacity.

3.02 Persons Accepted

(1) The Detention Facility will accept persons arrested via a Class C warrant, if the detainee is presented by a Peace Officer with the original warrant, a certified or facsimile copy of a valid arrest warrant, or if the jail staff receives a teletype or email confirmation of the warrant.

(2) The Detention Facility will allow any Peace Officer to execute any Class C warrant on any detainee in the facility's custody, if the warrant is an original, certified, facsimile, or similarly reliable copy, or if the jail staff receives teletype or email confirmation.

(3) The Detention Facility will accept all on-view or warrantless arrests of Class C violators. An arresting officer must provide the Detention Facility with (i) the time of arrest and (ii) a properly completed and signed probable-cause affidavit for each person arrested, for compliance with art. 17.033(a) of the Code of Criminal Procedure. Alternatively, an arresting officer must provide an original, certified, facsimile, or similarly reliable copy or confirmation of a magistrate's determination that probable cause exists to believe the arrestee committed the offense as required by art. 17.033(a) of the Code of Criminal Procedure.

(4) When a defendant has been convicted of a Class C misdemeanor, a Judgment & Sentence is entered against the defendant under to art. 45.041 of the Code of Criminal Procedure. If the defendant defaults in the

discharge of the judgment, a Judge may order the defendant confined in a jail. The Detention Facility will accept defendants on such jail commitments only if they are accompanied by a certified copy of the Judgment, Sentence and Order that complies with art. 45.046 of the Code of Criminal Procedure, and that states in part:

a. "the defendant is not indigent and the defendant has failed in good faith to discharge the fines and costs" or

b. "the defendant is indigent and has failed to make a good faith effort to discharge the fine and costs under Article 45.049; and could have discharged the fine and costs under Article 45.049 without experiencing any undue hardship."

Section 4. Non-Exclusivity of Service Provision

The County may contract to perform services similar or identical to those specified in this Agreement for other municipalities, utility districts, or governmental entities as the County, in its sole discretion, sees fit.

Section 5. Compensation

5.01 Basic Charge

The City will pay the County a Basic Charge of $94.47 per day or part of a day per inmate that the City requests be confined on the City's charges, and who is confined, in the County Jail. This Basic Charge, along with Additional Charges under sections 5.02–5.04, will fairly compensate the County. *See* Gov't Code, § 791.011(e).

5.02 Additional Charges

In addition to paying the Basic Charge, the City will reimburse the County for expenses associated with providing jail services to inmates held on the City's charges (the City's inmates). The City will reimburse the County for providing health-care services, including ambulance, medical, hospital, dental, and psychiatric or psychological services to the City's inmates. Where reasonable and consistent with the County's legal obligations to care for inmates, including providing them with first aid and emergency and non-emergency medical care and care and monitoring for an at-risk inmate, the County will take reasonable steps to confer with the City about the reasonably foreseeable costs of maintaining the City's inmates in the Detention Center before incurring an undue balance of such costs.

For conference purposes, "the City" means an officer with sufficient authority to make binding decisions about an inmate's care or whether to issue a personal recognizance bond with respect to an inmate.

In provisions of the Sandra Bland Act, the legislature directed the Texas Commission on Jail Standards to adopt rules and procedures with regard to a county jail providing access

to a mental-health professional through a telemental health service 24 hours a day, access to a health professional at the jail or through a telehealth service 24 hours a day, or, if a health professional is unavailable at the jail or through a telehealth service, provide for the City's inmate to be transported to access a health professional. *See* Sandra Bland Act, S.B. 1849 (2017), 85th Reg. Sess., § 3.05 (codified at Gov't Code, § 511.009(a)(23)); *id.* § 3.10 (requiring the Commission to adopt rules and procedures under § 511.009(23) no later than Sept. 1, 2018, and requiring a county jail to comply with such rules and procedures on and after September 1, 2020). It is possible that Collin County—with advice from its health-services provider or other expert—will voluntarily take steps to comply with such rules and procedures or provide these types of access to inmates before September 1, 2020. If so, then Collin County will confer with the City about its plans to comply with the Sandra Bland Act, regulations resulting from the Act, or similar law, and the parties will negotiate terms for the City to reimburse the County for reasonable costs of providing such services to the City's inmates.

5.03 Billing

The County will bill the City monthly for jail services. The City will pay the bills under Chapter 2251 of the Government Code, including interest on payments that are not timely made as provided therein.

5.04 Cost of Additional Charges

The County will charge the City for services under section 5.02 of this Agreement at the cost to the County of providing those services to the inmates. The County will provide reasonable documentation or other support of such charges upon the City's request.

5.05 Source of Payment

The City will make all payments required under this Agreement from current revenues available to the City. *See* Gov't Code, § 791.011(d)(3).

Section 6. Lawful Arrest and Detention

The City will comply with all federal, state and local laws regarding conditions precedent to arrest and detention including, but not limited to, determinations of probable cause and other requirements necessary for lawful arrest and detention. Further, the City is solely responsible for compliance with pre-detention procedures and that the City will hold the County harmless from any liability, including, but not limited to, obligations, costs, claims, judgments, attorneys' fees and litigation costs, and attachments, caused by or flowing from the City's alleged or actual failure to comply with conditions precedent to lawful arrest and detention.

Section 7. Procedures

7.01 Delivery and Release of Inmates

The City agrees to comply with all County rules and procedures regarding jail security in delivering inmates to the Collin County Jail and receiving inmates to be released.

7.02 Removal on Termination

The City agrees to remove all persons confined on the City's behalf in the Collin County Jail pursuant to this Agreement at least one day before the date of this Agreement's termination.

Section 8. Civil Liability

The City is responsible for any civil liability that arises from the County's provision of services under this Agreement. *See* Gov't Code, § 791.006(b). The City will defend, indemnify, and hold harmless the County from and against all demands, claims, damages, losses and liabilities, including reasonable attorney's fees and litigation expenses, that arise directly or indirectly from the County's performance of this Agreement. This provision falls under subsection (b) of sections 5 and 7 of article XI of the Texas Constitution.

For purposes of this section 8, "County" includes its officials, officers, deputies, employees, insurers, and agents.

With regard to the provision of a defense under this paragraph, the County will reasonably cooperate with the City in defending a claim or suit, including providing reasonable access to, and copies of, documents, electronic or magnetic data, and access to witnesses or other persons with discoverable knowledge such as detention officers, employees, or other persons under the County's supervision or control.

This agreement does not create any form of personal liability on the part of any official, officer, employee, or agent who is an individual of the City of McKinney or Collin County. Each party will not sue or try to hold an official, officer, employee, or individual agent of the other party personally liable for any personal injuries or property damage.

The parties do not waive any form of immunity by signing this agreement other than as provided herein.

The parties do not intend to create a claim or right for, or in favor of, a person who is not a party to this agreement.

Section 9. Amendment

This Agreement will not be amended or modified other than in a written agreement signed by the parties. No party will try to enforce a purported amendment that is not written and properly approved by each party's governing body under section 791.011(d) of the Government Code.

Section 10. Controlling Law

Texas law will govern this Agreement and the parties' claims and defenses arising out of, or related to, their relationship and performances under this Agreement, regardless of a forum's choice-of-law rules.

Section 11. Notices

11.01 Form of Notice

Unless otherwise specified, the parties will communicate under this Agreement in writing or by email. A party will send important communications, including communications under section 12, in writing and by certified mail to the liaisons in section 11.02.

11.02 Addresses

A party will address a communication to the other's address as follows:

(a) if the County, to:

Keith Self, County Judge
Collin County Administration Bldg
2300 Bloomdale Road
McKinney, Texas 75071

(b) if to the County, Copy to:

Sheriff Jim Skinner
Collin County Sheriff's Office
4300 Community Ave.
McKinney, Texas 75071

(b) if the City, to:

Greg Conley, Police Chief
Public Safety Building
2200 Taylor-Burk Drive
McKinney, Texas 75070

or to such person at such other address as may from time to time be specified in a notice given as provided in this section 11. The City may also provide a copy of a communication to:

Collin County Purchasing
Collin County Administration Bldg.
2300 Bloomdale Road, Suite 3160
McKinney, Texas 75071

Section 12. Resolution of Disputes

Should a dispute arise out of this agreement, the County and the City will first attempt to resolve it through direct discussions in a spirit of mutual cooperation. If the Parties' attempts to resolve their disagreements through negotiations fail, the disputes will be mediated by a mutually acceptable third party to be chosen by the County and the City within fifteen days after written notice by one Party to the other demanding mediation under this section. The County and City will share equally in the costs of the mediation. This section's purpose is to reasonably ensure that the County and the City

will in good faith use mediation or another non-binding dispute resolution process before pursuing litigation. A Party's participation in mediation or another non-binding dispute resolution process will not be construed as a waiver by a Party of (1) any rights, privileges, defenses, remedies or immunities available to a Party; (2) a Party's termination rights; or (3) other termination provisions or expiration dates provided herein. In the event of a lawsuit or any form of ADR, each party will bear its own attorney's fees and expenses.

Section 13. Captions

The headings to the various sections of this Agreement have been inserted for convenient reference only and shall not modify, define, limit or expand the express provision of this Agreement.

Section 14. Counterparts

This Agreement may be executed in counterparts and may be photocopied. A party may use a complete counterpart or photocopy as if it were an original.

Section 15. Obligations of Condition

All obligations of each party under this Agreement are conditions to further performance of the other party's continued performance of its obligation under the Agreement.

Section 16. Exclusive Right to Enforce this Agreement

The County and the City have the exclusive right to bring suit to enforce this Agreement, and no other party may bring suit, as a third-party beneficiary or otherwise, to enforce this Agreement.

Section 17. Prior Agreements Superseded

This Agreement constitutes the sole and only agreement of the parties as to the matters set forth here.

In witness whereof, the parties hereto have executed this Agreement as of the day and year first above written.

Section 18. No Partnership or Agency

The Parties hereto have not created a partnership and nothing contained in this Agreement shall in any manner whatsoever constitute any Party the partner, agent or legal representative of the other Party, nor create any fiduciary relationship between them for any purpose whatsoever. No Party shall have any authority to act for, or to assume any obligations or responsibility on behalf of, the other party except as may be, from time to time, agreed upon in writing between the Parties or as otherwise expressly provided in this Agreement.

Collin County, Texas

By: _____ Date: _____
Keith Self, County Judge

City of McKinney, Texas

By: _____ Date: _____
Paul Grimes, City Manager

18-791

TITLE:	Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Approving a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2018 Rate Review Mechanism Filings; Declaring Existing Rates to Be Unreasonable; Adopting Tariffs that Reflect Rate Adjustments Consistent with the Negotiated Settlement; Finding the Rates to Be Set by the Attached Settlement Tariffs to be Just and Reasonable and in the Public Interest; Approving an Attached Exhibit Establishing a Benchmark for Pensions and Retiree Medical Benefits; Approving an Attached Exhibit Regarding Amortization of Regulatory Liability; Requiring the Company to Reimburse ACSC'S Reasonable Ratemaking Expenses; Determining that this Resolution was Passed in Accordance with the Requirements of the Texas Open Meeting Act; Adopting a Savings Clause; Declaring an Effective Date; and Requiring Delivery of this Resolution to the Company and the ACSC'S Legal Counsel.

COUNCIL GOAL: Financially Sound Government

MEETING DATE: September 18th, 2018

DEPARTMENT: City Manager's Office

CONTACT: Trevor Minyard, Assistant to the City Manager

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the resolution.

ITEM SUMMARY:

- The Legislature's GRIP (Gas Reliability Infrastructure Program) process allows gas utilities to receive annual rate increases associated with capital investments.

- The RRM (Rate Review Mechanism) process, which is summarized in the "background information" section of the staff report, has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process.

- Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $42 million in additional system-wide revenues, the RRM settlement at $24.9 million reflects savings of $17.1 million. ACSC's (Atmos Cities Steering Committee) consultants produced a report indicating that Atmos had justified increased revenues of at least $21.7 million. Settlement at $24.9 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution before September 30, 2018. New rates become effective October 1, 2018.

BACKGROUND INFORMATION:

- McKinney, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

- Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members earlier this year. On or about April 1, 2018, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2017, entitled it to additional system-wide revenues of $42.0 million. Application of the standards set forth in ACSC's RRM Tariff required Atmos to reduce its request to $27.4 million. After review of the consultants' report, the Company offered to settle for a system-wide increase of $25.9 million. Following further negotiations, ACSC's Executive Committee agreed to recommend a system-wide rate increase of $24.9 million. That increase when allocated to ACSC members results in an increase of $17.8 million. The Effective Date for new rates is October 1, 2018.

FINANCIAL SUMMARY:

- Given the fact that the ACSC demanded that Atmos reflect reduced federal income taxes in its cost-of-service, as reflected in the RRM Tariff adopted earlier this year, Atmos reduced its rates in March. The rate increase associated with the Resolution is largely offset by the lowered federal income tax rates, such that out-of-pocket expense to consumers should be roughly the same under new rates as what was experienced by consumers last winter. A bill impact comparison is attached as an attachment.

BOARD OR COMMISSION RECOMMENDATION: N/A

SUPPORTING MATERIALS:

Resolution
Exhibit A
Exhibit B
Exhibit C

RESOLUTION NO. 2018-09-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2018 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City Council of the City of McKinney, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

.WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the RRM tariff was adopted by the City in a rate ordinance earlier this year; and

WHEREAS, on about April 1, 2018, Atmos Mid-Tex filed its 2018 RRM rate request with ACSC Cities based on a test year ending December 31, 2017; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2018 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

.WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $24.9 million on a system-wide basis ($17.8 million of which is applicable to ACSC members); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the Exhibit A rate tariffs incorporate the federal income tax rates that became effective January 1, 2018; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B) and

.WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That the City Council finds that the settled amount of an increase in revenues of $24.9 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2018 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $24.9 million in revenue on a system-wide basis over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 4. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 5. That amortization of regulatory liability shall be consistent with the schedule found in attached Exhibit C attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2018 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2018.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink

Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THE 18th DAY OF SEPTEMBER, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

ATTEST:

_____
EMPRESS DRANE
City Secretary
MELISSA LEE
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

Exhibit A

Rate Tariffs Effective
October 1, 2018

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**R- RESIDENTIAL SALES**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018** | **PAGE: 12**

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	**Amount**
Customer Charge per Bill	$ 18.85 per month
Rider CEE Surcharge	$ 0.03 per month[1]
Total Customer Charge	$ 18.88 per month
Commodity Charge- All Ccf	$0.14846 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE- Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2018.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**C-COMMERCIAL SALES**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018** | **PAGE: 13**

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	**Amount**
Customer Charge per Bill	$ 43.50 per month
Rider CEE Surcharge	$ (0.03) per month[1]
Total Customer Charge	$ 43.47 per month
Commodity Charge- All Ccf	$ 0.09165 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1] Reference Rider GEE - Conservation and Energy Efficiency as approved in GUO 10170. Surcharge billing effective July 1, 2018.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**I-INDUSTRIAL SALES**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018** | **PAGE: 14**

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$784.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.3312 per MMBtu
Next 3,500 MMBtu	$ 0.2425 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0520 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality .

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliver ies, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION **RRC Tariff No:**
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I-INDUSTRIAL SALES**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018** | **PAGE: 15**

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION **RRC Tariff No:**
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	I- **INDUSTRIAL SALES**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018** | **PAGE: 16**

Exhibit A

The rates were effective for the following Cities on **3/15/2018**:

ABILENE
ADDISON
ALBANY
ALLEN
ALVARADO
ANGUS
ANNA
ARGYLE
ARLINGTON
AUBREY
AZLE
BEDFORD
BELLMEAD
BENBROOK
BEVERLY HILLS
BLOSSOM
BLUE RIDGE
BOWIE
BOYD
BRIDGEPORT
BROWNWOOD
BUFFALO
BURKBURNETT
BURLESON
CADDO MILLS
CANTON
CARROLLTON
CEDAR HILL
CELESTE
CELINA
CENTERV ILLE
CISCO
CLARKSVILLE
CLEBURNE
CLYDE
COLLEGE STATION
COLLEYVILLE
COLORADO CITY
COMANCHE
COOLIDG E
COPPELL
CORINTH
CRANDALL
CROWLEY
DALWORTHINGTON GARDENS
DENISON
DENTON
DESOTO
DRAPER AKA CORRAL CITY
DUNCANVILLE
EASTLAND
EDGECLIFF VILLAGE
EMORY
ENNIS
EULESS
EVERMAN
FAIRVIEW
FARMERS BRANCH
FARMERSVILLE
FATE
FLOWER MOUND
FOREST HILL
FORNEY
FORT WORTH
FRISCO
FROST
GAINSVILLE
GARLAND
GARRETT
GRAND PARAIRIE
GRAPEVINE
GUNTER
HALTOM CITY
HARKER HEIGHTS
HASKELL
HASLET
HEWITT
HIGHLAND PARK
HIGHLAND VILLAGE
HONEY GROVE
HURST
IOWA PARK
IRVING
JUSTIN
KAUFMAN
KEENE
KELLER
KEMP
KENNEDALE
KERRVILL E
KILLEEN
KRUM
LAKE WORTH
LAKESIDE
LEWISVILLE
LINCOLN PARK (ANNEXED WITH LITTLE ELM)
LITTLE ELM
LORENA
MADISONVILLE
MALAKOFF
MANSFIELD
MCKINNEY
MELISSA
MESQUITE
MIDLOTHIAN
MURPHY
NEWARK
NOCONA
NORTH RICHLAND HILLS
NORTHLAKE
OAK LEAF
OVILLA
PALESTINE
PANTEGO
PARIS
PARKER
PECAN HILL
PETROLIA
PLANO
PONDER
POTTSBORO
PROSPER
QUITMAN
RED OAK
RENO (PARKER COUNTY)
RHOME
RICHARDSON
RICHLAND
RICHLAND HILLS
RIVER OAKS
ROANOK E
ROBINSON
ROCKWALL
ROSCOE
ROWLETT

MID-TEX DIVISION **RRC Tariff No:**
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	I-**INDUSTRIAL SALES**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018** | **PAGE: 17**

Cities with Rate Effective 3/15/2018 (Continued)

ROYSE CITY
SACHSE
SAGINAW
SANSOM PARK
SEAGOVILLE
SHERMAN
SNYDER
SOUTHLAKE
SPRINGTOWN
STAMFORD
STEPHENVILLE
SULPHUR SPRINGS
SWEETWATER
TEMPLE
TERRELL
THE COLONY
TROPHY CLUB
TYLER
UNIVERSITY PARK
VENUS
VERNON
WACO
WATAUGA
WAXAHACHIE
WESTLAKE
WESTOVER HILLS
WHITE SETTLEMENT
WHITESBORO
WICHITA FALLS
WOODWAY
WYLIE

The rates were effective for the following Cities on **4/01/2018:**

ABBOTT
ALBA
ALMA
ALVORD
ANNONA
ANSON
ARCHER CITY
ATHENS
AURORA
AUSTIN
AVERY
BAIRD
BALCH SPRINGS
BALLINGER
BANDERA
BANGS
BARDWELL
BARRY
BARTLETT
BARTONVILLE
BELLEVUE
BELLS
BELTON
BENJAMIN
BERTRAM
BLACKWELL
BLANKET
BLOOMING GROVE
BLUE MOUND
BLUM
BOGATA
BONHAM
BREMOND
BRONTE
BROWNSBORO
BRUCEVILLE-EDDY
BRYAN
BUCKHOLTS
BUFFALO GAP
BURNET
BYERS
CALDWELL
CALVERT
CAMERON
CAMPBELL
CARBON
CASHION COMMUNITY
CEDAR PARK
CHANDLER
CHICO
CHILDRESS
CHILLICOTHE
CLIFTON
COCKRELL HILL
COLEMAN
COLLINSVILLE
COMMERCE
COMO
COOPER
COPPER CANYON
COPPERAS COVE
CORSICANA
COVINGTON
COYOTE FLATS
CRAWFORD
CROSS ROADS
CUMBY
DAWSON
DECATUR
DELEON
DEPORT
DETROIT
DODD CITY
DOUBLE OAK
DUBLIN
EARLY
ECTOR
EDOM
ELECTRA
EMHOUSE
EUSTACE
EVANT
FAIRFIELD
FERRIS
FRANKLIN
FRANKSTON
FREDERICKSBURG
GATESVILLE
GEORGETOWN
GLEN ROSE
GLENN HEIGHTS
GODLEY
GOLDTHWAITE
GOODLOW
GORDON
GOREE
GORMAN
GRANBURY
GRANDVIEW
GRANGER
GREENVILLE
GROESBECK
GUSTINE
HAMLIN
HAMILTON

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	I- INDUSTRIAL SALES
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018 | PAGE: 18

Cities with Rate Effective 4/01/2018 (Continued)

HAWLEY
HEARNE
HEATH
HEBRON
HENRIETTA
HICKORY CREEK
HICO
HILLSBORO
HOLLAND
HOLLIDAY
HOWE
HUBBARD
HUTCHINS
HUTTO
IMPACT
IREDELL
ITALY
ITASCA
JEWETT
JOSEPHINE
JOSHUA
KERENS
KNOLLWOOD
KNOX CITY
KOSSE
KURTEN
LACY-LAKEVIEW
LADONIA
LAKE DALLAS
LAKEPORT
LAMPASAS
LANCASTER
LAVON
LAWN
LEANDER
LEONA
LEONARD
LEXINGTON
LINDSAY
LIPAN
LITTLE RIVER ACADEMY
LLANO
LOMETA
LONE OAK
LONGVIEW
LORAINE
LOTT
LUEDERS
MABANK
MALONE
MANOR
MARBLE FALLS
MARLIN
MART
MAYPEARL
MCGREGOR
MCLENDON-CHISHOLM
MEGARGEL
MERIDIAN
MERKEL
MEXIA
MIDWAY
MILES
MILFORD
MILLSAP
MOBILE CITY
MOODY
MORAN
MORGAN
MUENSTER
MUNDAY
MURCHISON
NEVADA
NEW CHAPEL HILL
NEWCASTLE
NOLANVILLE
NORMANGEE
NOVICE
OAK POINT
OAKWOOD
O'BRIEN CO-OP GIN
OGLESBY
OLNEY
PALMER
PARADISE
PECAN GAP
PENELOPE
PFLUGERVILLE
PILOT POINT
PLEASANT VALLEY
POINT
POST OAK BEND
POWELL
POYNOR
PRINCETON
PUTNAM
QUANAH
QUINLAN
RANGER
RAVENNA
RENO (LAMAR COUNTY)
RETREAT
RICE
RIESEL
RIO VISTA
ROBERT LEE
ROBY
ROCHESTER
ROCKDALE
ROGERS
ROSEBUD
ROSS
ROTAN
ROUND ROCK
ROXTON
RULE
RUNAWAY BAY
SADLER
SAINT JO
SAN ANGELO
SAN SABA
SANCTUARY
SANGER
SANTA ANNA
SAVOY
SCURRY
SEYMOUR
SHADY SHORES
SOMERVILLE
SOUTH MOUNTAIN
SOUTHMAYD
STAR HARBOR
STOCKTON BEND
STRAWN
STREETMAN
SUN VALLEY
SUNNYVALE
TALTY
TAYLOR
TEAGUE
TEHUACANA
THORNDALE
THORNTON
THRALL
THROCKMORTON
TIOGA
TOCO

RATE SCHEDULE:	I- INDUSTRIAL SALES
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018 | PAGE: 19

Cities with Rate Effective 4/01/2018 (Continued)

TOM BEAN
TRENT
TRENTON
TRINIDAD
TROY
TUSCOLA
TYE
VALLEY MILLS
VALLEY VIEW
VAN ALSTYNE
WALNUT SPRINGS
WEINERT
WEST
WESTWORTH VILLAGE
WHITEHOUSE
WHITEWRIGHT
WHITNEY
WILMER
WINDOM
WINTERS
WIXON VALLEY
WOLFE CITY
WORTHAM
YANTIS

MID-TEX DIVISION **RRC Tariff No:**
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T - TRANSPORTATION**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018** | **PAGE: 16**

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 784.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.3312 per MMBtu
Next 3,500 MMBtu	$ 0.2425 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0520 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	**T- TRANSPORTATION**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018** J **PAGE: 17**

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliver ies, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts* Gas *Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts* Gas *Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	T - TRANSPORTATION
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018 | PAGE: 18

Exhibit A

The rates were effective for the following Cities on **3/15/2018:**

ABILENE
ADDISON
ALBANY
ALLEN
ALVARADO
ANGUS
ANNA
ARGYLE
ARLINGTON
AUBREY
AZLE
BEDFORD
BELLMEAD
BENBROOK
BEVERLY HILLS
BLOSSOM
BLUE RIDGE
BOWIE
BOYD
BRIDGEPORT
BROWNWOOD
BUFFALO
BURKBURNETT
BURLESON
CADDO MILLS
CANTON
CARROLLTON
CEDAR HILL
CELESTE
CELINA
CENTERVILLE
CISCO
CLARKSVILLE
CLEBURNE
CLYDE
COLLEGE STATION
COLLEYVILLE
COLORADO CITY
COMANCHE
COOLIDGE
COPPELL
CORINTH
CRANDALL
CROWLEY
DALWORTHINGTON GARDENS
DENISON
DENTON
DESOTO
DRAPER AKA CORRAL CITY
DUNCANVILLE
EASTLAND
EDGECLIFF VILLAGE
EMORY
ENNIS
EULESS
EVERMAN
FAIRVIEW
FARMERS BRANCH
FARMERSVILLE
FATE
FLOWER MOUND
FOREST HILL
FORNEY
FORT WORTH
FRISCO
FROST
GAINSVILLE
GARLAND
GARRETT
GRAND PARAIRIE
GRAPEVINE
GUNTER
HALTOM CITY
HARKER HEIGHTS
HASKELL
HASLET
HEWITT
HIGHLAND PARK
HIGHLAND VILLAGE
HONEY GROVE
HURST
IOWA PARK
IRVING
JUSTIN
KAUFMAN
KEENE
KELLER
KEMP
KENNEDALE
KERRVILLE
KILLEEN
KRUM
LAKE WORTH
LAKESIDE
LEWISVILLE
LINCOLN PARK (ANNEXED WITH LITTLE ELM)
LITTLE ELM
LORENA
MADISONVILLE
MALAKOFF
MANSFIELD
MCKINNEY
MELISSA
MESQUITE
MIDLOTHIAN
MURPHY
NEWARK
NOCONA
NORTH RICHLAND HILLS
NORTHLAKE
OAK LEAF
OVILLA
PALESTINE
PANTEGO
PARIS
PARKER
PECAN HILL
PETROLIA
PLANO
PONDER
POTTSBORO
PROSPER
QUITMAN
RED OAK
RENO (PARKER COUNTY)
RHOME
RICHARDSON
RICHLAND
RICHLAND HILLS
RIVER OAKS
ROANOKE
ROBINSON
ROCKWALL
ROSCOE
ROWLETT

RATE SCHEDULE:	**T- TRANSPORTATION**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2018** | **PAGE: 19**

Cities with Rate Effective 3/15/2018 (Continued)

ROYSE CITY
SACHSE
SAGINAW
SANSOM PARK
SEAGOVILLE
SHERMAN
SNYDER
SOUTHLAKE
SPRINGTOWN
STAMFORD
STEPHENVILLE
SULPHUR SPRINGS
SWEETWATER
TEMPLE
TERRELL
THE COLONY
TROPHY CLUB
TYLER
UNIVERSITY PARK
VENUS
VERNON
WACO
WATAUGA
WAXAHACHIE
WESTLAKE
WESTOVER HILLS
WHITE SETTLEMENT
WHITESBORO
WICHITA FALLS
WOODWAY
WYLIE

The rates were effective for the following Cities on **4/01/2018:**

ABBOTT
ALBA
ALMA
ALVORD
ANNONA
ANSON
ARCHER CITY
ATHENS
AURORA
AUSTIN
AVERY
BAIRD
BALCH SPRINGS
BALLINGER
BANDERA
BANGS
BARDWELL
BARRY
BARTLETT
BARTONVILLE
BELLEVUE
BELLS
BELTON
BENJAMIN
BERTRAM
BLACKWELL
BLANKET
BLOOMING GROVE
BLUE MOUND
BLUM
BOGATA
BONHAM
BREMOND
BRONTE
BROWNSBORO
BRUCEVILLE-EDDY
BRYAN
BUCKHOLTS
BUFFALO GAP
BURNET
BYERS
CALDWELL
CALVERT
CAMERON
CAMPBELL
CARBON
CASHION COMMUNITY
CEDAR PARK
CHANDLER
CHICO
CHILDRESS
CHILLICOTHE
CLIFTON
COCKRELL HILL
COLEMAN
COLLINSVILLE
COMMERCE
COMO
COOPER
COPPER CANYON
COPPERAS COVE
CORSICANA
COVINGTON
COYOTE FLATS
CRAWFORD
CROSS ROADS
CUMBY
DAWSON
DECATUR
DELEON
DEPORT
DETROIT
DODD CITY
DOUBLE OAK
DUBLIN
EARLY
ECTOR
EDOM
ELECTRA
EMHOUSE
EUSTACE
EVANT
FAIRFIELD
FERRIS
FRANKLIN
FRANKSTON
FREDERICKSBURG
GATESVILLE
GEORGETOWN
GLEN ROSE
GLENN HEIGHTS
GODLEY
GOLDTHWAITE
GOODLOW
GORDON
GOREE
GORMAN
GRANBURY
GRANDVIEW
GRANGER
GREENVILLE
GROESBECK
GUSTINE
HAMLIN
HAMILTON

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	T-TRANSPORTATION
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018 | PAGE: 20

Cities with Rate Effective 4/01/2018 (Continued)

HAWLEY
HEARNE
HEATH
HEBRON
HENRIETTA
HICKORY CREEK
HICO
HILLSBORO
HOLLAND
HOLLIDAY
HOWE
HUBBARD
HUTCHINS
HUTTO
IMPACT
IREDELL
ITALY
ITASCA
JEWETT
JOSEPHINE
JOSHUA
KERENS
KNOLLWOOD
KNOX CITY
KOSSE
KURTEN
LACY-LAKEVIEW
LADONIA
LAKE DALLAS
LAKEPORT
LAMPASAS
LANCASTER
LAVON
LAWN
LEANDER
LEONA
LEONARD
LEXINGTON
LINDSAY
LIPAN
LITTLE RIVER ACADEMY
LLANO
LOMETA
LONE OAK
LONGVIEW
LORAINE
LOTT
LUEDERS
MABANK
MALONE
MANOR
MARBLE FALLS
MARLIN
MART
MAYPEARL
MCGREGOR
MCLENDON-CHISHOLM
MEGARGEL
MERIDIAN
MERKEL
MEXIA
MIDWAY
MILES
MILFORD
MILLSAP
MOBILE CITY
MOODY
MORAN
MORGAN
MUENSTER
MUNDAY
MURCHISON
NEVADA
NEW CHAPEL HILL
NEWCASTLE
NOLANVILLE
NORMANGEE
NOVICE
OAK POINT
OAKWOOD
O'BRIEN CO-OP GIN
OGLESBY
OLNEY
PALMER
PARADISE
PECAN GAP
PENELOPE
PFLUGERVILLE
PILOT POINT
PLEASANT VALLEY
POINT
POST OAK BEND
POWELL
POYNOR
PRINCETON
PUTNAM
QUANAH
QUINLAN
RANGER
RAVENNA
RENO (LAMAR COUNTY)
RETREAT
RICE
RIESEL
RIO VISTA
ROBERT LEE
ROBY
ROCHESTER
ROCKDALE
ROGERS
ROSEBUD
ROSS
ROTAN
ROUND ROCK
ROXTON
RULE
RUNAWAY BAY
SADLER
SAINT JO
SAN ANGELO
SAN SABA
SANCTUARY
SANGER
SANTA ANNA
SAVOY
SCURRY
SEYMOUR
SHADY SHORES
SOMERVILLE
SOUTH MOUNTAIN
SOUTHMAYD
STAR HARBOR
STOCKTON BEND
STRAWN
STREETMAN
SUN VALLEY
SUNNYVALE
TALTY
TAYLOR
TEAGUE
TEHUACANA
THORNDALE
THORNTON
THRALL
THROCKMORTON
TIOGA
TOCO

RATE SCHEDULE:	T - TRANSPORTATION
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2018 | PAGE: 21

Cities with Rate Effective 4/01/2018 (Continued)

TOM BEAN	VALLEY VIEW	WHITNEY
TRENT	VAN ALSTYNE	WILMER
TRENTON	WALNUT SPRINGS	WINDOM
TRINIDAD	WEINERT	WINTERS
TROY	WEST	WIXON VALLEY
TUSCOLA	WESTWORTH VILLAGE	WOLFE CITY
TYE	WHITEHOUSE	WORTHAM
VALLEY MILLS	WHITEWRIGHT	YANTIS

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA- WEATHER NORMALIZATION ADJUSTMENT**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**
EFFECTIVE DATE:	**Bills Rendered on or after 11/01/2018** | **PAGE:**

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAFi = R_i \frac{(HSFi \times (NOD-ADD))}{(Bli + (HSFi \times ADD))}$$

Where

= any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

WNAFi = Weather Normalization Adjustment Factor for the ith rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the ith schedule or classification.

HSFi = heat sensitive factor for the ith schedule or classification divided by the average bill count in that class

NOD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

Bli = base load sales for the ith schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

WNAi= WNAFi x qj

Where qij is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA- WEATHER NORMALIZATION ADJUSTMENT**
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**
EFFECTIVE DATE:	**Bills Rendered on or after 11/01/2018** | **PAGE:**

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.77	0.1201	99.33	0.5737
Austin	10.38	0.1493	201.46	0.8942
Dallas	13.17	0.2062	183.71	1.0046
Waco	9.26	0.1323	124.57	0.6398
Wichita Falls	11.62	0.1278	114.97	0.5226

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B

Pensions and Retiree Medical Benefits

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2017

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
	Fiscal Year 2018 Willis Towers Watson Report, as adjusted	$ 4,082,906	$ 2,703,898	$ 6,964,307	$ 188,360	$ 3,724,168	
2	Allocation to Mid-Tex	43.55%	43.55%	71.24%	100.00%	71.24%	
3	Fiscal Year 2018 Actuarially Determined Benefit Costs (Ln 1 x Ln 2)	$ 1,778,092	$ 1,177,539	$ 4,961,241	$ 188,360	$ 2,653,027	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Fiscal Year 2018 Willis Towers Watson Benefit Costs To Approve (Excluding Removed Cost Centers) (Ln 3 x Ln 4)	$ 1,778,092	$ 1,177,539	$ 4,961,241	$ 188,360	$ 2,653,027	$ 10,758,260
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	80.15%	80.15%	40.05%	19.03%	40.05%	
11							
12							
13	Total Pension Account Plan	$ 1,425,108		$ 1,987,133			$ 3,412,241
14	Total Post-Employment Benefit Pl n		$ 943,775			$ 1,062,621	2,006,396
15	Total Supplemental Executive Benefit Plan				$ 35,837		35,837
16	Total (Ln 13 + Ln 14 + Ln 15)	$ 1,425,108	$ 943,775	$ 1,987,133	$ 35,837	$ 1,062,621	$ 5,454,474
17							
18	Note:						
19	1. Mid-Tex is proposing that the fiscal year 2018 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the						
20	benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The Company is requesting that the benchmark amount approved by the						
21	RRM Cities for future periods include only the expense amount. The amount attributable to capital would continue to be recorded to utility plant through the overhead						
22	process as described in the CAM.						

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Exhibit C

Amortization of Regulatory Liability

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31,2017
AMORTIZATION OF REGULATORY LIABILITY

Line No.	Year Ended Dec. 31	Beginning of Year Rate Base Adjustment Amount	Annual Amortization (1)	End of Year Rate Base Adjustment Amount	Balance as of December 31, 2017
	(a)	(b)	(c)	(d)	(e)
1	2017			$ 289,813,479	$ 289,813,479
2	2018	$ 289,813,479	$ 12,075,562	277,737,918	
3	2019	277,737,918	12,075,562	265,662,356	
4	2020	265,662,356	12,075,562	253,586,795	
5	2021	253,586,795	12,075,562	241,511,233	
6	2022	241,511,233	12,075,562	229,435,671	
7	2023	229,435,671	12,075,562	217,360,110	
8	2024	217,360,110	12,075,562	205,284,548	
9	2025	205,284,548	12,075,562	193,208,986	
10	2026	193,208,986	12,075,562	181,133,425	
11	2027	181,133,425	12,075,562	169,057,863	
12	2028	169,057,863	12,075,562	156,982,301	
13	2029	156,982,301	12,075,562	144,906,740	
14	2030	144,906,740	12,075,562	132,831,178	
15	2031	132,831,178	12,075,562	120,755,616	
16	2032	120,755,616	12,075,562	108,680,055	
17	2033	108,680,055	12,075,562	96,604,493	
18	2034	96,604,493	12,075,562	84,528,932	
19	2035	84,528,932	12,075,562	72,453,370	
20	2036	72,453,370	12,075,562	60,377,808	
21	2037	60,377,808	12,075,562	48,302,247	
22	2038	48,302,247	12,075,562	36,226,685	
23	2039	36,226,685	12,075,562	24,151,123	
24	2040	24,151,123	12,075,562	12,075,562	
25	2041	12,075,562	12,075,562	(0)	
26					
27	Note:				
28	1. The annual amortization of a 24 year recovery period is based on the				
29	Reverse South Georgia Method.				

18-0084Z

TITLE:	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong economy by facilitating a balance between industrial, commercial residential and open space)

MEETING DATE: September 18, 2018

DEPARTMENT: Planning

CONTACT: Jennifer Arnold, AICP, Interim Director of Planning
Samantha Pickett, AICP, Planning Manager
Melissa Spriegel, AICP, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The subject property shall develop in accordance with Section 146-113 (“C3” - Regional Commercial District), and Section 146-101 (“CC” - Corridor Commercial Overlay District) of the Zoning Ordinance, and as amended, except as follows:

    a. Hotel/motel uses on Lot 13 shall generally develop as shown on the attached Site Layout.

    b. Hotel/motel uses shall not be permitted on Lots 7, 8, 9, 10, 11, 12, or 14 as shown on the attached Site Layout.

    c. All buildings on the subject property shall be restricted to a maximum height of 55 feet.

    d. Any plats submitted for development of the subject property shall

generally conform to the attached Site Layout.

APPLICATION SUBMITTAL DATE: July 10, 2018 (Original Application)
August 7, 2018 (Revised Submittal)
August 10, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 42.07 acres of land from “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District to “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District, generally to modify the development standards.

ZONING:

Location	**Zoning District (Permitted Land Uses)**	**Existing Land Use**
Subject Property	“PD” - Planned Development District Ordinance No. 2018-05-042 (Commercial Uses) and “CC” - Corridor Commercial Overlay District	Undeveloped Land
North	“C2” - Local Commercial District (Commercial Uses), “SUP” - Ordinance No. 2016-11-087 (Motor Vehicle Fuel Sales Facility) and “CC” - Corridor Commercial Overlay District	380 Crossing at Headington Heights and Costco
South	“AG” - Agricultural District (Agricultural Uses) and “PD” - Planned Development District Ordinance No. 93 -04-05 (Office and Light Manufacturing Uses)	Undeveloped Land
East	“PD” - Planned Development District Ordinance No. 1281 (Office and Light Manufacturing Uses) and “CC” - Corridor Commercial Overlay District	Raytheon
West	“C2” - Local Commercial District (Commercial Uses), “PD” - Planned Development District Ordinance No. 1883 (Office and Light Manufacturing Uses) and “CC” - Corridor Commercial Overlay District	Cockrill Middle School and 380 Commons at Headington Heights

PROPOSED ZONING: The applicant is requesting to rezone the subject property, generally to modify the development standards. The property was rezoned in May of 2018 for commercial uses with additional regulations for hotel/motel uses, lot layout, and height limitations. Due to the restrictive nature of the regulations, the applicant is

requesting to rezone to modify the language to allow for some flexibility in the development standards. While the proposed standards still maintain the same regulations (hotel on Lot 13, no hotels on lots 7-12, height limit of 55' and a plat in conformance with the layout), the language changes allow for some modifications to be made at the Staff level, such as the exact layout of the hotel and lot lines, so long as it generally conforms to the exhibit shown.

Given the proposed changes are minor in nature and remain consistent with the nearby commercial development, Staff is of the professional opinion that the proposed rezoning request is appropriate for the subject property. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for office uses. The FLUP modules diagram designates the subject property as Office Park within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Economic Development Vitality for a Sustainable and Affordable Community" through the stated objective of the Comprehensive Plan, a "balanced development pattern" and "balanced commercial development along major highway corridors".

- Impact on Infrastructure: The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.

- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for commercial, office, and light manufacturing uses. The proposed rezoning request should remain compatible with the surrounding properties.

- Land Use and Tax Base Summary: Module 16 is currently comprised of approximately 12% residential uses and 88% non-residential uses (including agricultural and institutional uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 16 are comprised of approximately 23% from residential uses and 77% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 16 are comprised of approximately 77.4% ad valorem taxes

and 22.6% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

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

BOARD OR COMMISSION RECOMMENDATION: On August 28, 2018 the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

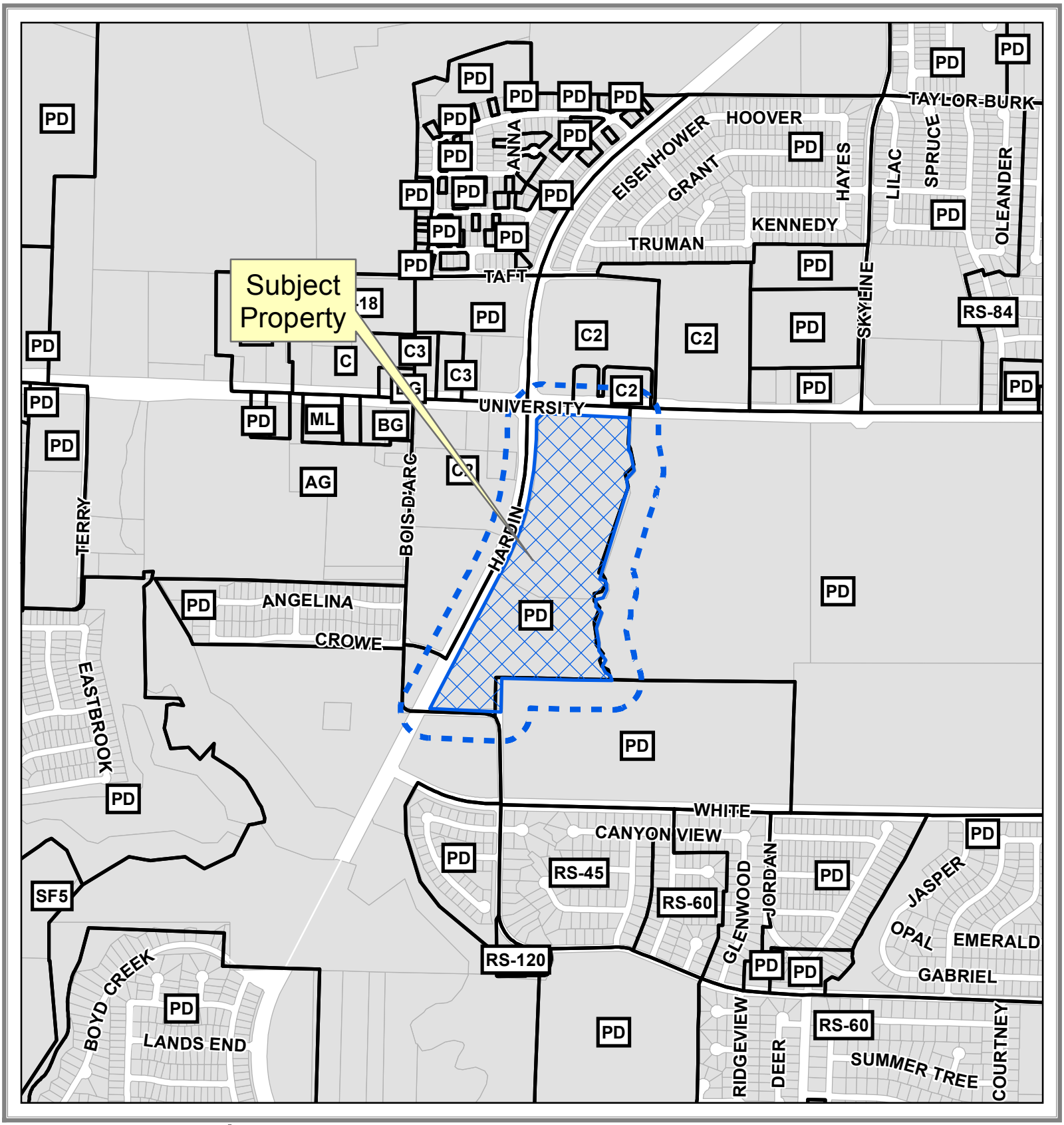
PZ Minutes 08.28.pdf
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Land Use and Tax Base Summary
Ex. PD Ord. No. 2018-05-042
Prop. Ordinance
Prop. Exhibits A-D
Presentation

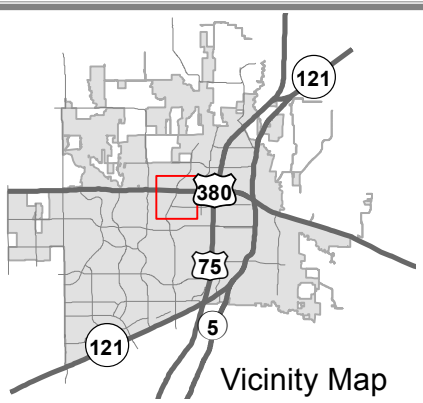
Planning and Zoning Commission Meeting Minutes of August 28, 2018:

18-0084Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Hardin Boulevard. Ms. Melissa Spriegel, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone approximately 42.07 acres of land, generally to modify the development standards. Ms. Spriegel stated that the property was rezoned in May 2018 for commercial uses with additional regulations for hotel/motel uses, lot layout, and height limitations. She stated that the proposed standards still maintain those same regulations; however, allow for some modifications to be made at the Staff level. Ms. Spriegel stated that given that the changes are minor in nature and remain consistent with the nearby commercial development, Staff is of the professional opinion that the proposed rezoning request is appropriate for the subject property. She stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Smith asked if Staff is requesting leeway in where the proposed building would be located on lot 13. Ms.

Spriegel said yes. She stated that the current “PD – Planned Development district calls out for the proposed development to be developed exactly as shown on the included layout. Ms. Spriegel stated that the proposed changes would allow the footprint of the building to shift on the lot and possibly slight changes to the parking for the site; however, the proposed building would still be developed on lot 13. Commission Member Smith asked if the request was due to the applicant getting further along in the project and realizing that they definitely needed to shift the location of the building on the lot. Ms. Spriegel stated that she believed that was correct; however, she would defer the question to the applicant. Commission Member Smith asked if the distance of the proposed hotel building from the nearby school would remain the same as currently approved. Ms. Spriegel stated that the original “PD” – Planned Development district did not specify a distance from the school. Ms. Jennifer Arnold, Interim Director of Planning for the City of McKinney, stated that it was her understanding that they were proposing to move the hotel building further away from the school. She stated that Staff would defer to the applicant on this question. Ms. Arnold stated that the way the hotel would be oriented on lot 13 would not change. Vice-Chairman Mantzey asked if the proposed rezoning was a result of City Council’s additions to the zoning from when the approved request for this site was presented to them. Ms. Spriegel said yes, that the applicant is requesting changes to the additional provisions that were

added at the City Council level. Mr. Jonathan Kerby, Kimley-Horn & Associates, Inc., 260 East Davis Street, McKinney, TX, concurred with the Staff report and offered to answer questions. He stated that the hotel would be moved approximately 95 feet northeast from the location on the current approved layout. Chairman Cox opened the public hearing and called for comments. There were none. Commission Member Smith stated that she was excited to see this project come to fruition. On a motion by Commission Member Smith, seconded by Commission Member McReynolds, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff. Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on September 18, 2018.





Vicinity Map

Property Owner Notification Map

18-0084Z

N

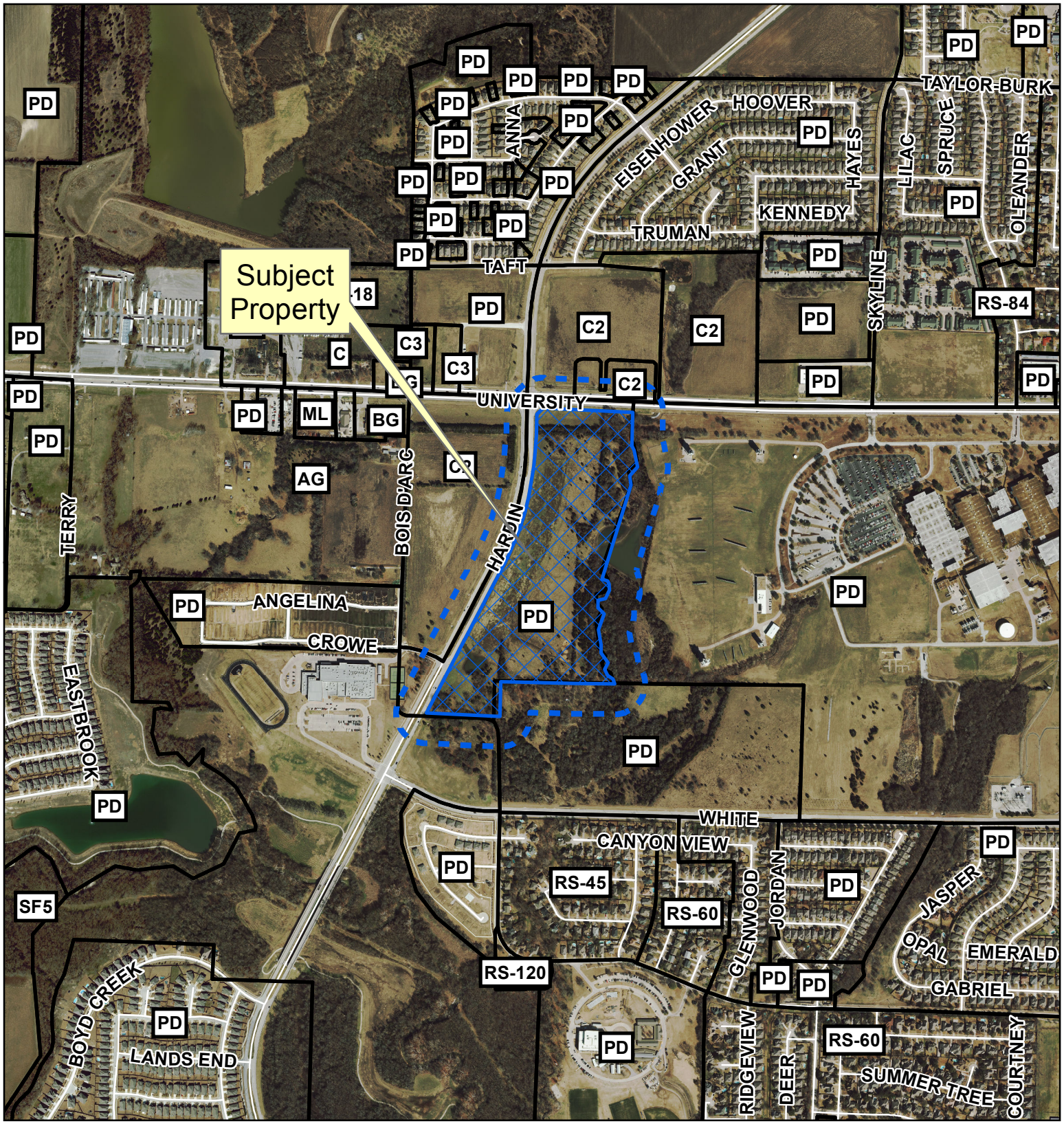
0 500 1,000 Feet

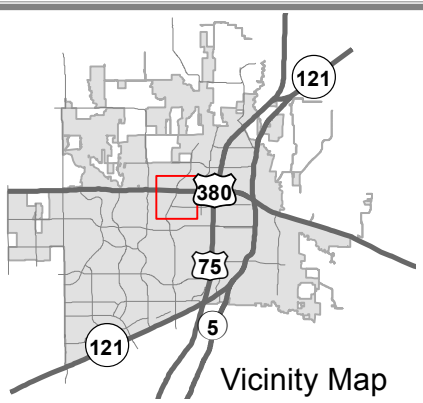
1 in = 984 ft

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

McKINNEY TEXAS Unique by nature.

Document Path: Y:\Planning\Location Maps\PlanningMapTemplate.mxd





Vicinity Map

Property Owner Notification Map

18-0084Z

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McKINNEY TEXAS Unique by nature.

Document Path: Y:\Planning\Location Maps\PlanningMapTemplate.mxd

Kimley»Horn

August 9, 2018

Ms. Kathy Wright
City of McKinney
Planning Department
221 N. Tennessee
McKinney, Texas 75069

RE: ***Rezoning Submittal – McKinney 380 Town Centre***
±42.07 Acres
City of McKinney, Texas

Dear Ms. Wright:

Kimley-Horn and Associates, Inc. respectfully submits the rezoning request for the City of McKinney's review. The subject property is approximately 42.07 acres located at the southeast corner of US 380 and Hardin Boulevard, bordered by an existing creek to the east and undeveloped land to the south.

The proposed site is three tracts of land called "Tract I", "Tract II" currently owned by McKinney SH II, LTD, and a 1.48 acre tract currently owned by Gloria's McKinney Property LLC.

With this letter and the attached submittal, we request the subject tract be rezoned from PD Ordinance No. 2018-05-042 to a new PD. In Ordinance No. 2018-05-042, we request Section 2, no. 1 read, "Hotel/motels uses on Lot 13 shall *generally* develop as shown on the attached Site Layout – Exhibit D," and that Section 2, no. 4 read, "Any plats submitted for the subject property shall *generally* conform to the attached Site Layout – Exhibit D." Section 2, no. 2 and 3 will remain as is in PD Ordinance. We also request a revised Exhibit D be attached to the PD which moves the hotel building approximately 95 feet further northeast, and decreases the size of Lot 13. These modifications will allow for general flexibility in the lot lines and site layout of the development which will allow for accommodation of various tenants and developer requirements.

If you have any questions regarding the rezoning submittal package, please contact me at (972) 770-1370 or jonathan.kerby@kimley-horn.com.

Sincerely,

Jonathan Kerby, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.

Attachments:

- Rezoning Application
- Zoning Exhibit
- Concept Plan Exhibit

CITY OF MCKINNEY
COMPREHENSIVE PLAN
FUTURE LAND USE PLAN

The Future Land Use Plan serves as a guide for future development and represents policy and generalized land uses proposed for the City of McKinney. This Future Land Use Plan is composed of Land Use Modules. The Modules are groupings of several different land use categories combined with recommended percentages, working to achieve a holistic goal for a specific area of the community.
THIS IS NOT A ZONING MAP.

* Original Adoption 03-22-2004 (Ordinance No. 2004-03-035)

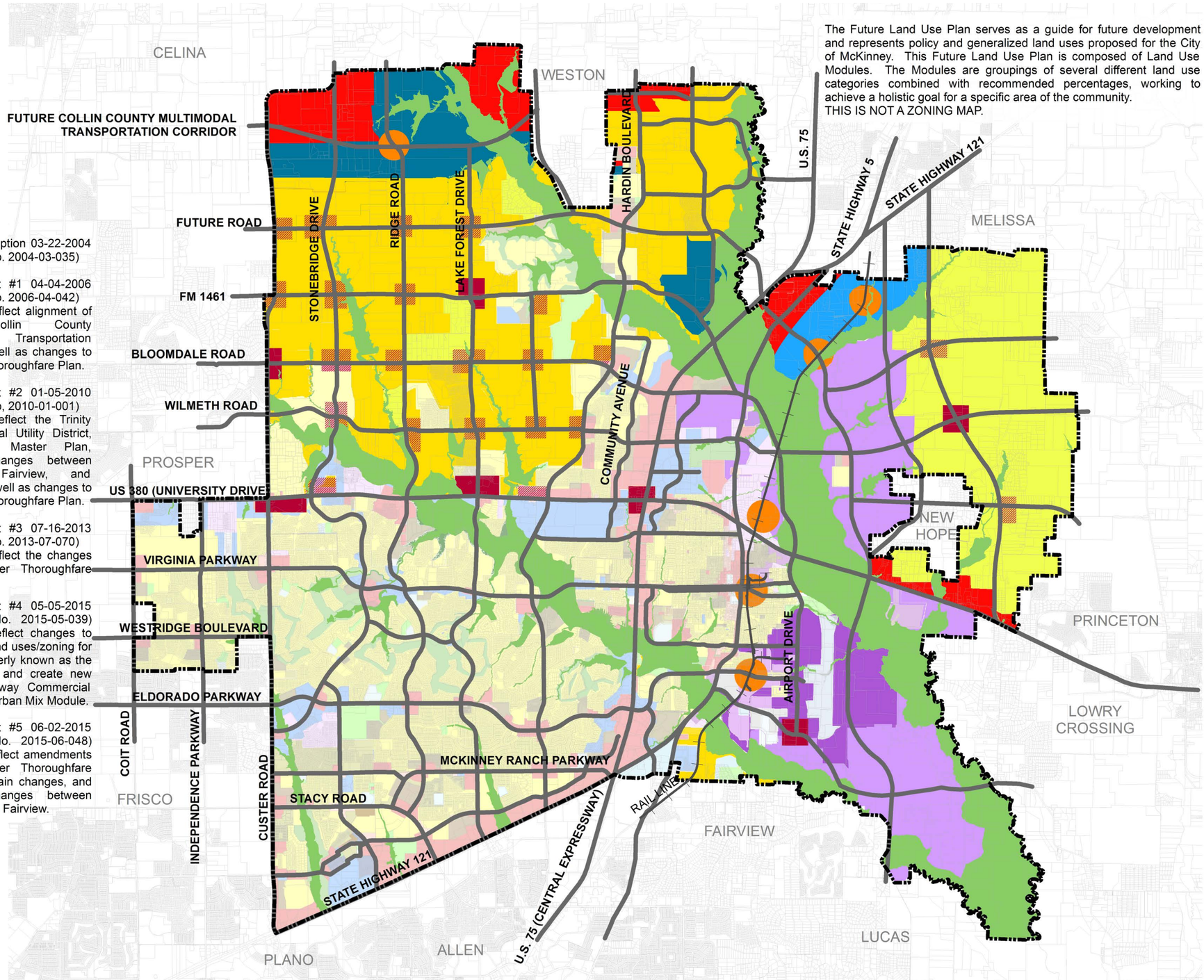
* Amendment #1 04-04-2006 (Ordinance No. 2006-04-042) Revised to reflect alignment of Future Collin County Multimodal Transportation Corridor as well as changes to the Master Thoroughfare Plan.

* Amendment #2 01-05-2010 (Ordinance No, 2010-01-001) Revised to reflect the Trinity Falls Municipal Utility District, the Airport Master Plan, boundary changes between McKinney, Fairview, and Princeton as well as changes to the Master Thoroughfare Plan.

* Amendment #3 07-16-2013 (Ordinance No. 2013-07-070) Revised to reflect the changes to the Master Thoroughfare Plan.

* Amendment #4 05-05-2015 (Ordinance No. 2015-05-039) Revised to reflect changes to anticipated land uses/zoning for the area formerly known as the REC Module and create new modules: Tollway Commercial Module and Urban Mix Module.

* Amendment #5 06-02-2015 (Ordinance No. 2015-06-048) Revised to reflect amendments to the Master Thoroughfare Plan , floodplain changes, and boundary changes between McKinney and Fairview.



Legend

- Existing and Future Thoroughfares
- Extraterritorial Jurisdiction (ETJ)
- Rail Line
- Floodplain

FUTURE LAND USE MODULES

- Estate Mix
- Suburban Mix
- Urban Mix
- Town Center
- Transit Village (1/4 mile radius)
- Community Village
- Regional Commercial
- Tollway Commercial
- Regional Employment
- Office Park
- Industrial
- Airport Industrial
- Potential Commercial within the Residential Module (Based on Locational Criteria)

ANTICIPATED LAND USES / ZONING

- Floodplain
- Golf Course
- Parks/Open Space
- Government/Schools
- Airport
- Heavy Manufacturing
- Light Manufacturing
- Commercial Historic
- Commercial
- Neighborhood Business
- Mixed Use
- Office
- Residential/Low Density
- Residential/Medium Density
- Residential/High Density
- Residential/Urban High Density

Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.4

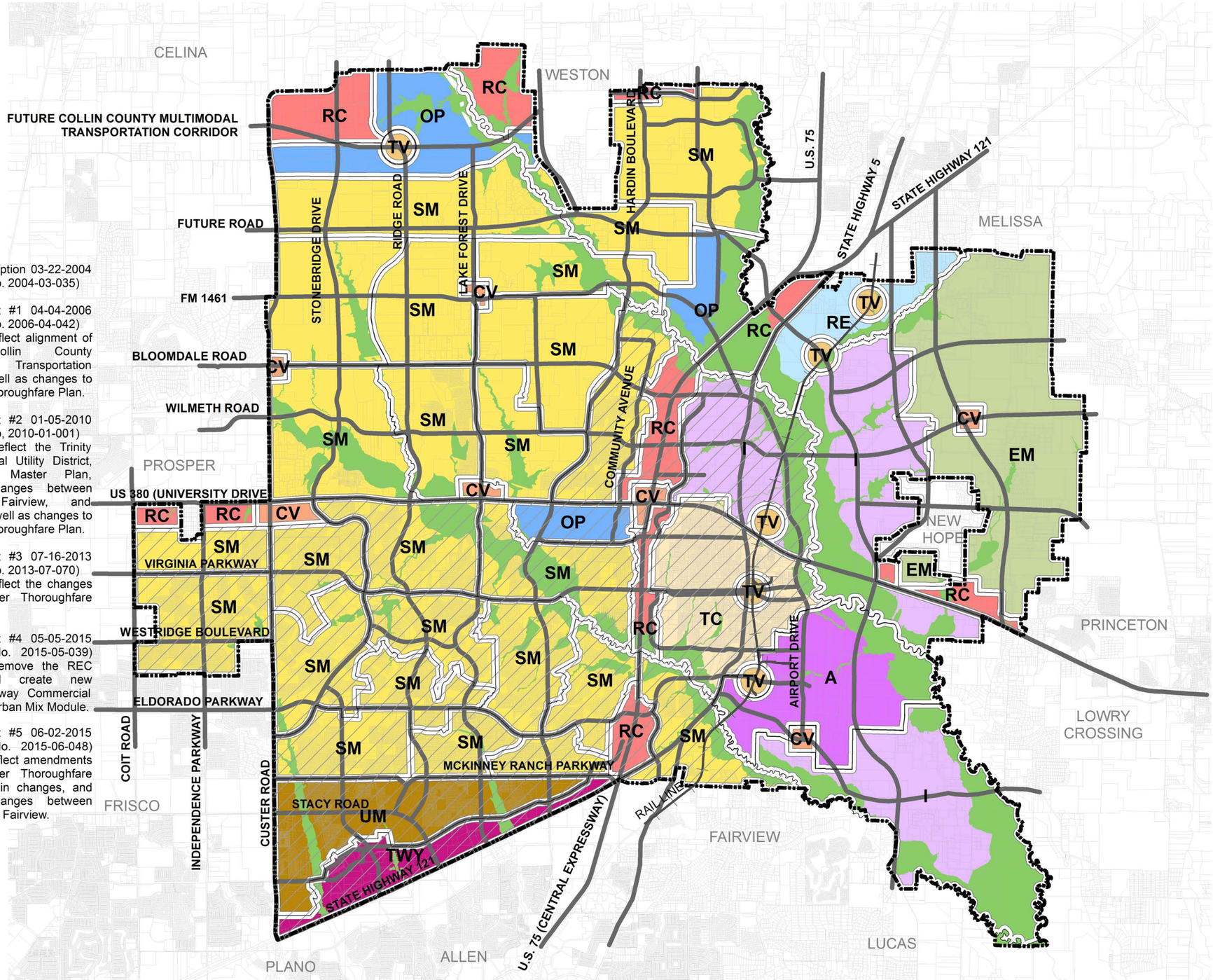
0 1 2 Miles

100 Acres

1 Square Mile

CITY OF MCKINNEY
COMPREHENSIVE PLAN

FUTURE LAND USE PLAN MODULE DIAGRAM



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* Amendment #2 01-05-2010 (Ordinance No, 2010-01-001) Revised to reflect the Trinity Falls Municipal Utility District, the Airport Master Plan, boundary changes between McKinney, Fairview, and Princeton as well as changes to the Master Thoroughfare Plan.

* Amendment #3 07-16-2013 (Ordinance No. 2013-07-070) Revised to reflect the changes to the Master Thoroughfare Plan.

* Amendment #4 05-05-2015 (Ordinance No. 2015-05-039) Revised to remove the REC Module and create new modules: Tollway Commercial Module and Urban Mix Module.

* Amendment #5 06-02-2015 (Ordinance No. 2015-06-048) Revised to reflect amendments to the Master Thoroughfare Plan, floodplain changes, and boundary changes between McKinney and Fairview.

Legend

- Rail Line
- Existing and Future Thoroughfares
- Floodplain
- Extraterritorial Jurisdiction (ETJ)

FUTURE LAND USE MODULES

- EM Estate Mix
- SM Suburban Mix
- UM Urban Mix
- TC Town Center
- TV Transit Village
- CV Community Village
- RC Regional Commercial
- TWY Tollway Commercial
- RE Regional Employment
- OP Office Park
- I Industrial
- AI Airport Industrial

MODULE TYPE

- Existing Modules
- Future Modules

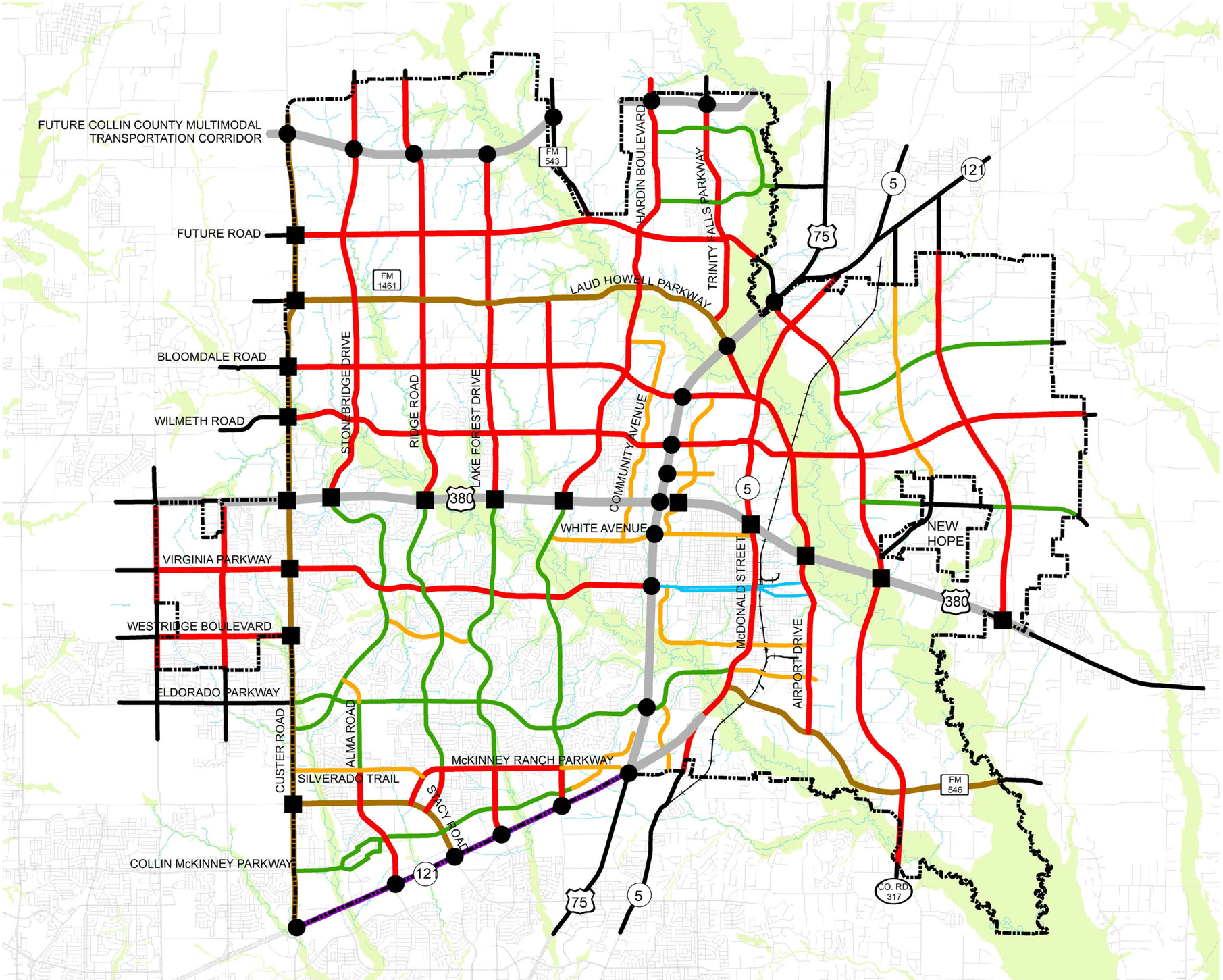
Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.5

Miles: 0, 1, 2

100 Acres

1 Square Mile



CITY OF MCKINNEY

COMPREHENSIVE PLAN

MASTER THOROUGHFARE PLAN

- High Capacity at Grade Intersections
- Grade Separated Intersections
- Extraterritorial Jurisdiction (ETJ)
- Rail Line
- Floodplain

Roadway Classifications

- Major Regional Highway / Multi-Modal
- Tollway
- Principal Arterial: (P6D - 130'-150' ROW, 6 lanes)
- Major Arterial: (M6D - 120' ROW, 6 lanes)
- Minor Arterial: (M4D,M5U,M4U,M3U)
- Greenway Arterial: (G4D - 120' ROW, 4 lanes)
- Town Thoroughfare
- Road By Others

* Original Adoption (Ordinance No. 2004-03-035)
* Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.
* Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.
* Amendment #3 (Ordinance No. 2012-11-160) Revised to reflect new Custer Rd. /Wilmeth Rd. Alignment.
* Amendment #4 (Ordinance No. 2013-07-070) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, Custer Rd. north of U.S. 380, Stonebridge Dr. north of U.S. 380, Hardin Blvd. north of U.S. 380, FM 546, and assorted roadway classification changes.
* Amendment #5 (Ordinance No. 2015-06-048) Revised to reflect actual alignment of recently built roads, changes to the Ridge Rd., Lake Forest Dr. and Laud Howell Pkwy. alignments, assorted roadway classification changes, boundary changes between McKinney and Fairview, and floodplain changes.

Source: City of McKinney GIS Department Data

2 June 2015

FIGURE 8.3

0 1 2 Miles

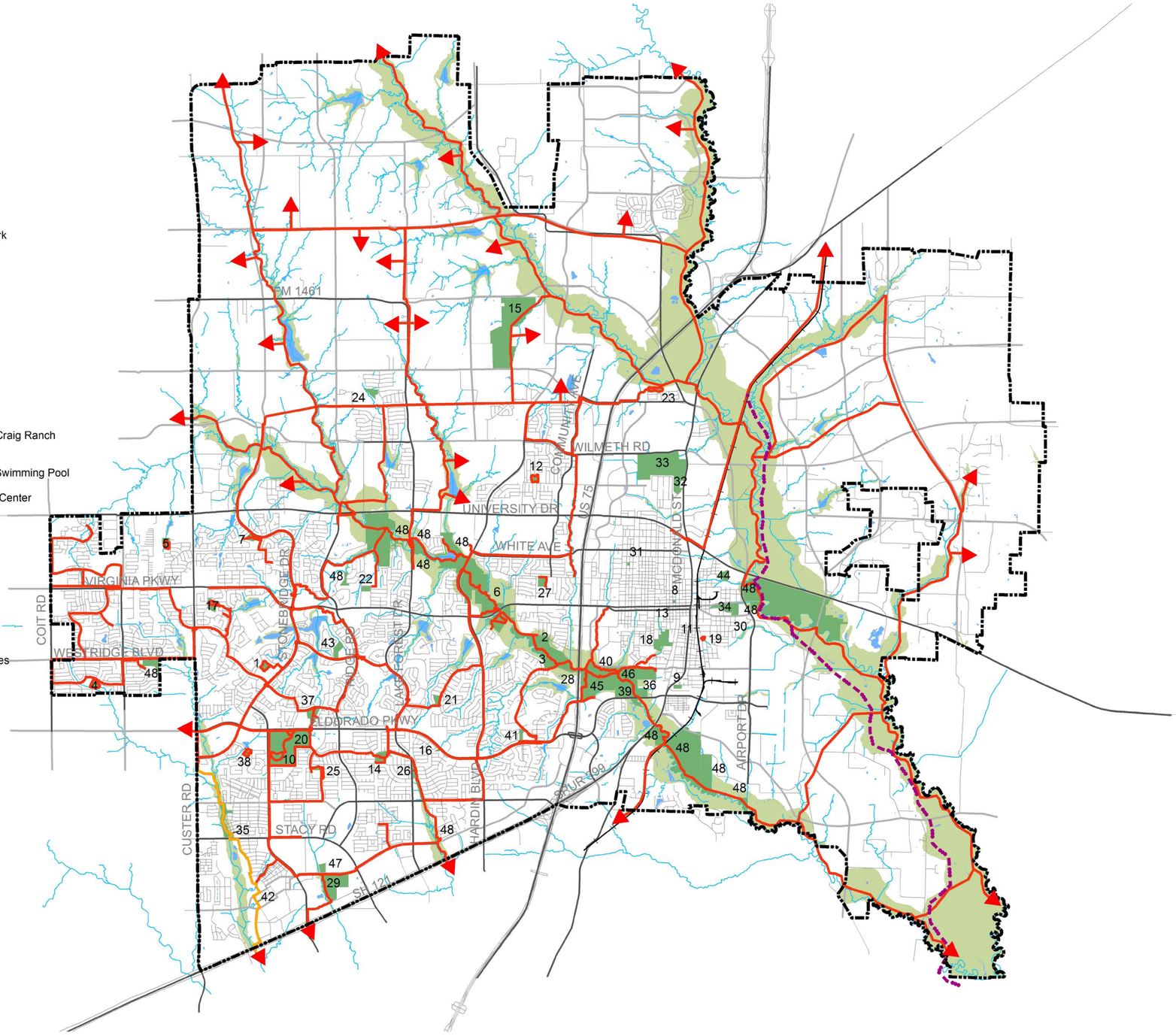
100 Acres

1 Square Mile

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accomodate floodplain areas and to meet sound engineering and urban planning principles. The roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.

PARKS AND FACILITIES

1. A. Hardy Eubanks, Jr. Park
2. Al Ruschhaupt Soccer Complex
3. Alex Clark Disc Golf Course
4. Ash Woods Park
5. Aviator Park
6. Bonnie Wenk Park
7. Carey Cox Memorial Park
8. Central Park
9. Cottonwood Park
10. The Courts at Gabe Nesbitt
11. Day Labor Plaza
12. Dr. Charles B. McKissick Park
13. Dr. Glenn Mitchell Memorial Park
14. E.A. Randles Park
15. Erwin Park
16. Ezra Lee (Tinker) Taylor Park
17. Falcon Creek Park
18. Finch Park
19. Fitzhugh Park
20. Gabe Nesbitt Community Park
21. Hill Top Park
22. Horizon Park
23. Inspiration Park
24. Jim Ledbetter Park
25. John M. Whisenant Park
26. Katherine B. Winniford Park
27. Mary Will Craig Park
28. McKinney Community Center
29. McKinney Soccer Complex @ Craig Ranch
30. Mouzon Ball Fields
31. Murphy Park
32. North Park & Juanita Maxfield Swimming Pool
33. Oak Hollow Golf Course
34. Old Settlers Park & Recreation Center
35. Rowlett Creek Park
36. Senior Recreation Center
37. Serenity Park
38. Tom Allen Jr. Park
39. Towne Lake Disc Golf
40. Towne Lake Park
41. Valley Creek Park
42. Veterans Memorial Park
43. W.B. Finney Park
44. Wattley Park
45. Wilson Creek Nature Trail
46. Wilson Creek Softball Complex
47. World Collection of Crape Myrtles
48. Undeveloped/Open Space



CITY OF MCKINNEY

COMPREHENSIVE PLAN

HIKE AND BIKE TRAILS MASTER PLAN

- Extraterritorial Jurisdiction (ETJ)
- Hike and Bike Trail
- Six City Trail
- Equestrian Trail
- Roads
- Proposed Thoroughfares
- Rail Line
- Creeks
- Lakes
- Park Property
- Flood Plain

The arrows represent potential connections to future school sites with the intent of connecting all school sites with the main trails along major creeks.

Original Adoption 03-22-04 (Ordinance No. 2004-03-035)
*Amendment #1: 10-18-05 (Ordinance No.05-10-133) Revised sections of Ridge Road and Stonebridge Drive north of Bloomdale Road.
*Amendment #2: 04-04-06 (Ordinance No. 2006-04-042) Realigned the trail in the vicinity of the intersection of the Irving Water Distribution Line Easement and the East Fork of the Trinity River
*Amendment #3: 06-03-08 (Ordinance No. 2008-06-055) Adding, relocating, and eliminating various hike and bike sections.
*Amendment #4: 06-02-15 (Ordinance No. 2015-06-048) Adding, relocating and eliminating various hike and bike sections, updating floodplain changes, removing Bridge/Grade crossings designations, boundary changes between McKinney and Fairview, and updating the Master Thoroughfare Plan.

Source: City of McKinney Planning Department Data

2 June 2015
FIGURE 9.2

Miles
0 1 2

1 Square Mile

100 Acres

Land Use and Tax Base Summary for Module 16

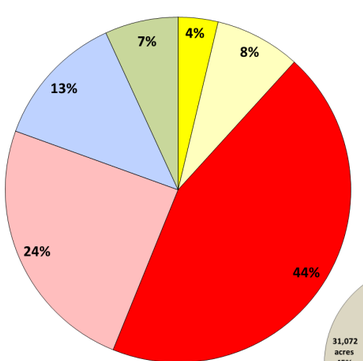
18-0045Z Rezoning Request

Land Use Summary

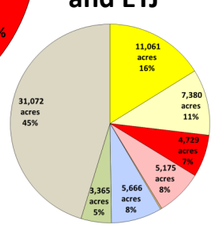
Below is a summary of existing and anticipated land uses for this module as of January 2017 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	22.7
Vacant Residential	48.8
Total Residential	**71.5 (11.7%)**
Non-Residential	270.2
Vacant Non-Residential	148.4
Total Non-Residential	**418.6 (68.7%)**
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use [1]	**0 (0%)**
Institutional (non-taxable)	76.8
Total Institutional (non-taxable)	**76.7 (12.6%)**
Agricultural/Undetermined	41.8
Total Agricultural/Undetermined [2]	**41.7 (6.8%)**
Total Acres (city limits only)	608.5 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction [3]	**0.0 (0%)**
Total Acres	608.6

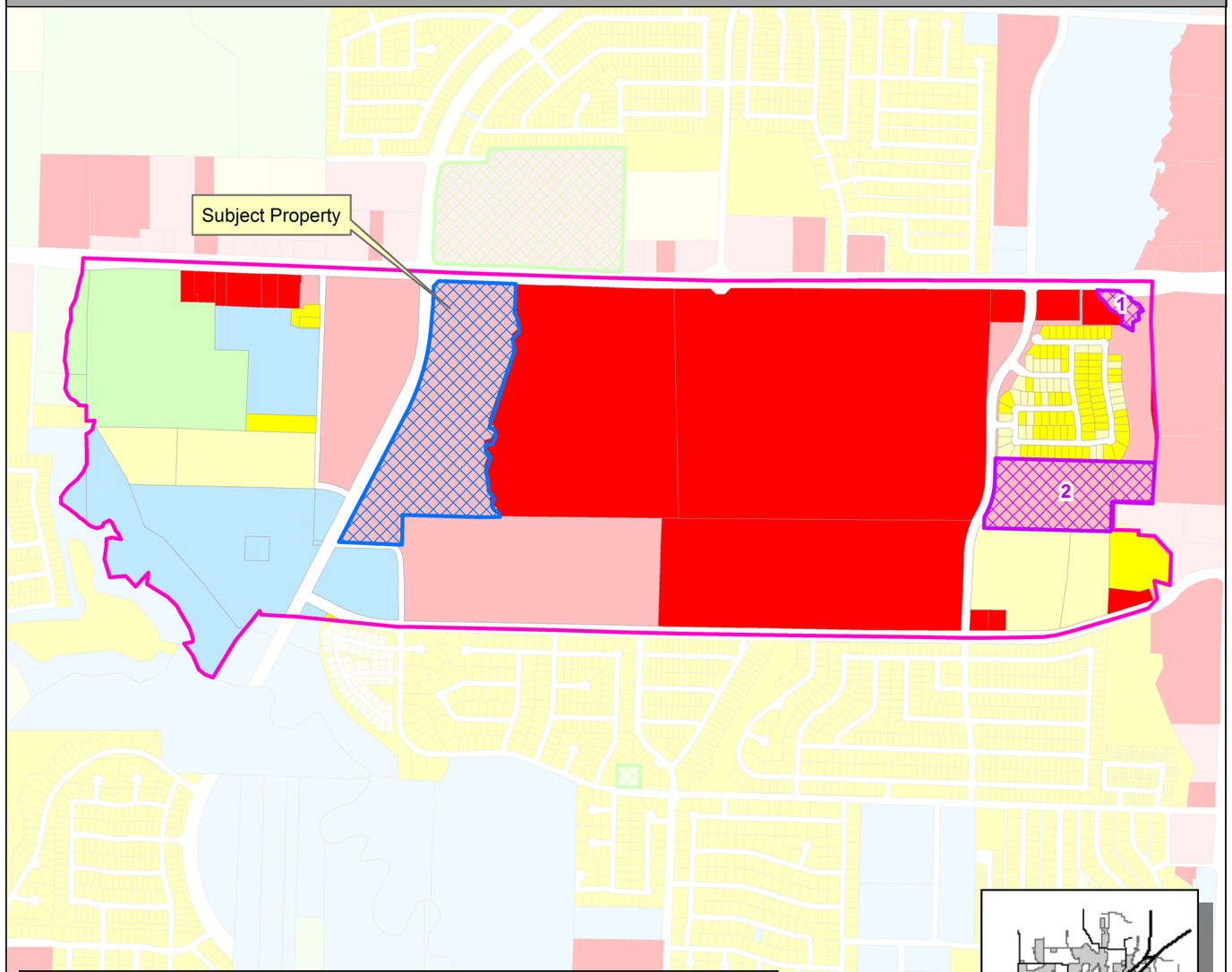
Module 16



Citywide and ETJ

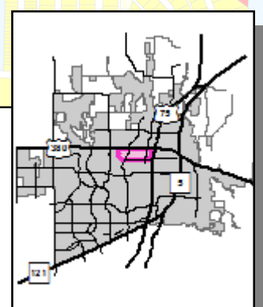


Module 16



Approved Projects Impacting Land Use or Tax Base (2017, 2018) [4]

Map ID	Case Number	Project	Project Description	Acres
1	2017	17-109SP	Site plan for automotive repair facility	1
2	2017	17-215RP	Record plat for 56 single family residential lots and 1 common area	18

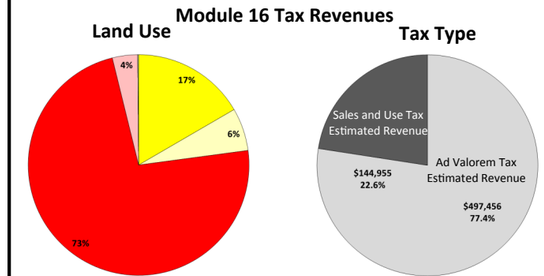


Tax Base Summary[5]

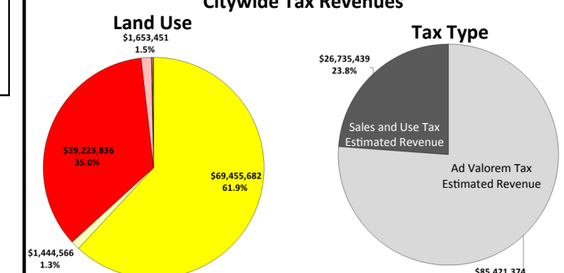
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2017. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
Residential	$ 106,751	$ -	**$ 106,751**
Non-Residential	$ 325,794	$ 144,955	**$ 470,749**
Mixed-Use	$ -	$ -	**$ -**
Tax Revenue from Developed Land	**$ 432,546**	**$ 144,955**	**$ 577,500**
Vacant Residential	$ 40,251	$ -	**$ 40,251**
Vacant Non-Residential	$ 23,830	$ -	**$ 23,830**
Vacant Mixed-Use	$ -	$ -	**$ -**
Agricultural/ Undetermined	$ 829	$ -	**$ 829**
Tax Revenue from Undeveloped Land	**$ 64,910**	**$ -**	**$ 64,910**
Grand Total (city limits only)	**$ 497,456**	**$ 144,955**	**$ 642,410**

Module 16 Tax Revenues



Citywide Tax Revenues



NOTE: In general, land uses that generate tax revenues less than 1% of total revenues are not shown on chart.

1. Mixed-Use land uses reflect those parcels for which zoning allows for residential and/or non-residential horizontal or vertically-integrated uses .
2. Agricultural/Undetermined land uses reflect those parcels with agricultural zoning for which no future use is currently defined.
3. Properties located in the ETJ are not included in the Land Use Summary and the Tax Base Summary because they fall outside of the city's land use and taxing jurisdiction.
4. Zoning, site plan and record plat cases approved after the certified tax roll of January 1, 2016 and change land use and/or vacancy status. These cases are not included in the Land Use Summary or the Tax Base Summary.
5. Institutional (non-taxable) properties are not included in the Tax Base Summary because these properties do not generate taxes. Estimated tax revenues do not include any property exemptions, delinquencies, etc. and; therefore, may not reflect actual collection amounts.

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

McKINNEY TEXAS
Unique by nature.
Planning Department

ORDINANCE NO. 2018-05-042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF McKINNEY, TEXAS; SO THAT AN APPROXIMATELY 40.07 ACRE PROPERTY, LOCATED ON THE SOUTHEAST CORNER OF U.S. HIGHWAY 380 (UNIVERSITY DRIVE) AND HARDIN BOULEVARD, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT AND "CC" – CORRIDOR COMMERCIAL OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT AND "CC" – CORRIDOR COMMERCIAL OVERLAY DISTRICT, GENERALLY FOR COMMERICAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney has considered the rezoning of an approximately 40.07 acre property, located on the southeast corner of U.S. Highway 380 (University Drive) and Hardin Boulevard, which is more fully depicted on Exhibits "A", "B" and "C", attached hereto, from "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District to "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District, generally for commercial uses; and,

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

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

Section 1. The zoning map is hereby amended so that an approximately 40.07 acre property, located on the southeast corner of U.S. Highway 380 (University Drive) and Hardin Boulevard, which is more fully depicted on Exhibits "A", "B" and "C", attached hereto, is rezoned from "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District to "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District, generally for commercial uses.

Section 2. The subject property shall develop in accordance with Section 146-113 ("C3" – Regional Commercial District), and Section 146-101 ("CC" – Corridor Commercial Overlay District) of the Zoning Ordinance, and as amended, except as follows:

1. Hotel/motels uses on Lot 13 shall develop as shown on the attached Site Layout – Exhibit "D".

2. Hotel/motel uses shall not be permitted on Lots 7, 8, 9, 10, 11, or 12 as shown on the attached Site Layout – Exhibit "D".

3. All buildings on the subject property shall be restricted to a maximum of 55 feet.

4. Any plats submitted for the subject property shall conform to the attached Site Layout – Exhibit "D".

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

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

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding $2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 15th DAY OF MAY, 2018.

CITY OF McKINNEY, TEXAS

GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

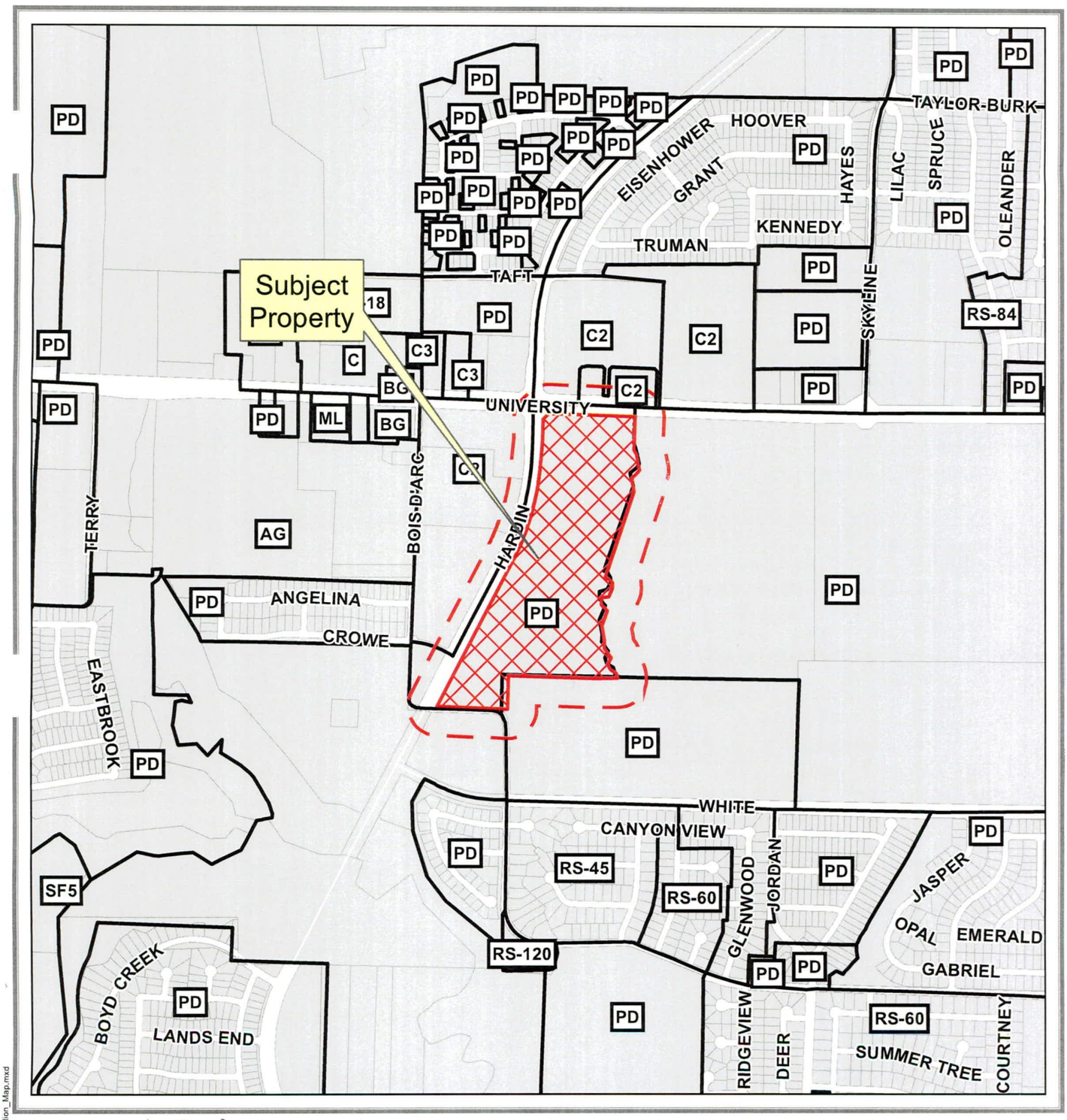
SANDY HART, TRMC, MMC
City Secretary

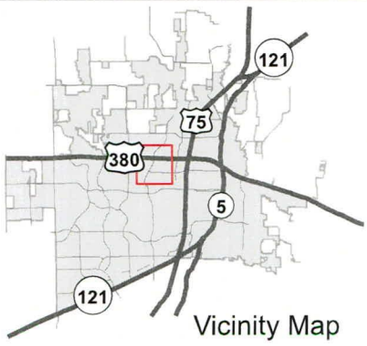
DATE: May 15, 2018

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

EXHIBIT A





Vicinity Map

Notification Map

18-0045Z

200' Buffer

Source: City of McKinney GIS
Date: 4/12/2018

N

0 500 1,000 Feet
1 in = 983 ft

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

McKINNEY TEXAS
Unique by nature.

Document Path: S:\MCKGIS\...v_Services_Notification_Map.mxd

EXHIBIT B

LEGAL DESCRIPTION
42.07 ACRES

BEING a tract of land situated in the William H. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being part of a 79.0081 acre tract of land described in Special Warranty Deed to Headington Realty & Capital, L.P. (now known as Headington Realty & Capital, LLC, as evidenced by Certificate of Conversion, recorded in Instrument No. 20090803000971760, Official Public Records, Collin County, Texas), recorded in Volume 4836, Page 851, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of a right-of-way corner clip for the intersection of the south right-of-way line of U.S. Highway 380 (a variable width right-of-way) with the east right-of-way line of Hardin Boulevard, (a 120-foot right-of-way);

THENCE with said south right-of-way line of U.S. Highway 380, South 87°48'20" East, a distance of 671.00 feet to a point for the northwest corner of Complex I West Addition, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume F, Page 449, Map Records, Collin County, Texas;

THENCE departing said south right-of-way line of U.S. Highway 380 and with the west line of said Complex I West Addition, the following courses and distances:

South 2°20'37" West, a distance of 256.31 feet to a point for corner;
South 29°58'28" East, a distance of 37.55 feet to a point for corner;
South 11°07'47" East, a distance of 128.89 feet to a point for corner;
South 36°29'44" West, a distance of 28.40 feet to a point for corner;
South 47°13'04" West, a distance of 59.90 feet to a point for corner;
South 9°26'14" East, a distance of 105.36 feet to a point for corner;
South 18°22'07" West, a distance of 705.59 feet to a point for corner;
South 70°50'02" East, a distance of 30.39 feet to a point for corner;
South 45°31'59" East, a distance of 34.81 feet to a point for corner;
South 1°58'37" East, a distance of 47.19 feet to a point for corner;
South 23°55'28" West, a distance of 68.58 feet to a point for corner;
South 80°59'51" West, a distance of 59.44 feet to a point for corner;
South 1°28'36" East, a distance of 58.69 feet to a point for corner;
South 44°08'51" East, a distance of 64.71 feet to a point for corner;
South 20°17'35" West, a distance of 125.43 feet to a point for corner;
South 10°40'00" East, a distance of 113.56 feet to a point for corner;
South 0°38'20" East, a distance of 61.08 feet to a point for corner;

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
2-15-18

EXHIBIT A
42.07 ACRES
WILLIAM H. HUNT SURVEY,
ABSTRACT NO. 450
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	JAD	FEB 2018	063006044	1 OF 3

PATRICK, DAVID 2/15/2018 8:54 AM K:\DAL_SURVEY\063006044-MCKINNEY 380 HARDIN TOWN CENTRE\DWG\063006044-MCKINNEY 380 HARDIN TOWN CENTRE BASE ZONING 1.DWG

EXHIBIT B

South 34°37'09" East, a distance of 89.16 feet to a point for corner;
South 25°58'52" West, a distance of 55.64 feet to a point for corner;
South 25°10'05" East, a distance of 49.17 feet to a point for corner;
South 57°34'55" East, a distance of 49.68 feet to a point for corner;
South 20°42'35" East, a distance of 38.37 feet to a point for the southwest corner of said Complex I West Addition an being in a north line of a 304.402 acre tract of land described in Special Warranty Deed to Raytheon TI Systems, Inc., recorded in Volume 3953, Page 1145, Deed Records, Collin County, Texas;

THENCE with said north and west line of 304.402 acre tract of land, the following courses and distances:

South 89°30'44" West, a distance of 172.04 feet to a point for corner;
North 88°22'23" West, a distance of 678.27 feet to a point for corner;
South 1°22'59" West, a distance of 260.56 feet to a point for the northeast corner of Bois D'Arc Road (no recording information found);

THENCE departing said west line of 304.402 acre tract and with the north right-of-way line of Bois D'Arc Road, North 87°26'25" West, a distance of 550.29 feet to a point for corner at the intersection of said north right-of-way line of Bois D'Arc Road with said east right-of-way line of Hardin Boulevard;

THENCE with said east right-of-way line of Hardin Boulevard, the following courses and distances:

North 27°35'39" East, a distance of 1262.22 feet to a point at the beginning of a tangent curve to the left having a central angle of 23°49'41", a radius of 1985.00 feet, a chord bearing and distance of North 15°40'48" East, 819.58 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 825.52 feet to a point for corner;
North 5°16'25" East, a distance of 168.13 feet to a point for corner;
North 1°09'55" East, a distance of 153.86 feet to a point for the southwest corner of said right-of-way corner clip;

THENCE with said right-of-way corner clip, North 45°39'56" East, a distance of 66.32 feet to the **POINT OF BEGINNING** and containing 42.07 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT A
42.07 ACRES
WILLIAM H. HUNT SURVEY,
ABSTRACT NO. 450
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	JAD	FEB 2018	063006044	2 OF 3

EXHIBIT B

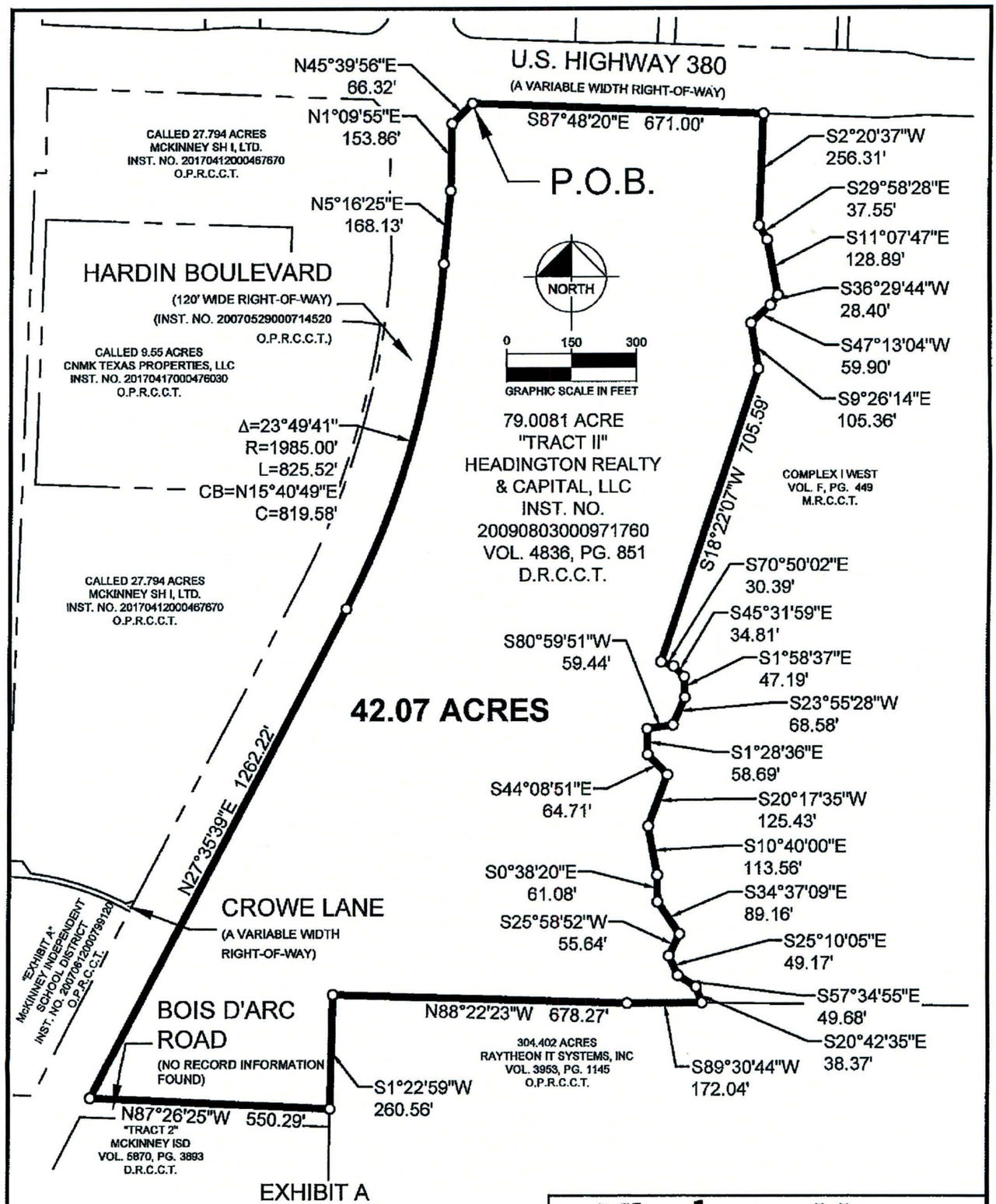


EXHIBIT A

42.07 ACRES

WILLIAM H. HUNT SURVEY,
ABSTRACT NO. 450, CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	DWP	DAB	FEB 2018	063006044	3 OF 3

PATRICK, DAVID 2/15/2018 10:04 AM K:\DAL SURVEY\063006044-MCKINNEY 380 HARDIN TOWN CENTRE\DWG\063006044-MCKINNEY 380 HARDIN TOWN CENTRE BASE ZONING OA.DWG

EXHIBIT C

IMAGES
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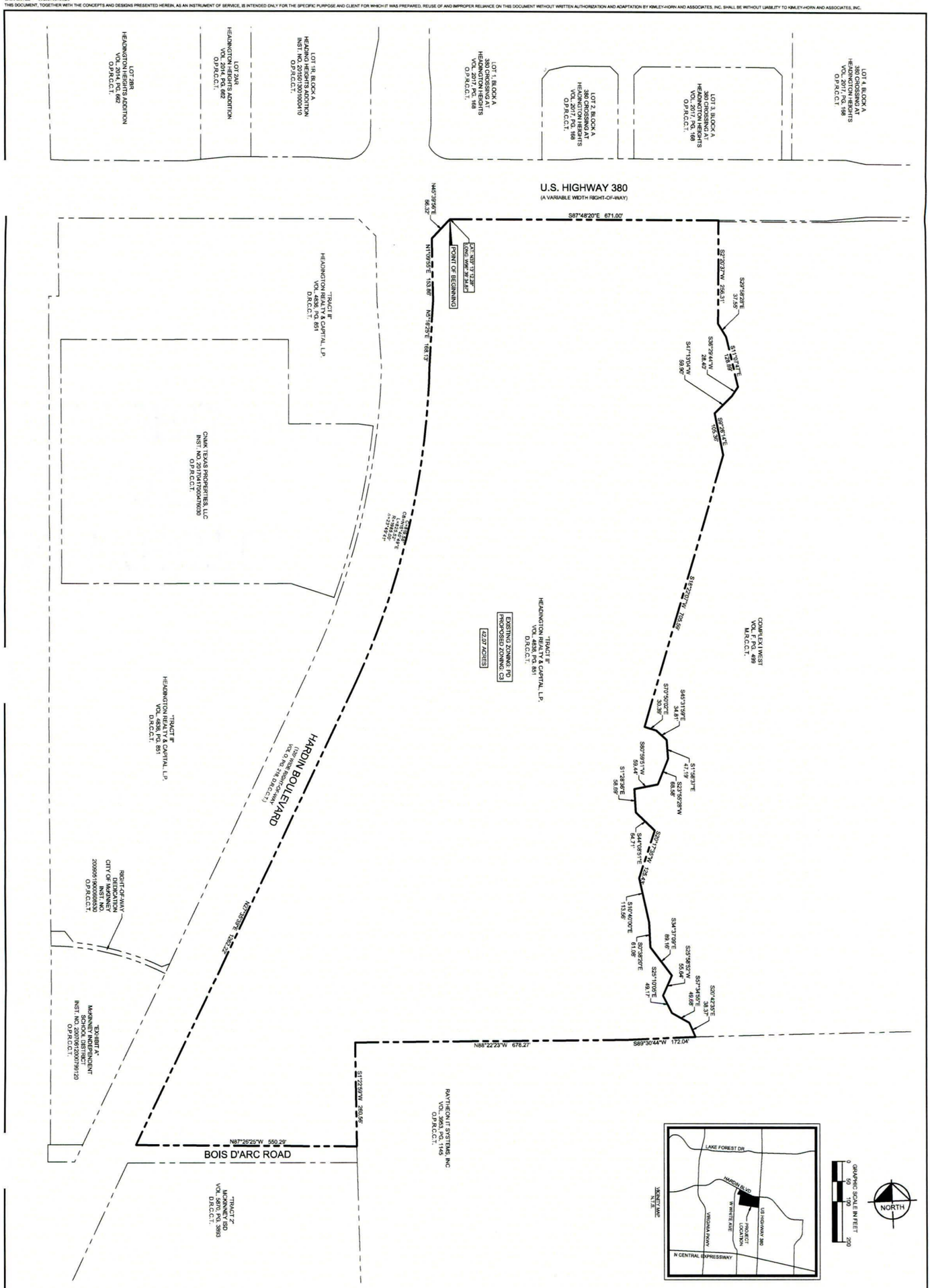
LAST SAVED 4/6/2018 11:43 AM
PLOTTED BY LEWIS, ROB 4/6/2018 11:44 AM
LAST SAVED 4/6/2018 11:43 AM

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



SHEET NUMBER Z-1	**MCKINNEY 380 TOWN CENTRE** WEST UNIVERSITY DRIVE & HARDIN ROAD CITY OF MCKINNEY, TX	**ZONING EXHIBIT**	PROJECT No. 063006044 DATE: 04/05/2018 SCALE: AS SHOWN DESIGNED BY: JCK DRAWN BY: RCL CHECKED BY: KSG

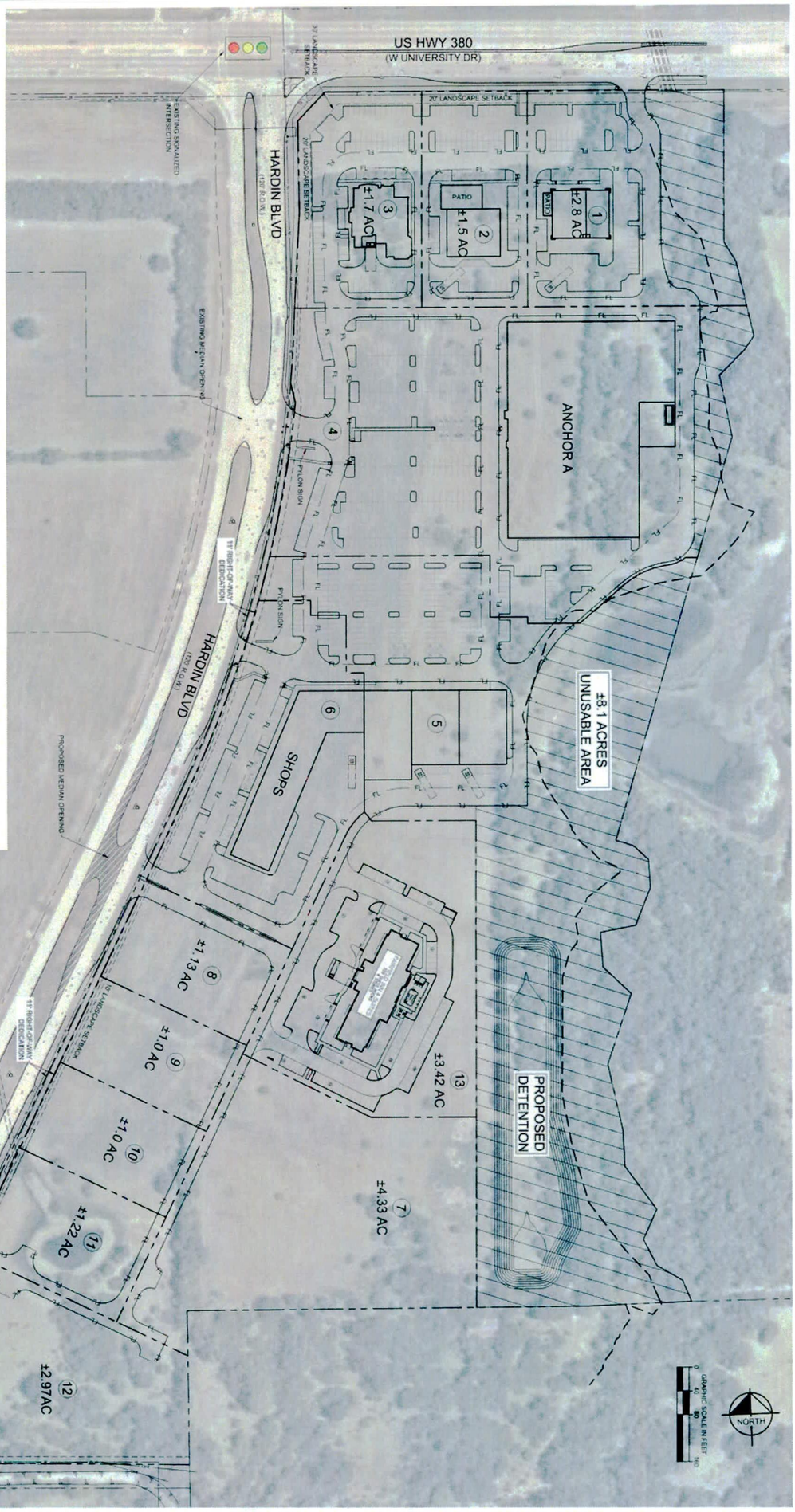
Kimley»Horn
© 2018 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT D

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PARCEL ID	TOTAL LOT AREA (AC)	% OF USABLE LAND (NET LOT / NET SITE)	BUILDING SF
1	2.80	5.64%	4,500 SF / 3,000 SF
2	1.48	4.44%	10,000 SF
3	1.72	5.16%	9,000 SF
4	7.03	21.20%	ANCHOR A - 88,000 SF
5	10.92	9.82%	32,000 SF
6	5.18	15.56%	SHOPS - 25,500 SF
7	4.33	13.00%	
8	1.13	3.37%	
9	1.00	3.00%	
10	1.00	3.00%	
11	1.22	3.65%	
12	2.97	8.89%	
13	3.42	10.23%	
ROW DEDICATION	0.49		
TOTAL AREA (AC) =	42.07		

THE SEITZ GROUP
DEVELOPMENT & SALE OF RETAIL PROPERTIES

380 TOWN CENTRE
WEST UNIVERSITY DRIVE
& HARDIN ROAD
CITY OF MCKINNEY, TX

CITY COUNCIL ZONING EXHIBIT

PROJECT No.	063006044
DATE	05/15/2016
SCALE:	AS SHOWN
DESIGNED BY:	JCK
DRAWN BY:	RCL
CHECKED BY:	KSG

Kimley»Horn
© 2016 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

SHEET NUMBER
SITE PLAN

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.

ORDINANCE NO. 2018-09-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF McKINNEY, TEXAS; SO THAT AN APPROXIMATELY 42.07 ACRE PROPERTY, LOCATED ON THE SOUTHEAST CORNER OF U.S. HIGHWAY 380 (UNIVERSITY DRIVE) AND HARDIN BOULEVARD, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT AND "CC" – CORRIDOR COMMERCIAL OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT AND "CC" – CORRIDOR COMMERCIAL OVELRAY DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney has considered the rezoning of an approximately 42.07 acre property, located on the southeast corner of U.S. Highway 380 (University Drive) and Hardin Boulevard, which is more fully depicted on Exhibits "A", "B", and "C" attached hereto, from "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District to "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District, generally to modify the development standards; and,

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

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

Section 1. The zoning map is hereby amended so that an approximately 42.07 acre property, located on the southeast corner of U.S. Highway 380 (University Drive) and Hardin Boulevard, which is more fully depicted on Exhibits "A", "B", and "C", attached hereto, is rezoned from "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District to "PD" – Planned Development District and Corridor Commercial Overlay District, generally to modify the development standards.

Section 2. The subject property shall develop in accordance with Section 146-94 ("PD" – Planned Development District) and Section 146-101 ("CC" – Corridor Commercial Overlay District) of the Zoning Ordinance, and as amended, except as follows:

1. The subject property shall develop in accordance with Section 146-113 ("C3" – Regional Commercial District) of the Zoning Ordinance, and as amended, except as follows:

    a. Hotel/motel uses on Lot 13 shall generally develop as shown on the attached Site Layout – Exhibit "D".

    b. Hotel/motel uses shall not be permitted on Lots 7, 8, 9, 10, 11, 12, or 14 as shown on the attached Site Layout – Exhibit "D".

    c. All buildings on the subject property shall be restricted to a maximum height of 55 feet.

d. Any plats submitted for development of the subject property shall generally conform to the attached Site Layout – Exhibit "D".

Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding $2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 18th DAY OF SEPTEMBER, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

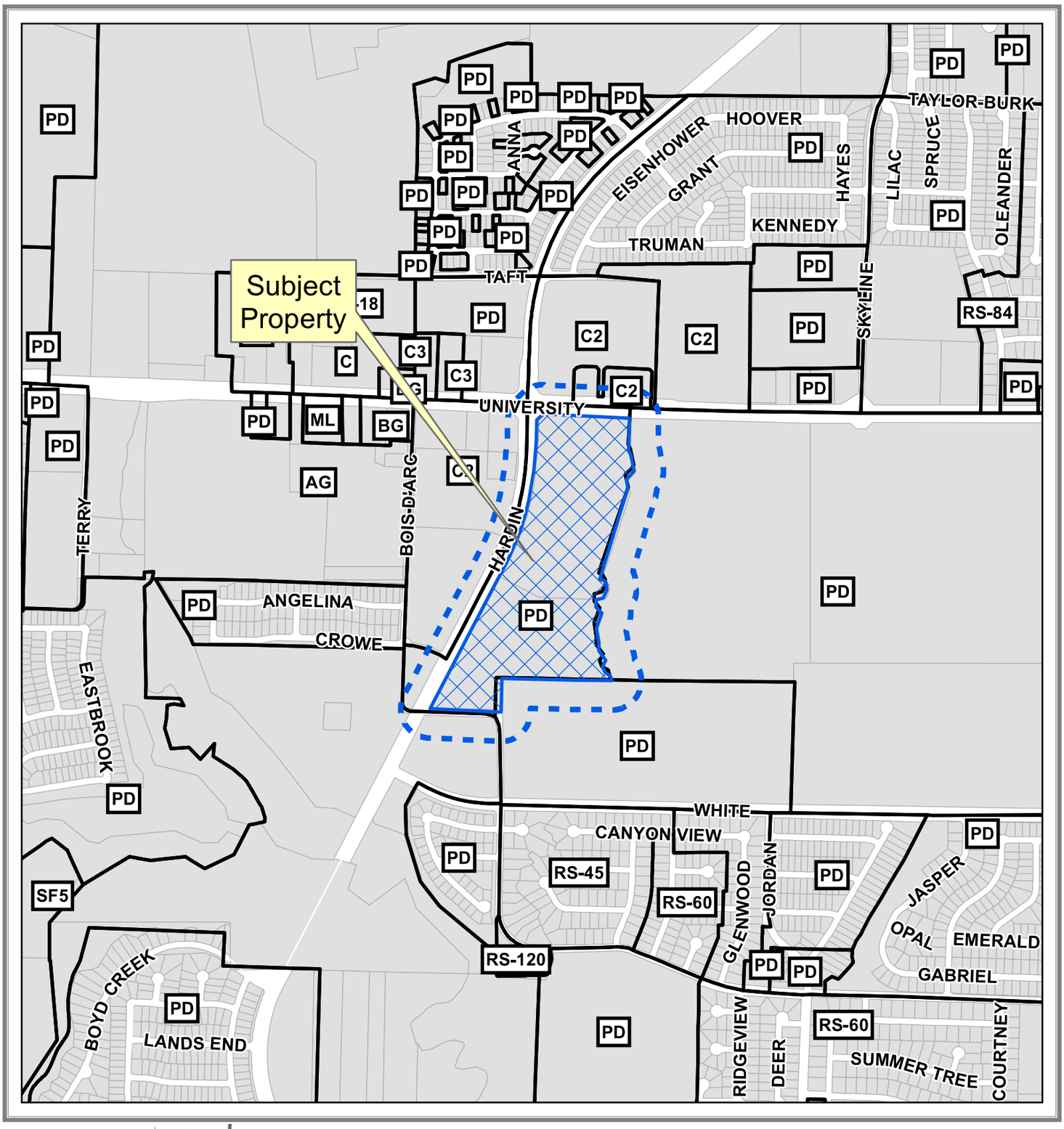
_____
EMPRESS DRANE
City Secretary
MELISSA LEE
Deputy City Secretary

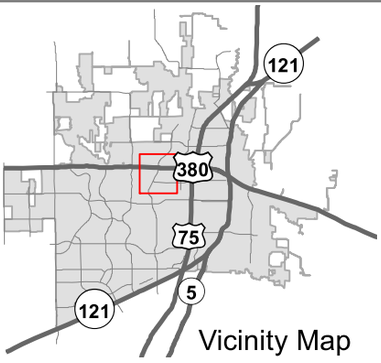
DATE: _____

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

EXHIBIT A





Vicinity Map

Property Owner Notification Map

18-0084Z

N

0 500 1,000 Feet

1 in = 984 ft

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

McKINNEY TEXAS Unique by nature.

Document Path: Y:\Planning\Location Maps\PlanningMapTemplate.mxd

EXHIBIT B

LEGAL DESCRIPTION
42.07 ACRES

BEING a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, and being all of "TRACT I" and "TRACT II" described in Special Warranty Deed to McKinney SH II, Ltd. recorded in Instrument No. 20180530000655830, Official Public Records of Collin County, Texas, and being all of a called 1.4841 acre tract described in Special Warranty Deed with Vendor's Lien to Gloria's McKinney Property LLC recorded in Instrument No. 20180723000908310 of said Official Public Records, and being more particularly described as follows:

BEGINNING at the northeast corner of a right-of-way corner clip for the intersection of the south right-of-way line of U.S. Highway 380 (a variable width right-of-way) with the east right-of-way line of Hardin Boulevard, (a 120-foot right-of-way);

THENCE with said south right-of-way line of U.S. Highway 380, South 87°48'20" East, a distance of 671.00 feet to a point for the northwest corner of Complex I West Addition, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume F, Page 449, Map Records, Collin County, Texas;

THENCE departing said south right-of-way line of U.S. Highway 380 and with the west line of said Complex I West Addition, the following courses and distances:

South 2°20'37" West, a distance of 256.31 feet to a point for corner;
South 29°58'28" East, a distance of 37.55 feet to a point for corner;
South 11°07'47" East, a distance of 128.89 feet to a point for corner;
South 36°29'44" West, a distance of 28.40 feet to a point for corner;
South 47°13'04" West, a distance of 59.90 feet to a point for corner;
South 9°26'14" East, a distance of 105.36 feet to a point for corner;
South 18°22'07" West, a distance of 705.59 feet to a point for corner;
South 70°50'02" East, a distance of 30.39 feet to a point for corner;
South 45°31'59" East, a distance of 34.81 feet to a point for corner;
South 1°58'37" East, a distance of 47.19 feet to a point for corner;
South 23°55'28" West, a distance of 68.58 feet to a point for corner;
South 80°59'51" West, a distance of 59.44 feet to a point for corner;
South 1°28'36" East, a distance of 58.69 feet to a point for corner;
South 44°08'51" East, a distance of 64.71 feet to a point for corner;
South 20°17'35" West, a distance of 125.43 feet to a point for corner;
South 10°40'00" East, a distance of 113.56 feet to a point for corner;
South 0°38'20" East, a distance of 61.08 feet to a point for corner;

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM

STATE OF TEXAS
REGISTERED
J. ANDY DOBBS
6196
PROFESSIONAL
LAND SURVEYOR
8-6-18

EXHIBIT A
42.07 ACRES
WILLIAM H. HUNT SURVEY,
ABSTRACT NO. 450
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	JAD	FEB 2018	063006044	1 OF 3

HOPPER. BRADIN 8/6/2018 10:34 AM K:\DAL SURVEY\063006044-MCKINNEY 380 HARDIN TOWN CENTRE\DWG\063006044-MCKINNEY 380 HARDIN TOWN CENTRE BASE ZONING OA.DWG

EXHIBIT B

South 34°37'09" East, a distance of 89.16 feet to a point for corner;
South 25°58'52" West, a distance of 55.64 feet to a point for corner;
South 25°10'05" East, a distance of 49.17 feet to a point for corner;
South 57°34'55" East, a distance of 49.68 feet to a point for corner;
South 20°42'35" East, a distance of 38.37 feet to a point for the southwest corner of said Complex I West Addition an being in a north line of a called 304.402 acre tract of land described in Special Warranty Deed to Raytheon TI Systems, Inc., recorded in Volume 3953, Page 1145, Deed Records, Collin County, Texas;

THENCE with said north and west line of 304.402 acre tract of land, the following courses and distances:

South 89°30'44" West, a distance of 172.04 feet to a point for corner;
North 88°22'23" West, a distance of 678.27 feet to a point for corner;
South 1°22'59" West, a distance of 260.56 feet to a point for the northeast corner of Bois D'Arc Road (no recording information found);

THENCE departing said west line of 304.402 acre tract and with the north right-of-way line of Bois D'Arc Road, North 87°26'25" West, a distance of 550.29 feet to a point for corner at the intersection of said north right-of-way line of Bois D'Arc Road with said east right-of-way line of Hardin Boulevard;

THENCE with said east right-of-way line of Hardin Boulevard, the following courses and distances:

North 27°35'39" East, a distance of 1262.22 feet to a point at the beginning of a tangent curve to the left having a central angle of 23°49'41", a radius of 1985.00 feet, a chord bearing and distance of North 15°40'48" East, 819.58 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 825.52 feet to a point for corner;
North 5°16'25" East, a distance of 168.13 feet to a point for corner;
North 1°09'55" East, a distance of 153.86 feet to a point for the southwest corner of said right-of-way corner clip;

THENCE with said right-of-way corner clip, North 45°39'56" East, a distance of 66.32 feet to the **POINT OF BEGINNING** and containing 42.07 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT A
42.07 ACRES
WILLIAM H. HUNT SURVEY,
ABSTRACT NO. 450
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	JAD	FEB 2018	063006044	2 OF 3

EXHIBIT C

IMAGES
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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

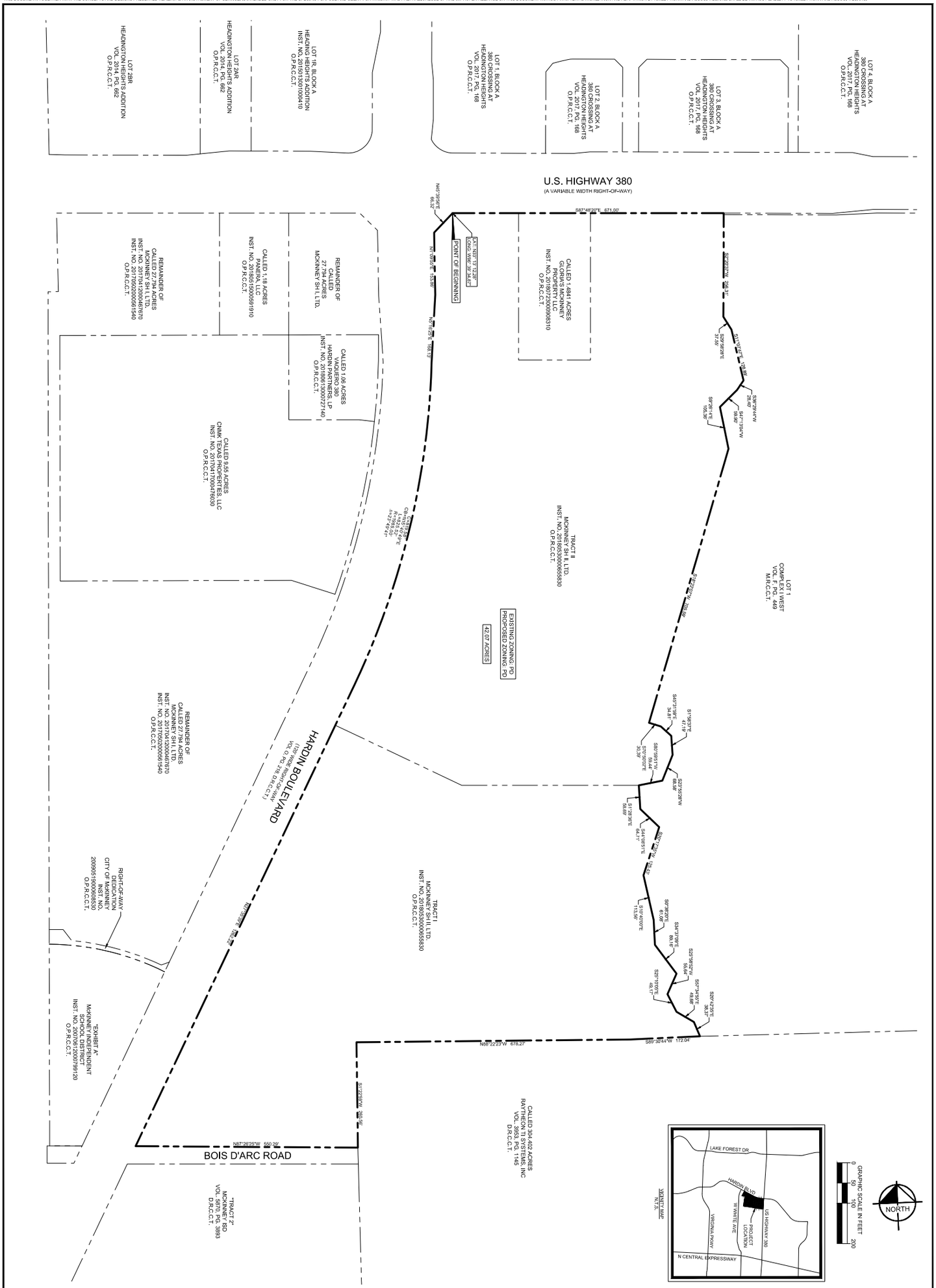
U.S. HIGHWAY 380
(A VARIABLE WIDTH RIGHT-OF-WAY)
S87°48'20"E 671.00'
N45°39'56"E 66.32'
POINT OF BEGINNING
EX. ESMT 19'-22'28" DOC. V98: 39' 34.87'
N1°05'26"E 5.55'
N1°05'26"E 1668.13'
S2°07'01"W 56.15'
S29°58'29"E 37.55'
S11°07'27"E 108.66'
S29°27'44"W 39.40'
S47°13'01"W 56.90'
S9°36'11"E 105.38'
S1°14'01"W 40.00'
S1°14'01"W 1,206.46'
S1°14'01"W 1,206.46'
S1°14'01"W 1,206.46

EXHIBIT D

IMAGES Seitz Group Logo (002) •
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LAST SAVED 8/9/2018 3:24 PM

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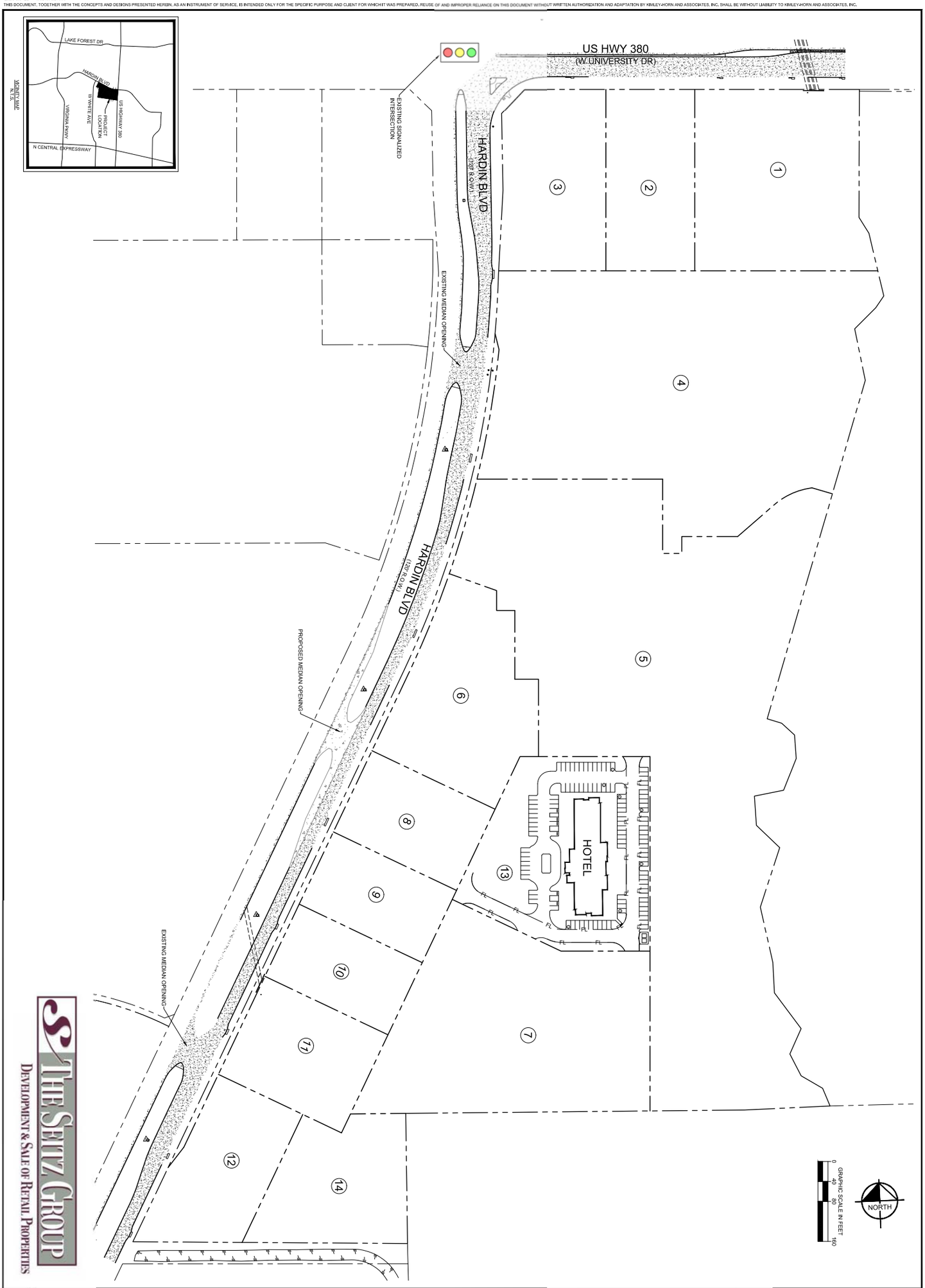

THE SEITZ GROUP
DEVELOPMENT & SALE OF RETAIL PROPERTIES

SHEET NUMBER
EXHIBIT D

380 TOWN CENTRE AT HEADINGTON HEIGHTS
WEST UNIVERSITY DRIVE
& HARDIN ROAD
CITY OF MCKINNEY, TX

EXHIBIT D

PROJECT No.	063006044
DATE:	08/09/2018
SCALE:	AS SHOWN
DESIGNED BY:	JCK
DRAWN BY:	RCL
CHECKED BY:	KSG

Kimley»Horn
© 2018 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

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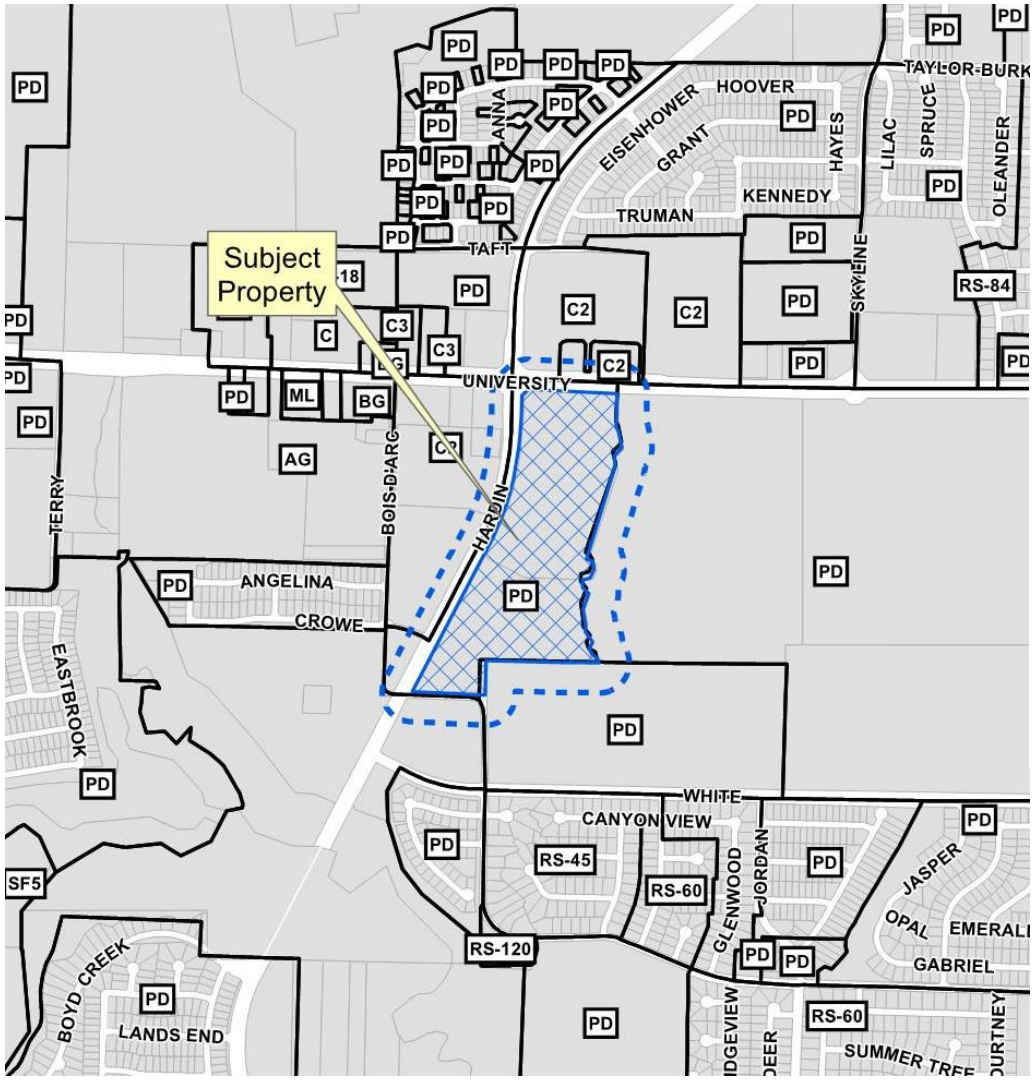
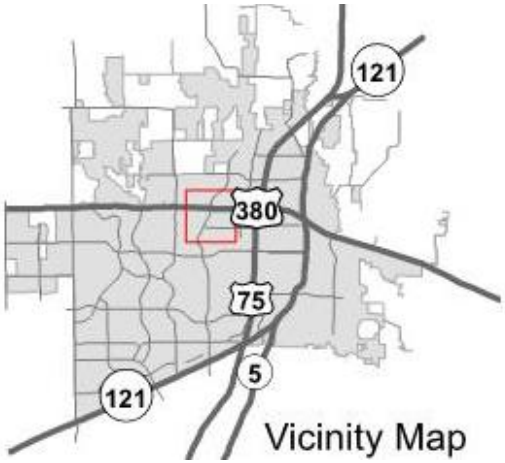
McKinney 380 Town Centre Rezoning

18-0084Z

Location Map





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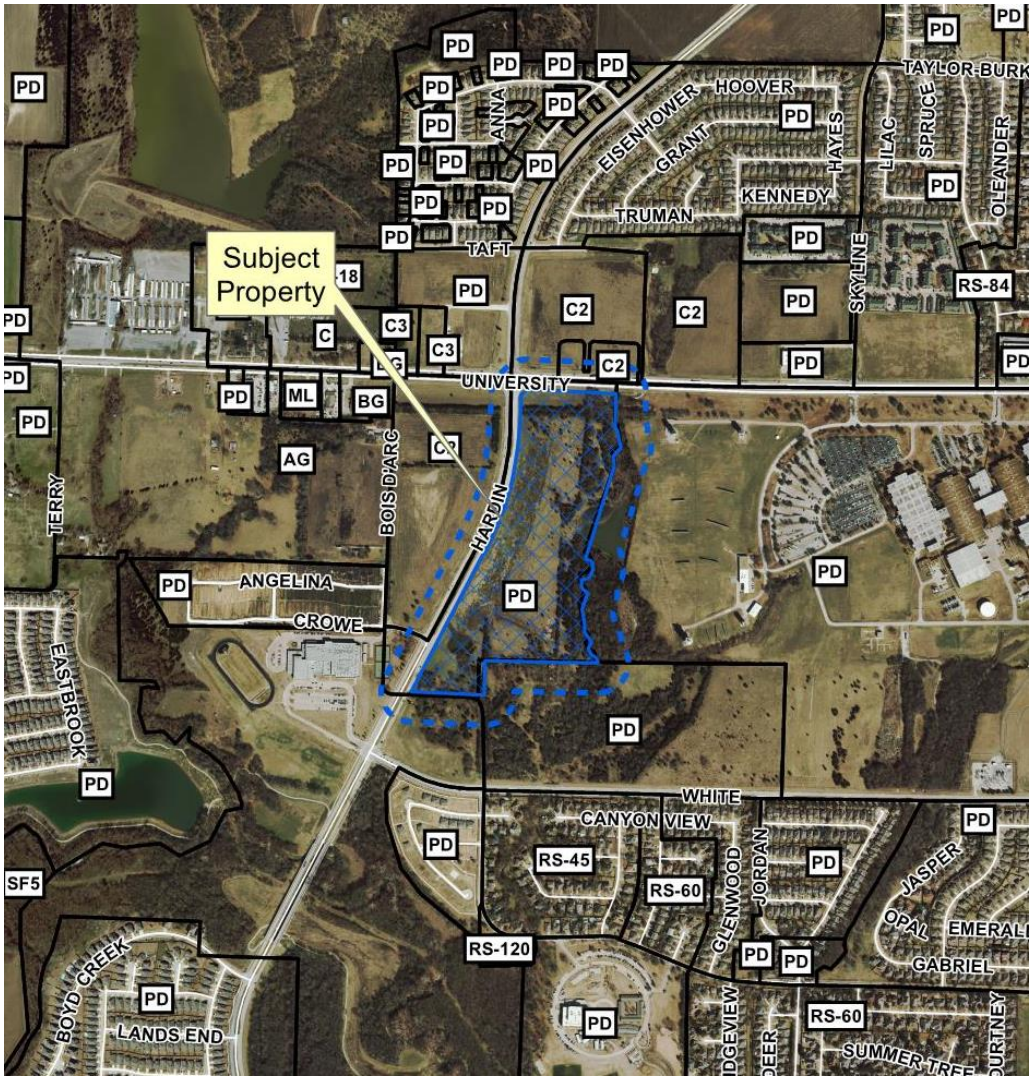
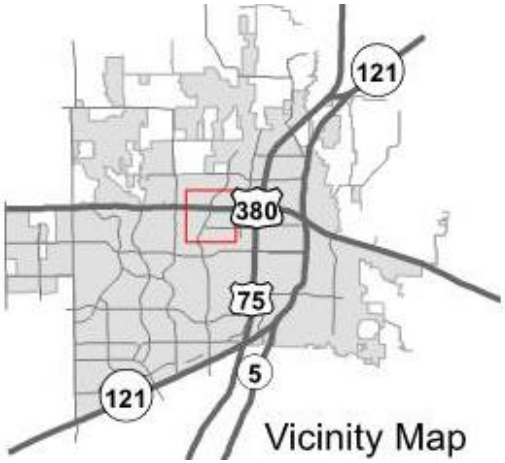
Aerial Exhibit





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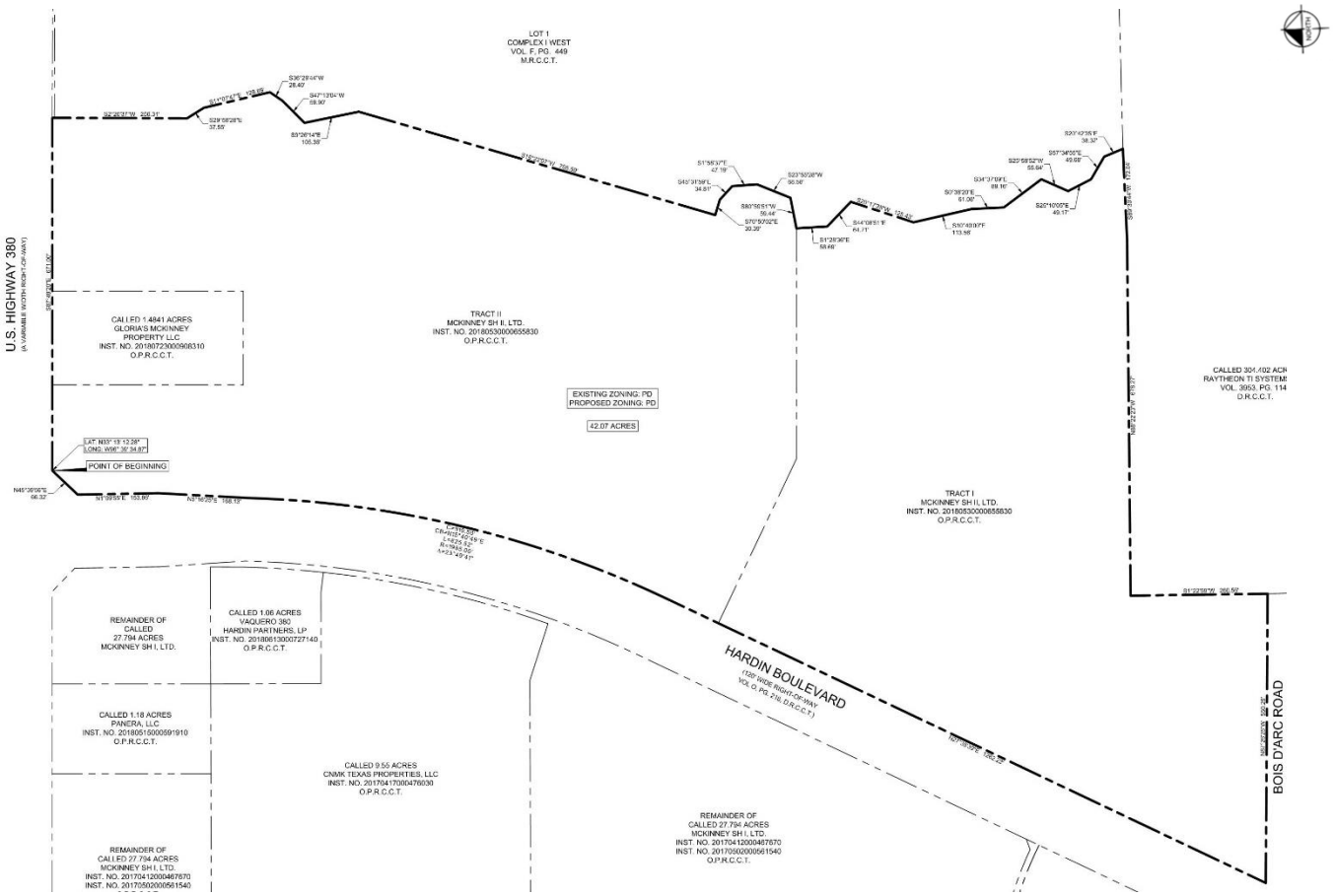
Proposed Zoning Exhibit



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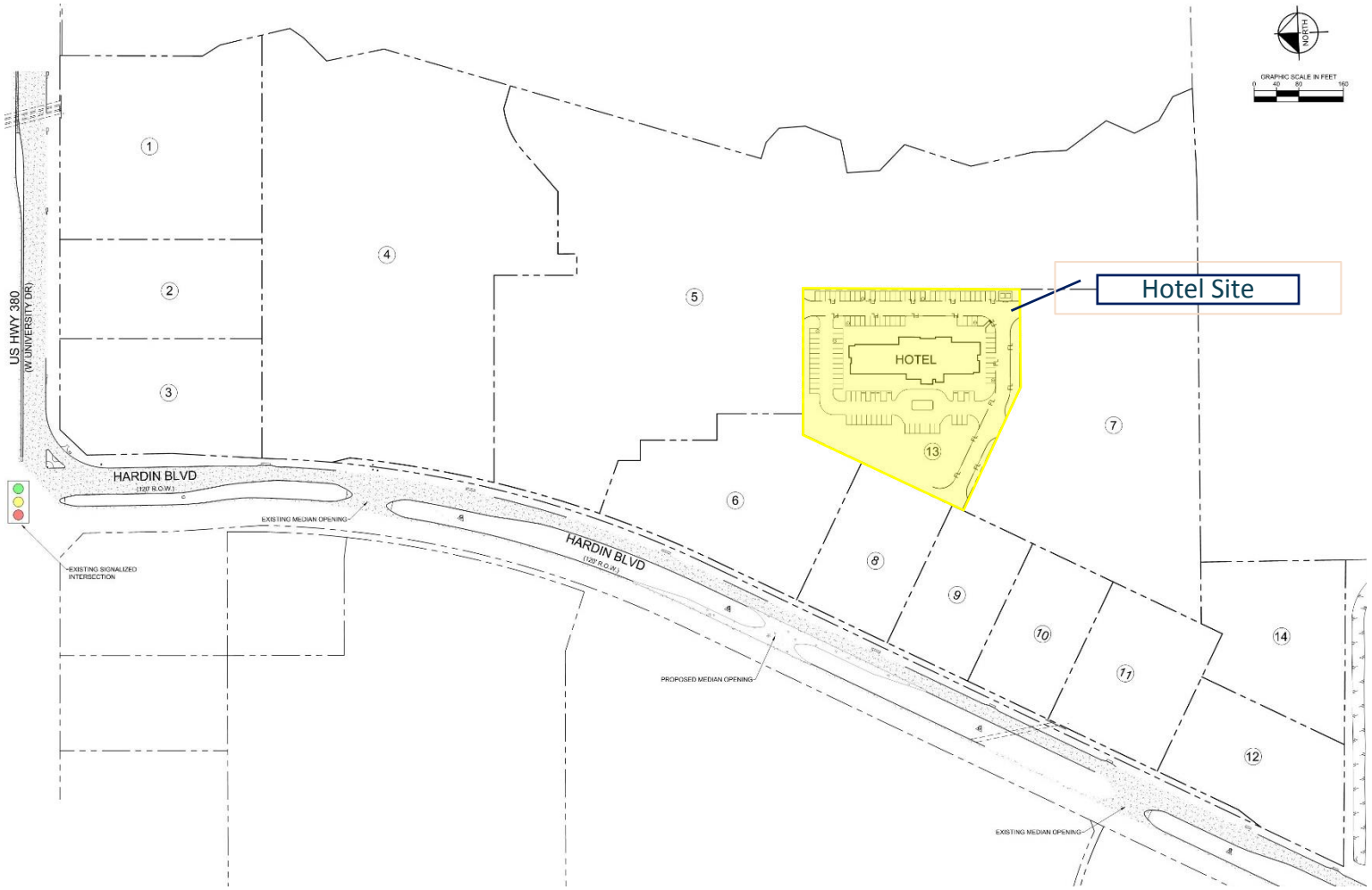
Proposed Site Layout



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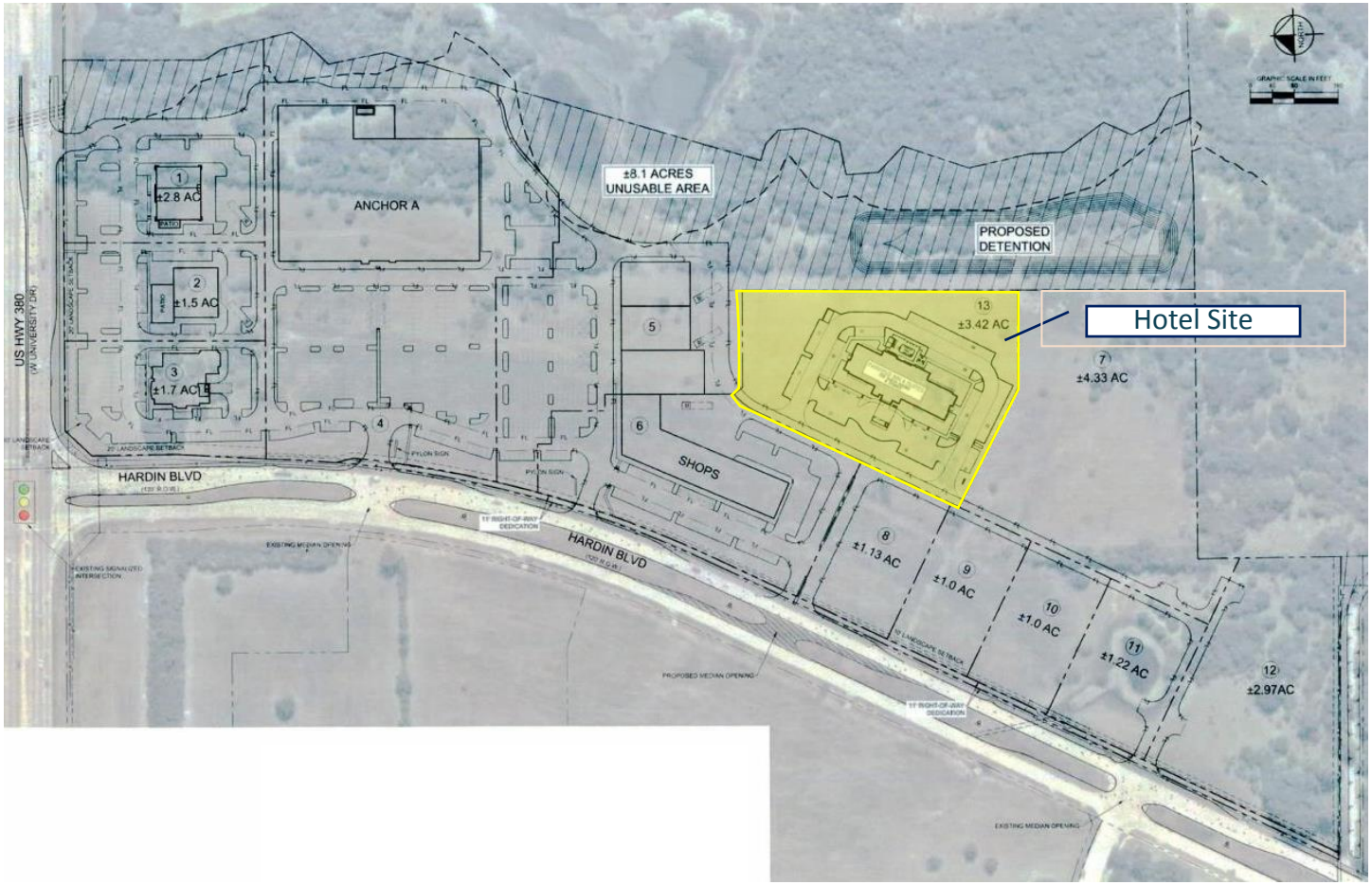
Existing Site Layout



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18-0107Z

TITLE:	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Allow for Communication Tower, Utility Substation, and Commercial Uses, Located on the Southwest Corner of McKinney Ranch Parkway and State Highway 121 (Sam Rayburn Tollway)

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 11, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 18, 2018 meeting.

STAFF RECOMMENDATION: Staff recommends denial of the proposed rezoning request due to its inclusion of a utility substation, which is not in conformance with the Future Land Use Plan.

However, the applicant is requesting approval of the following special ordinance provisions:

1. The subject property shall develop in accordance with Section 146-94 ("PD" - Planned Development District) of the Zoning Ordinance, and as amended, except as follows:

a. The subject property shall develop in accordance with the attached development regulations.

APPLICATION SUBMITTAL DATE: June 28, 2018 (Original Application)
July 26, 2018 (Revised Submittal)
August 09, 2018 (Revised Submittal)
August 16, 2018 (Revised Submittal)
August 28, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 16.92 acres from "PD" - Planned Development District, "REC" - Regional Employment Center Overlay District and “CC” - Corridor Commercial Overlay District, generally for mixed uses, to “PD" - Planned Development District and “CC” - Corridor Commercial Overlay District, generally for substation, communication tower and commercial uses. More specifically, the proposed development regulations are based on “C3” - Regional Commercial District, with modifications including, but not limited to, adding and removing uses, modifying space limits, and providing additional screening to the property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	PD” - Planned Development District Ordinance No. 2013-03-025, and “REC” - Regional Employment Center Overlay District and “CC” - Commercial Corridor Overlay District (Mixed Uses)	Undeveloped Land
North	“PD” - Planned Development District Ordinance No. 2013-03-025 (Mixed Uses), “C” - Planned Center District (Commercial Uses), “REC” -Regional Employment Center Overlay District and “CC” - Commercial Corridor Overlay District	McKinney Point Apartments and McKinney Ranch Townhomes
South	City of Allen	Undeveloped Land
East	PD” - Planned Development District Ordinance No. 2013-03-025, and “REC” - Regional Employment Center Overlay District and “CC” - Commercial Corridor Overlay District (Mixed Uses)	Undeveloped Land
West	“PD” - Planned Development District Ordinance No. 2008-05-046 (Agricultural Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "PD" - Planned Development District to allow for a utility substation, communications tower, and commercial uses. The current PD zoning also allows commercial uses, but requires the property to develop in accordance with the existing layout exhibit that designates specific non-residential (office and retail) and multi-family residential uses in certain locations on the property. While the REC Overlay District is no longer in effect moving forward, the intent of the existing PD was to create a mixed-use development at a key intersection and entry point of the City (State Highway 121, Collin McKinney Parkway and U.S. Highway 75).

While Staff is comfortable with the applicant's request to rezone the property from its current PD zoning to "C3" - Regional Commercial District and CC" - Corridor Commercial Overlay District, the inclusion of the utility substation gives us concern. State Highway 121 is expected to grow and develop into a prominent commercial and office corridor within the next market cycle and as such, the City is paying particular attention to the development patterns that are emerging in this area. Recent projects, such as the MISD Stadium and HUB 121, have set the stage for a mixed-use environment that focuses on retail, office, and entertainment uses.

Although Staff understands the demand for utility services in the area, it is also Staff's opinion that the proposed utility substation may reduce the capacity for commercial uses, impede meaningful development, and encourage further utility and incidental uses in this location. With these factors in mind, Staff recommends denial of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for commercial uses. The FLUP Module diagram designates the subject property as Tollway Commercial within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- <u>Comprehensive Plan Goals and Objectives:</u> The proposed rezoning request is not in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would not align with the goal of "Economic Development Vitality for a Sustainable and Affordable Community" through the stated objective of "balanced commercial development along major highway corridors".

- <u>Impact on Infrastructure:</u> The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.

- <u>Impact on Public Facilities/Services:</u> The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar commercial uses. The proposed rezoning request will introduce a utility use to a commercial area, which may not be compatible with the planned developments in the area.

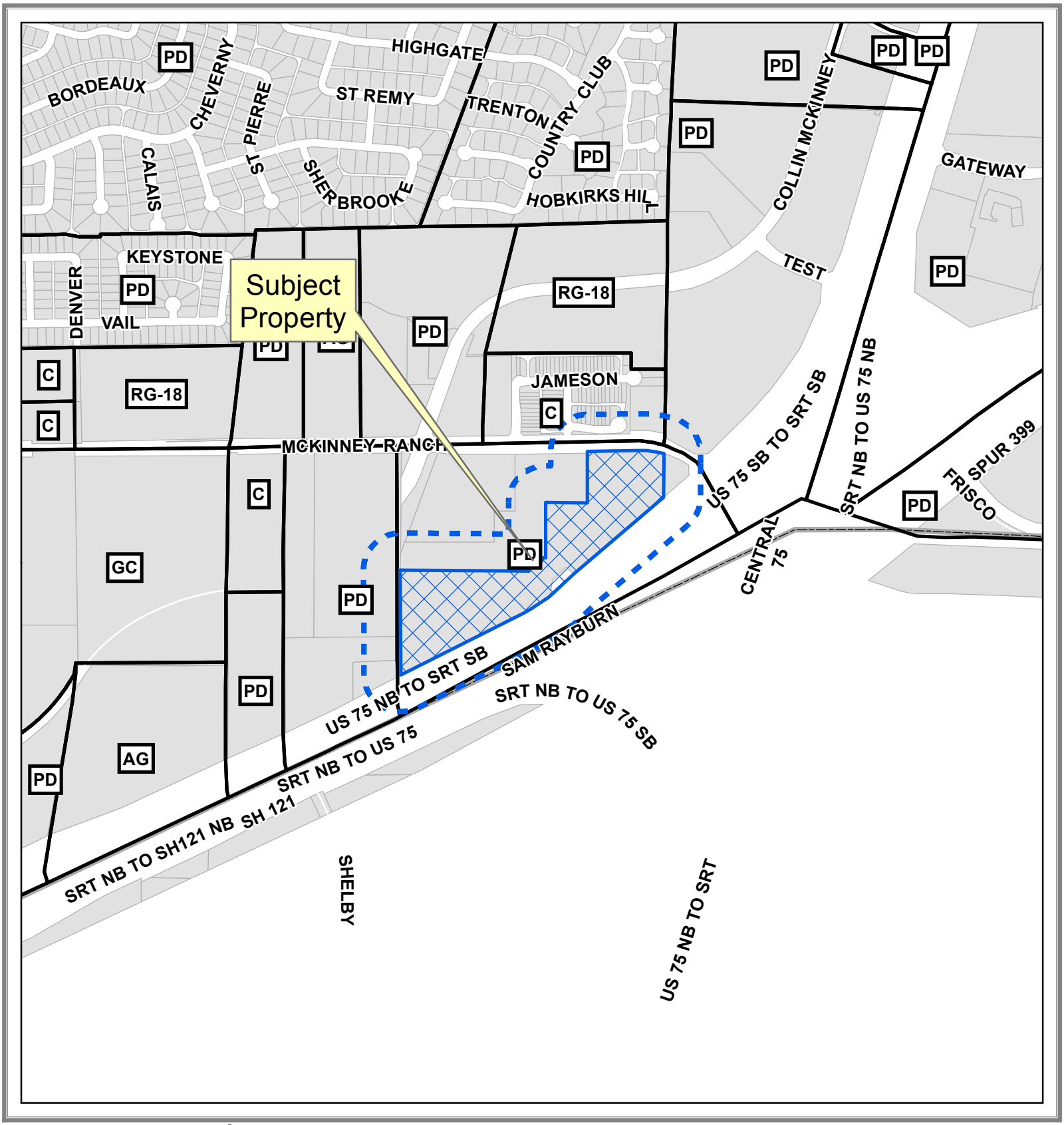
- Land Use and Tax Base Summary: Module 12 is currently comprised of approximately 14.9% residential uses and 85.1% non-residential uses (including agricultural, institutional, and mixed uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 12 are comprised of approximately 23.1% from residential uses and 76.9% from non-residential uses (including agricultural and mixed uses). Estimated tax revenues by type in Module 12 are comprised of approximately 60.8% ad valorem taxes and 39.2% sales and use taxes.

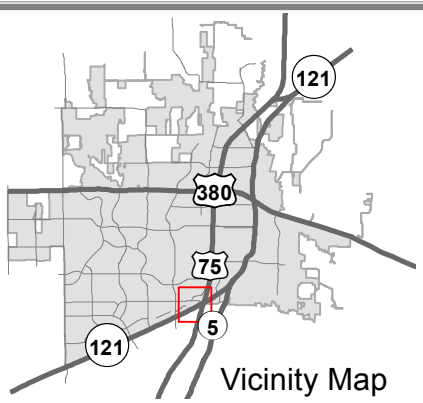
- Concentration of a Use: The proposed rezoning request could result in an over-concentration of utility land uses in the area.

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

SUPPORTING MATERIALS:

Location Map & Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Land Use and Tax Base Summary
Land Use Comparison Table
Ex. PD Ordinance 2003-04-033
Ex. PD Ordinance 2013-03-025
Proposed Zoning Exhibit
Proposed Site Layout
Proposed Development Regulations
Presentation





Vicinity Map

Property Owner Notification Map

ZONE2018-0107

N

0 390 780 Feet

1 in = 779 ft

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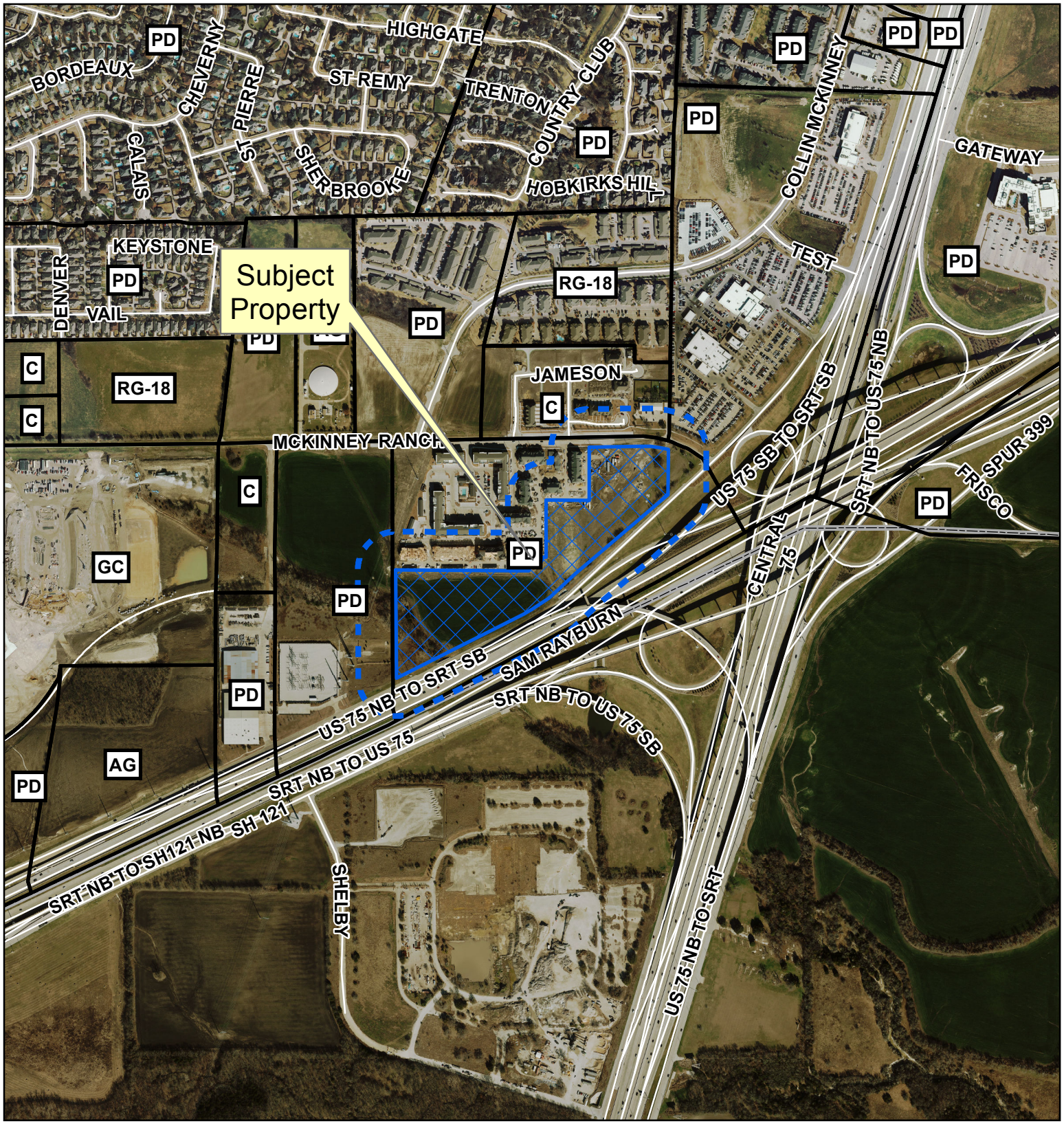

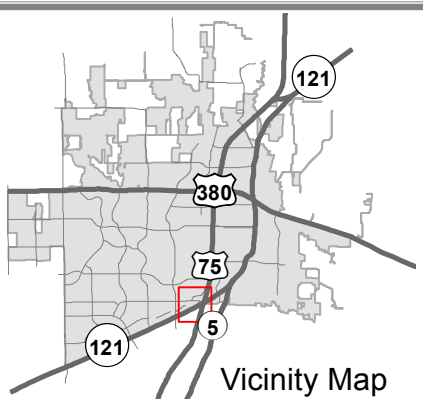

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McKINNEY TEXAS Unique by nature.

Document Path: Y:\Planning\Location Maps\PlanningMapTemplate.mxd

SANCHEZ
& Associates

September 7th, 2018

Ms. Jennifer Arnold
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

RE: Letter of Intent – Re-Zoning
NWC US 75 and SH 121
Approximately 16.92 Acres

Dear Ms. Arnold:

Please accept this correspondence as the formal Letter of Intent for the submittal of a rezoning request for the above referenced property. The property is located at the corner of the US 75 southbound service road and the SH 121 west bound service road. The property is currently zoned PD 2013-03-025 and approximately 16 acres have already developed. The existing zoning on the property encompassed 34 acres of which our Client desires to rezone the remaining 16.92 acres and is requesting a change to PD – Planned Development District in order to allow for commercial uses, an electrical substation, and a communication tower.

Grayson Collin Electrical Co-op (GCEC) has a necessity for an electrical substation in this location. GCEC owns the CCN for this area and is currently providing electrical service to the two existing multi-family developments to the north and the McKinney ISD Football Stadium to the west as well as other developments in the area. Currently GCEC is providing service through a temporary meter within the Oncor electrical substation to the west. This temporary measure is not ideal for either party and will not be able to continue indefinitely. The proposed site is adjacent to the existing electrical transmission lines allowing ease of access for GCEC to connect into the existing electrical system.

We are proposing that the use and development of the subject property shall conform to Section 146-113 ("C3" – Regional Commercial District) of the City of McKinney Zoning Ordinance, and as amended, with the following exceptions:

- A utility substation be allowed on Tract 1.
- A support tower with communication antennas be allowed on Tract 1.

- The commercial antenna support structure be of stealth monopole design with no visible antennas, wires, or transmitters.

- The maximum height of the commercial antenna support structure be 80 feet and may be located less than three times the height of the support structure from any property line.

- The communication tower will be solely for the use of the GCEC electrical substation.

- The following uses shall be prohibited on Tracts 1 and 2:
  - Boarding house or rooming house
  - Independent living facility (retirement community)
  - Watchman or caretaker quarters
  - Halfway house
  - Amusement, commercial (outdoor)
  - Country Club
  - Golf course (public)
  - Golf course (private)
  - Auto painting or body shop
  - Auto parts sales (indoor)
  - Automobile, trailer, light truck, tool rental
  - Automobile, motorcycle, boat (sales, repair, or storage)
  - Bus station
  - Garage, auto repair
  - Service station or motor vehicle fuel sales
  - Taxi or shuttle service
  - Building material sales or monument sales
  - Frozen food lockers
  - Pawnshops
  - Mini-warehouse
  - Warehousing
  - Creamery (dairy products)
  - Livestock auction
  - Stable, commercial

- An eight foot masonry screening wall and evergreen shrubs (minimum of three feet in height at the time of planting, acceptable for six foot screening from the Approved Plan List in the Zoning Ordinance) be provided along the south property line of Tract 1immediately adjacent to the electrical substation pad site.

- A solid living plat screen (minimum of three feet in height at the time of planting, acceptable for six foot screening from the Approved Plat List in the Zoning Ordinance) and a five foot landscape buffer adjacent to the proposed commercial use, be provided along the northern, eastern, and southern boundaries of the substation pad within Tract 1.

- Development of the electrical substation on Tract 1 shall generally conform to the attached Site Layout.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at Chris.Blevins@thesanchezgroup.biz at your convenience.

Sincerely,

Christopher H. Blevins, P.E.
Director of Engineering
Sanchez & Associates, LLC

CC: File

CITY OF MCKINNEY
COMPREHENSIVE PLAN
FUTURE LAND USE PLAN

The Future Land Use Plan serves as a guide for future development and represents policy and generalized land uses proposed for the City of McKinney. This Future Land Use Plan is composed of Land Use Modules. The Modules are groupings of several different land use categories combined with recommended percentages, working to achieve a holistic goal for a specific area of the community.
THIS IS NOT A ZONING MAP.

* Original Adoption 03-22-2004 (Ordinance No. 2004-03-035)

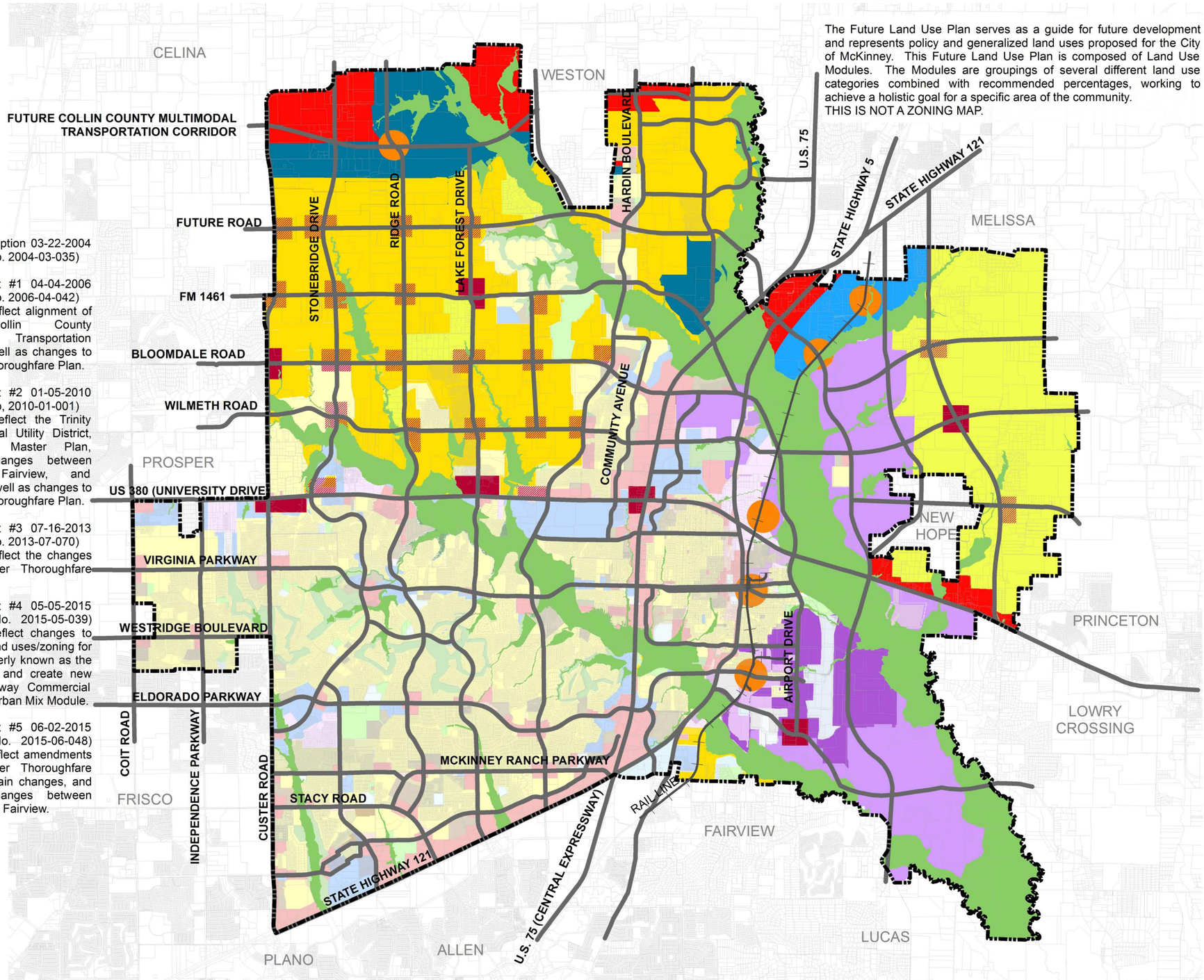
* Amendment #1 04-04-2006 (Ordinance No. 2006-04-042) Revised to reflect alignment of Future Collin County Multimodal Transportation Corridor as well as changes to the Master Thoroughfare Plan.

* Amendment #2 01-05-2010 (Ordinance No, 2010-01-001) Revised to reflect the Trinity Falls Municipal Utility District, the Airport Master Plan, boundary changes between McKinney, Fairview, and Princeton as well as changes to the Master Thoroughfare Plan.

* Amendment #3 07-16-2013 (Ordinance No. 2013-07-070) Revised to reflect the changes to the Master Thoroughfare Plan.

* Amendment #4 05-05-2015 (Ordinance No. 2015-05-039) Revised to reflect changes to anticipated land uses/zoning for the area formerly known as the REC Module and create new modules: Tollway Commercial Module and Urban Mix Module.

* Amendment #5 06-02-2015 (Ordinance No. 2015-06-048) Revised to reflect amendments to the Master Thoroughfare Plan , floodplain changes, and boundary changes between McKinney and Fairview.



Legend

- Existing and Future Thoroughfares
- Extraterritorial Jurisdiction (ETJ)
- Rail Line
- Floodplain

FUTURE LAND USE MODULES

- Estate Mix
- Suburban Mix
- Urban Mix
- Town Center
- Transit Village (1/4 mile radius)
- Community Village
- Regional Commercial
- Tollway Commercial
- Regional Employment
- Office Park
- Industrial
- Airport Industrial
- Potential Commercial within the Residential Module (Based on Locational Criteria)

ANTICIPATED LAND USES / ZONING

- Floodplain
- Golf Course
- Parks/Open Space
- Government/Schools
- Airport
- Heavy Manufacturing
- Light Manufacturing
- Commercial Historic
- Commercial
- Neighborhood Business
- Mixed Use
- Office
- Residential/Low Density
- Residential/Medium Density
- Residential/High Density
- Residential/Urban High Density

Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.4

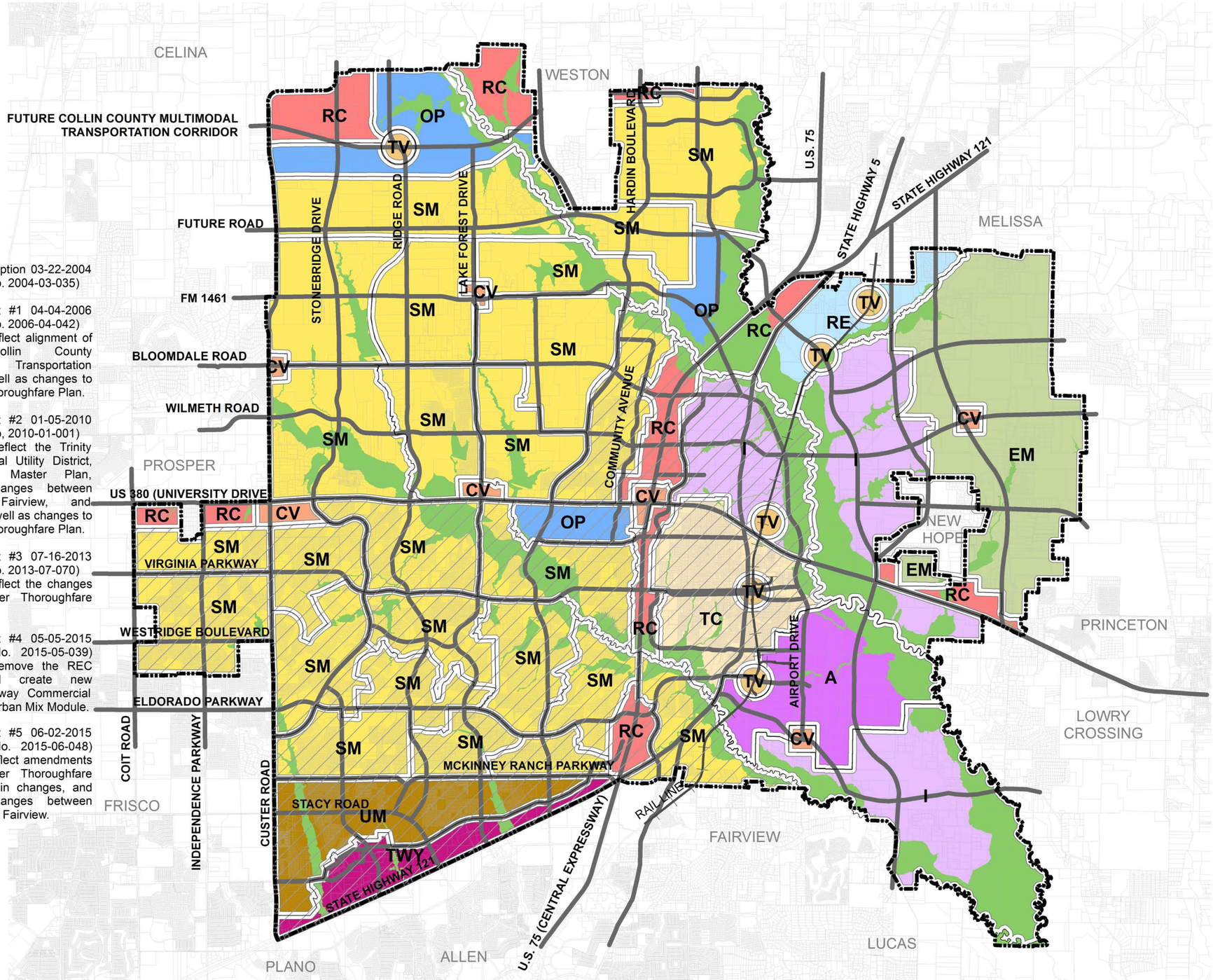
0 1 2 Miles

100 Acres

1 Square Mile

CITY OF MCKINNEY
COMPREHENSIVE PLAN

FUTURE LAND USE PLAN MODULE DIAGRAM



* Original Adoption 03-22-2004 (Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006 (Ordinance No. 2006-04-042) Revised to reflect alignment of Future Collin County Multimodal Transportation Corridor as well as changes to the Master Thoroughfare Plan.

* Amendment #2 01-05-2010 (Ordinance No, 2010-01-001) Revised to reflect the Trinity Falls Municipal Utility District, the Airport Master Plan, boundary changes between McKinney, Fairview, and Princeton as well as changes to the Master Thoroughfare Plan.

* Amendment #3 07-16-2013 (Ordinance No. 2013-07-070) Revised to reflect the changes to the Master Thoroughfare Plan.

* Amendment #4 05-05-2015 (Ordinance No. 2015-05-039) Revised to remove the REC Module and create new modules: Tollway Commercial Module and Urban Mix Module.

* Amendment #5 06-02-2015 (Ordinance No. 2015-06-048) Revised to reflect amendments to the Master Thoroughfare Plan, floodplain changes, and boundary changes between McKinney and Fairview.

Legend

- Rail Line
- Existing and Future Thoroughfares
- Floodplain
- Extraterritorial Jurisdiction (ETJ)

FUTURE LAND USE MODULES

- EM Estate Mix
- SM Suburban Mix
- UM Urban Mix
- TC Town Center
- TV Transit Village
- CV Community Village
- RC Regional Commercial
- TWY Tollway Commercial
- RE Regional Employment
- OP Office Park
- I Industrial
- AI Airport Industrial

MODULE TYPE

- Existing Modules
- Future Modules

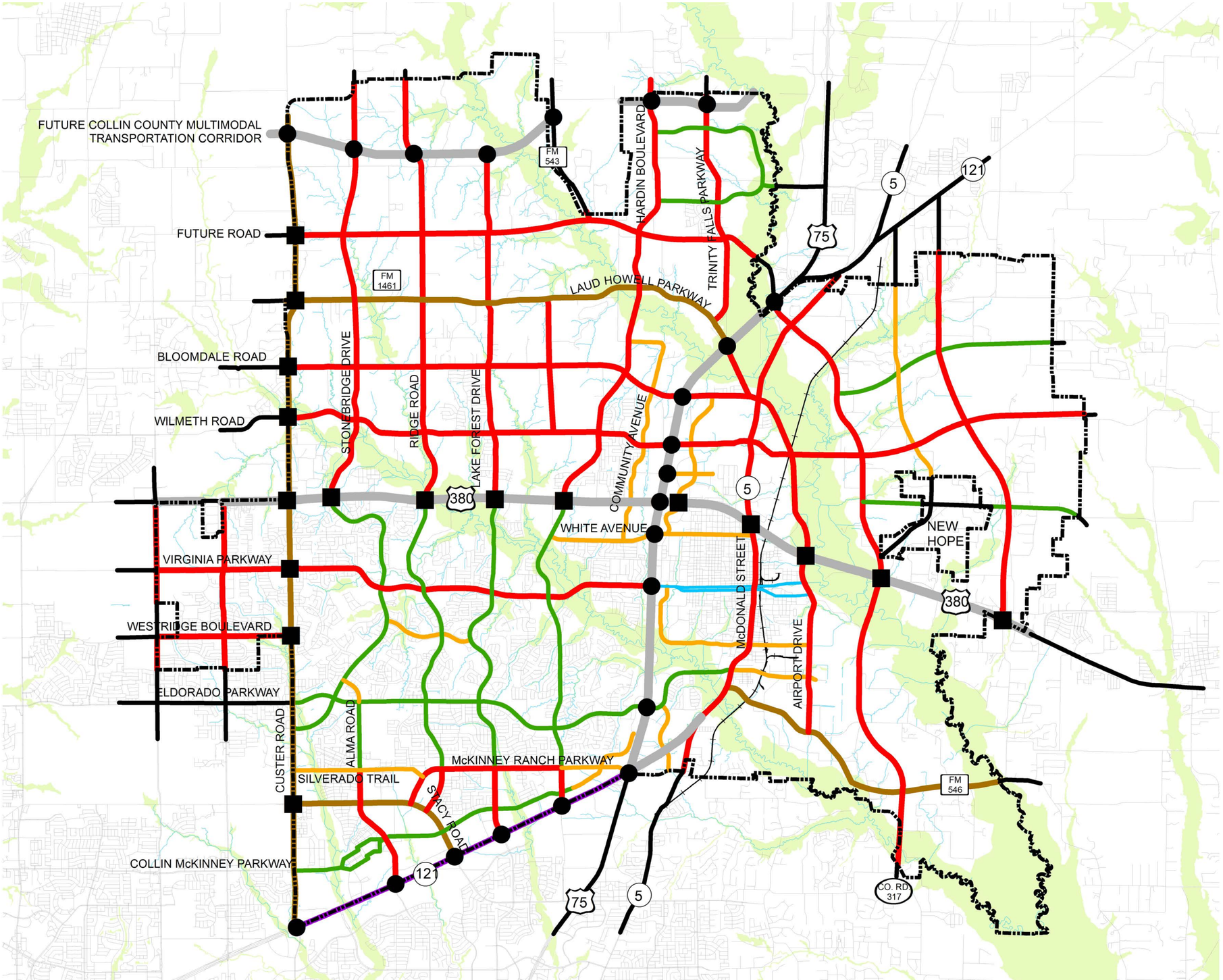
Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.5

Miles: 0, 1, 2

100 Acres

1 Square Mile



CITY OF MCKINNEY

COMPREHENSIVE PLAN

MASTER THOROUGHFARE PLAN

- High Capacity at Grade Intersections
- Grade Separated Intersections
- Extraterritorial Jurisdiction (ETJ)
- Rail Line
- Floodplain

Roadway Classifications

- Major Regional Highway / Multi-Modal
- Tollway
- Principal Arterial: (P6D - 130'-150' ROW, 6 lanes)
- Major Arterial: (M6D - 120' ROW, 6 lanes)
- Minor Arterial: (M4D,M5U,M4U,M3U)
- Greenway Arterial: (G4D - 120' ROW, 4 lanes)
- Town Thoroughfare
- Road By Others

* Original Adoption (Ordinance No. 2004-03-035)
* Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.
* Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.
* Amendment #3 (Ordinance No. 2012-11-160) Revised to reflect new Custer Rd. /Wilmeth Rd. Alignment.
* Amendment #4 (Ordinance No. 2013-07-070) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, Custer Rd. north of U.S. 380, Stonebridge Dr. north of U.S. 380, Hardin Blvd. north of U.S. 380, FM 546, and assorted roadway classification changes.
* Amendment #5 (Ordinance No. 2015-06-048) Revised to reflect actual alignment of recently built roads, changes to the Ridge Rd., Lake Forest Dr. and Laud Howell Pkwy. alignments, assorted roadway classification changes, boundary changes between McKinney and Fairview, and floodplain changes.

Source: City of McKinney GIS Department Data

2 June 2015

FIGURE 8.3

0 1 2 Miles

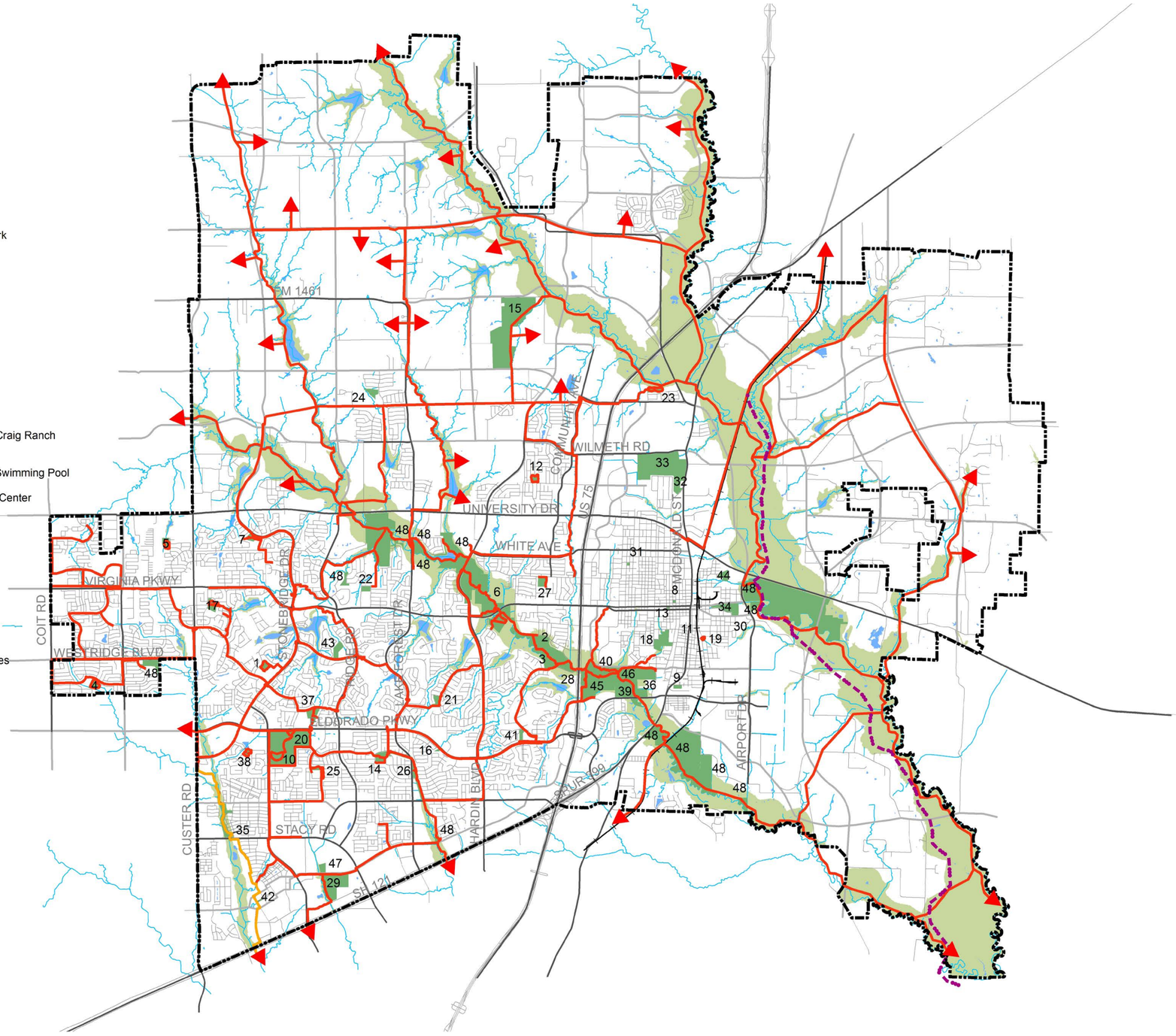
100 Acres

1 Square Mile

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accomodate floodplain areas and to meet sound engineering and urban planning principles. The roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.

PARKS AND FACILITIES

1. A. Hardy Eubanks, Jr. Park
2. Al Ruschhaupt Soccer Complex
3. Alex Clark Disc Golf Course
4. Ash Woods Park
5. Aviator Park
6. Bonnie Wenk Park
7. Carey Cox Memorial Park
8. Central Park
9. Cottonwood Park
10. The Courts at Gabe Nesbitt
11. Day Labor Plaza
12. Dr. Charles B. McKissick Park
13. Dr. Glenn Mitchell Memorial Park
14. E.A. Randles Park
15. Erwin Park
16. Ezra Lee (Tinker) Taylor Park
17. Falcon Creek Park
18. Finch Park
19. Fitzhugh Park
20. Gabe Nesbitt Community Park
21. Hill Top Park
22. Horizon Park
23. Inspiration Park
24. Jim Ledbetter Park
25. John M. Whisenant Park
26. Katherine B. Winniford Park
27. Mary Will Craig Park
28. McKinney Community Center
29. McKinney Soccer Complex @ Craig Ranch
30. Mouzon Ball Fields
31. Murphy Park
32. North Park & Juanita Maxfield Swimming Pool
33. Oak Hollow Golf Course
34. Old Settlers Park & Recreation Center
35. Rowlett Creek Park
36. Senior Recreation Center
37. Serenity Park
38. Tom Allen Jr. Park
39. Towne Lake Disc Golf
40. Towne Lake Park
41. Valley Creek Park
42. Veterans Memorial Park
43. W.B. Finney Park
44. Wattley Park
45. Wilson Creek Nature Trail
46. Wilson Creek Softball Complex
47. World Collection of Crape Myrtles
48. Undeveloped/Open Space



CITY OF MCKINNEY

COMPREHENSIVE PLAN

HIKE AND BIKE TRAILS MASTER PLAN

- Extraterritorial Jurisdiction (ETJ)
- Hike and Bike Trail
- Six City Trail
- Equestrian Trail
- Roads
- Proposed Thoroughfares
- Rail Line
- Creeks
- Lakes
- Park Property
- Flood Plain

The arrows represent potential connections to future school sites with the intent of connecting all school sites with the main trails along major creeks.

Original Adoption 03-22-04 (Ordinance No. 2004-03-035)
*Amendment #1: 10-18-05 (Ordinance No.05-10-133) Revised sections of Ridge Road and Stonebridge Drive north of Bloomdale Road.
*Amendment #2: 04-04-06 (Ordinance No. 2006-04-042) Realigned the trail in the vicinity of the intersection of the Irving Water Distribution Line Easement and the East Fork of the Trinity River
*Amendment #3: 06-03-08 (Ordinance No. 2008-06-055) Adding, relocating, and eliminating various hike and bike sections.
*Amendment #4: 06-02-15 (Ordinance No. 2015-06-048) Adding, relocating and eliminating various hike and bike sections, updating floodplain changes, removing Bridge/Grade crossings designations, boundary changes between McKinney and Fairview, and updating the Master Thoroughfare Plan.

Source: City of McKinney Planning Department Data

2 June 2015
FIGURE 9.2

Miles
0 1 2

1 Square Mile

100 Acres

Land Use and Tax Base Summary for Module 12

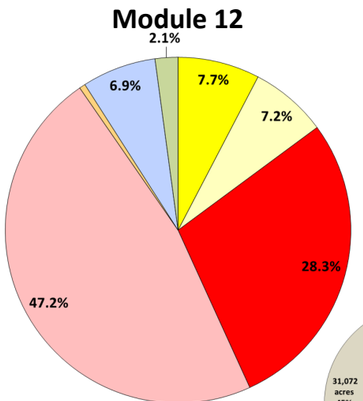
18-0107Z Rezoning Request

Land Use Summary

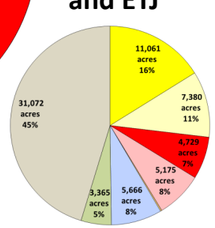
Below is a summary of existing and anticipated land uses for this module as of January 2017 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

	Acres
Residential	88.8
Vacant Residential	83.6
Total Residential	**172.3 (14.8%)**
Non-Residential	328.0
Vacant Non-Residential	546.6
Total Non-Residential	**874.5 (75.4%)**
Mixed-Use	0.0
Vacant Mixed-Use	6.6
Total Mixed-Use [1]	**6.6 (0.5%)**
Institutional (non-taxable)	80.3
Total Institutional (non-taxable)	**80.3 (6.9%)**
Agricultural/Undetermined	24.7
Total Agricultural/Undetermined [2]	**24.7 (2.1%)**
Total Acres (city limits only)	1,158.4 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction [3]	**0.0 (0%)**
Total Acres	1,158.5

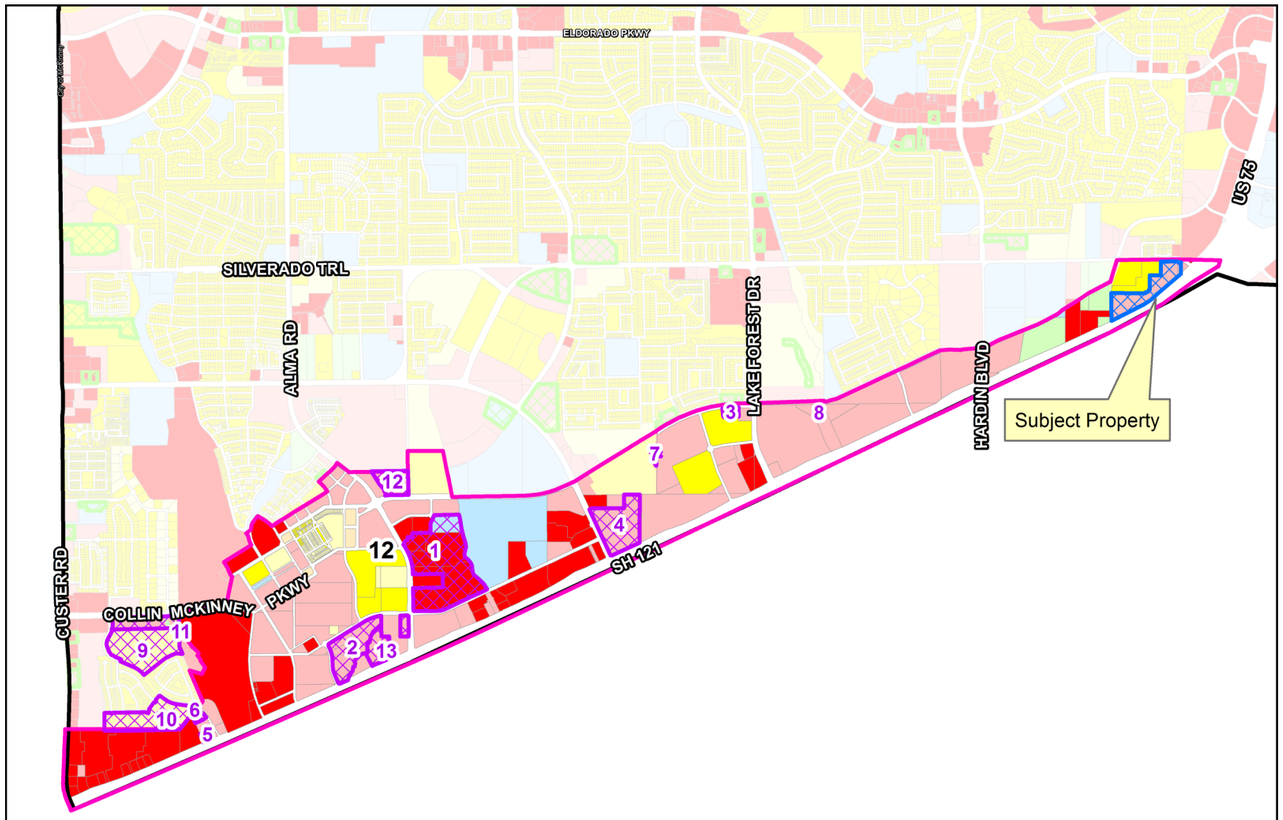
Module 12



Citywide and ETJ

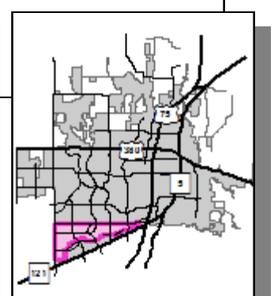


Module 12



Approved Projects Impacting Land Use or Tax Base (2017, 2018) [4]

Map ID	Case Number	Project Description	Acres
1	17-235RP	RP - NTAC ADDITION - LOTS 1R2, 2R2, 4R2, 7R1 & 10, BLK A - NEC OF HENNEMAN WAY AND ALMA RD	5.45
2	17-261SP	SP - CROSSROADS PARK AT CRAIG RANCH - AMENITY CENTER - APPR. 580 FT WEST ALMA RD - SOUTH SIDE HENNEMAN WAY	19.60
3	17-037Z	ZNS- LOT 1 HEIGHTS @ LAKE FOREST ADDN - 1.81 ACRES - SEC COLLIN MCKINNEY PKWY & WESTPORT DRIVE	1.81
4	17-116SP	SP - STACY AND 121 - OFFICE AND RETAIL BUILDINGS - NEC OF SH 121 AND STACY RD	23.51
5	17-122RP	RP - SOUTHERN HILLS AT CR COMMERCIAL - LOT 4R, BLOCK A - NWC CRAIG RANCH PKWY - SH 121 SAM RAYBURN TOLL	1.15
6	17-165RP	RP - SOUTHERN HILLS AT CRAIG RANCH COMMERCIAL LOT 2R1, BLOCK A - NWC CRAIG RANCH PKWY - SH 121 - SAM RAYBURN	1.48
7	17-190RP	RP - VINEYARDS PHASE 1 ADDITION - COMMON AREA C-1R, BLK C - APPR. 220' S. COLLIN MCKINNEY-E. SIDE AZENETH AVE	1.23
8	17-121SP	SP - VERIZON WIRELESS TELECOMMUNICATION - STEALTH ANTENNA - APP 1,400 E LAKE FOREST; S. FUTURE COLLIN MCK	0.51
9	17-221RP	RP - SOUTHERN HILLS AT CR PH 2 - 118 SF RES LOTS, 4 CA'S, 1 FUTURE UNDEVEL LOT - APPR. 1,100 E CUSTER - S COLLIN MCKINNEY	29.46
10	17-222RP	RP - SOUTHERN HILLS @ CR, PHASE 3 - 116 SF RES LOTS - 5 CA'S - APR. 850 FT E CUSTER RD- APPR, 1,800' S. COLLIN MCK	23.20
11	17-238SP	SP - SOUTHERN HILLS OFFICE PARK PH II - SEC COLLIN MCKINNEY PKWY AND PIPER GLEN RD	9.87
12	17-0015RP	Record Plat for 43 Single Family Residential Lots and 4 Common Areas (Liberty Hill)	8.64
13	17-0006SP	Site Plan for Retail, Restaurant and Pavilion Uses (HUB 121)	9.65

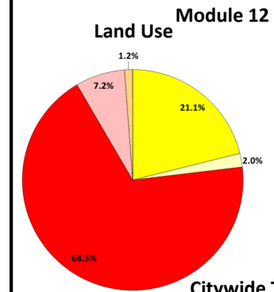


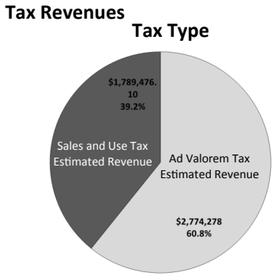
Tax Base Summary [5]

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2017. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller

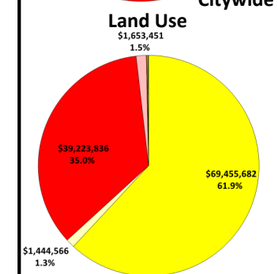
Land Use	Ad Valorem	Sales Tax	Total
Residential	$ 964,059	$ -	**$ 964,059**
Non-Residential	$ 1,335,645	$ 1,789,476	**$ 3,125,121**
Mixed-Use	$ -	$ -	**$ -**
Tax Revenue from Developed Land	**$ 2,299,704**	**$ 1,789,476**	**$ 4,089,180**
Vacant Residential	$ 90,667	$ -	**$ 90,667**
Vacant Non-Residential	$ 329,630	$ -	**$ 329,630**
Vacant Mixed-Use	$ 53,191	$ -	**$ 53,191**
Agricultural/ Undetermined	$ 1,086	$ -	**$ 1,086**
Tax Revenue from Undeveloped Land	**$ 474,574**	**$ -**	**$ 474,574**
Grand Total (city limits only)	**$ 2,774,278**	**$ 1,789,476**	**$ 4,563,754**

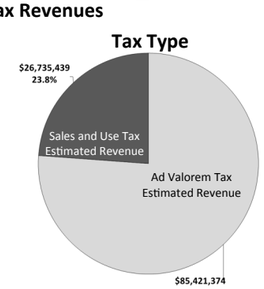
Module 12 Tax Revenues





Citywide Tax Revenues





NOTE: In general, land uses that generate tax revenues less than 1% of total revenues are not shown on chart.

1. Mixed-Use land uses reflect those parcels for which zoning allows for residential and/or non-residential horizontal or vertically-integrated uses .
2. Agricultural/Undetermined land uses reflect those parcels with agricultural zoning for which no future use is currently defined.
3. Properties located in the ETJ are not included in the Land Use Summary and the Tax Base Summary because they fall outside of the city's land use and taxing jurisdiction.
4. Zoning, site plan and record plat cases approved after the certified tax roll of January 1, 2016 and change land use and/or vacancy status. These cases are not included in the Land Use Summary or the Tax Base Summary.
5. Institutional (non-taxable) properties are not included in the Tax Base Summary because these properties do not generate taxes. Estimated tax revenues do not include any property exemptions, delinquencies, etc. and; therefore, may not reflect actual collection amounts.

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

McKINNEY TEXAS
Unique by nature.
Planning Department

LAND USE COMPARISON TABLE
18-0107Z Utility Substation Rezone

Type Use	(Existing) PD	(Proposed) PD
Residential Uses		
Bed and breakfast (subject to Ch. 138, Art. IV)	P	
Boardinghouse or roominghouse (17)	P	
Dormitories	P	P
Independent Living Facility (retirement community) (56)		
Mobile home dwelling (68)		
Mobile home park (subject to Ch 138, Art. III) (69)		
Multiple family dwelling (apartment) (71)	P	
Multiple family dwelling, senior (senior apartment) (72)		
Single family dwelling (attached) (104)		
Single family dwelling (detached) (105)		
Two-family dwelling (duplex) (119)		
Watchman or caretaker quarters		
Educational and Institutional Uses		
Assisted living facility, nursing home, or rest home (10)		P
Cemetery		
Church or rectory, including church-operated day-care facilities and pre-schools (25)	P	P
Clinic (28)	P	P
College or university	P	P
Day-care (34)	P	P
Fraternal organization, lodge, civic club (47)	P	P
Halfway house	S	
Hospital (53)	P	P
Museum, library, art gallery (public) (73)	P	P
School, business or trade (99)	P	P
School, public, private or parochial (100)	P	P
Accessory, Utility and Incidental Uses		

LAND USE COMPARISON TABLE
18-0107Z Utility Substation Rezone

Type Use	(Existing) PD	(Proposed) PD
Accessory building or use (1)	P	P
Electrical generating plant		
Home occupation (See 146-133) (52)	P	
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P
Public building (shop or yard) (90)		S
Servant's quarters (102)		
Sewage treatment plant		
Utility business office		P
Utility shop or yard		
Utility substation or regulating station	P	P
Water storage tank	P	P
Water treatment plant		
Recreational & Entertainment Uses		
Amusement, commercial (indoor) (4)	P	
Amusement, commercial (outdoor) (5)		P
Carnival or circus (temporary)	T	T
Country club (31)	P	
Fitness club, gymnasium, exercise area or similar use		P
Golf course (public)	P	
Golf course (private)		
Park or playground (public) (81)	P	P
Playfield or stadium (public) (88)	P	P
Private club (subject to Ch. 138, Art. II, Sec. 146-41) (89)	S	S
Recreation area (private) (91)	P	P
Recreation center (public) (92)	P	P
Sexually oriented business (subject to Ch. 138, Art. V)		
Swim or tennis club (112)	P	P
Swimming pool (public)	P	P
Swimming pool (private) (113)	P	P
Theater (indoor)	P	P
Theater (outdoor)	T	P

LAND USE COMPARISON TABLE
18-0107Z Utility Substation Rezone

Type Use	(Existing) PD	(Proposed) PD
Transportation, Automobile, and Related Uses		
Airport or landing field, and aircraft hangar		
Auto painting or body shop		
Auto parts sales (indoor)		
Automobile, trailer, light truck, tool rental		
Automobile, motorcycle, boat (sales, repair, or storage)		
Bus station	P	
Car Wash (See Sec 146-41(11a)) (23)		S
Garage, auto repair (50)		
Garage or lot, parking (private)	P	P
Garage or lot, parking (commercial)	P	P
Heliport or helistop	S	P
Motor freight terminal		
Parking, incidental to main use	P	P
Parking lot (truck) (83)		
Private street development (See Ch. 142, Art. VII)		
Railroad freight station		
Railroad team truck		
Railroad track or right-of-way	P	P
Recreational vehicle sales		P
Service station or motor vehicle fuel sales (subject to section 146-84 (103)	S	
Taxi or shuttle service		
Tire recapping		
Truck Fueling Station (117)		
Truck sales, storage, or repair		
Truck Stop (118)		
Commercial Type, Retail, and Service Uses		
Bait shop		P
Bakery or confectionery (retail)	P	P
Bakeries (wholesale)	S	P
Banks and financial institutions	P	P
Barber or beauty shops	P	P
Building materials sales or monument sales		

LAND USE COMPARISON TABLE
18-0107Z Utility Substation Rezone

Type Use	(Existing) PD	(Proposed) PD
Carpentry or sign shop		
Cleaning Plant (laundry)		P
Cleaning and pressing (small shop and pickup) (27)	P	P
Department or discount store	P	P
Drug-store or pharmacy	P	P
Exterminator		P
Farmers market (40)		P
Florist or garden shop	P	P
Field office (43) or real estate sales office	T	T
Food stores, groceries	P	P
Frozen food lockers	S	
Funeral homes and mortuaries	P	P
Furniture sales	P	P
Greenhouse or plant nursery	S	P
Hardware store (paint, plumbing, and related sales)	P	P
Heavy machinery sales and storage		
Hotel or motel (54)	P	P
Household appliance sales (55)	P	P
Laboratories (medical, dental, science)	P	P
Mimeograph or letter shop	P	P
Mobile home display and sales		
Office building	P	P
Offices with showrooms	P	P
Office use	P	P
Office supplies	P	P
Paint and related sales	P	P
Pawnshops		
Personal service (86)	P	P
Pet store, kennel, animal boarding (no outside runs)	P	P
Pet store, kennel, animal boarding (outside runs)		P
Psychic/paranormal readings		P
Radio or TV broadcast studio	P	P
Retail store (indoor)	P	P
Restaurant or cafeteria (carry-out only) (95)	P	P
Restaurant or cafeteria (indoor service) (96)	P	P

LAND USE COMPARISON TABLE
18-0107Z Utility Substation Rezone

Type Use	(Existing) PD	(Proposed) PD
Restaurant or cafeteria (including drive-through window) (97a)		P
Restaurant or cafeteria (drive-in service) (97b)		P
Studios, photo, music, art, health, etc.	P	P
Tattoo Parlor		
Travel agent	P	P
Upholstery shop	P	P
Veterinarian (no outside runs)	P	P
Veterinarian (with outside runs)		P
Wholesale establishments		P
Industrial and Manufacturing Uses		
Concrete or asphalt batch plant		
Contractor's yard		
Dirt or topsoil extraction; sand and gravel mining or storage		
Fat rendering, animal reduction		
Food processing		
Forestry, mining and oil/gas drilling uses		
Forge plant		
Indoor Gun Range (57)		
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)		
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)		
Junk or salvage yard (58)		
Machine shop or welding		
Metal fabrication		
Mini-warehouse (See Sec. 146-41)		
Open storage (79)		
Paper or pulp manufacture		
Printing plant		
Refining or storage (petroleum products, gas, butane, propane)		
Sanitary landfill		

LAND USE COMPARISON TABLE
18-0107Z Utility Substation Rezone

Type Use	(Existing) PD	(Proposed) PD
Smelting of ores or metals		
Soft drink bottling plant		
Warehousing		
Agricultural and Related Uses		
Agricultural and ranching uses	P	P
Community Garden (29)		P
Creamery (dairy products)		
Fairgrounds or rodeo		
Farm implement sales and service		
Farm, orchard or truck garden (40)		P
Hatchery (poultry), egg farm, feed lot		
Livestock auction (62)		
Stable, commercial (106)		
Stable, private		
Stockyards or slaughterhouse		

The following is the legend for interpreting Schedule of Uses (Appendix F, Sec. F-4):

P	Use is permitted by right
	Use is prohibited
S	Use is permitted with a Specific Use Permit under Sec. 146-41
T	Use is permitted with a Temporary Use Permit

ORDINANCE NO. 2003-04-033

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270, AND AS AMENDED, OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 34.6 ACRE TRACT LOCATED ON THE NORTH SIDE OF STATE HIGHWAY 121, ON THE WEST SIDE OF US HIGHWAY 75, AND ON THE SOUTH SIDE OF FM 720, IS HEREBY REZONED FROM "AG" – AGRICULTURAL DISTRICT, TO "PD", - PLANNED DEVELOPMENT DISTRICT, GENERALLY FOR MIXED USES AND REC OVERLAY DISTRICT; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of McKinney has considered the rezoning of an approximately 34.6 acre tract located on the North Side of State Highway 121, on the West Side of US Highway 75, and on the South Side of FM 720, From "AG" – Agricultural District, to "PD", - Planned Development District, Generally for Mixed Uses and REC Overlay District; and,

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

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

Section 1. Zoning Ordinance No. 1270, and as amended, of the City of McKinney is hereby amended so that an approximately 34.6 acre tract located on the North Side of State Highway 121, on the West Side of US Highway 75, and on the South Side of FM 720, which is more fully depicted on Exhibit "A" attached hereto From "AG" – Agricultural District, to "PD", - Planned Development District, Generally for Mixed Uses and REC Overlay District.

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

1. The subject property shall develop in accordance with REC Multi-Use District, as per Section 41-94 of the Zoning Ordinance.

2. The subject property shall develop according to the attached general development plan, see Exhibit "B".

3. The subject property develop according to the Regional Employment Center (REC) Overlay District standards, and as amended.

4. The subject property shall have a maximum of 400 multi-family units.

Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding $2000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development, or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THIS 1st DAY OF APRIL, 2003.

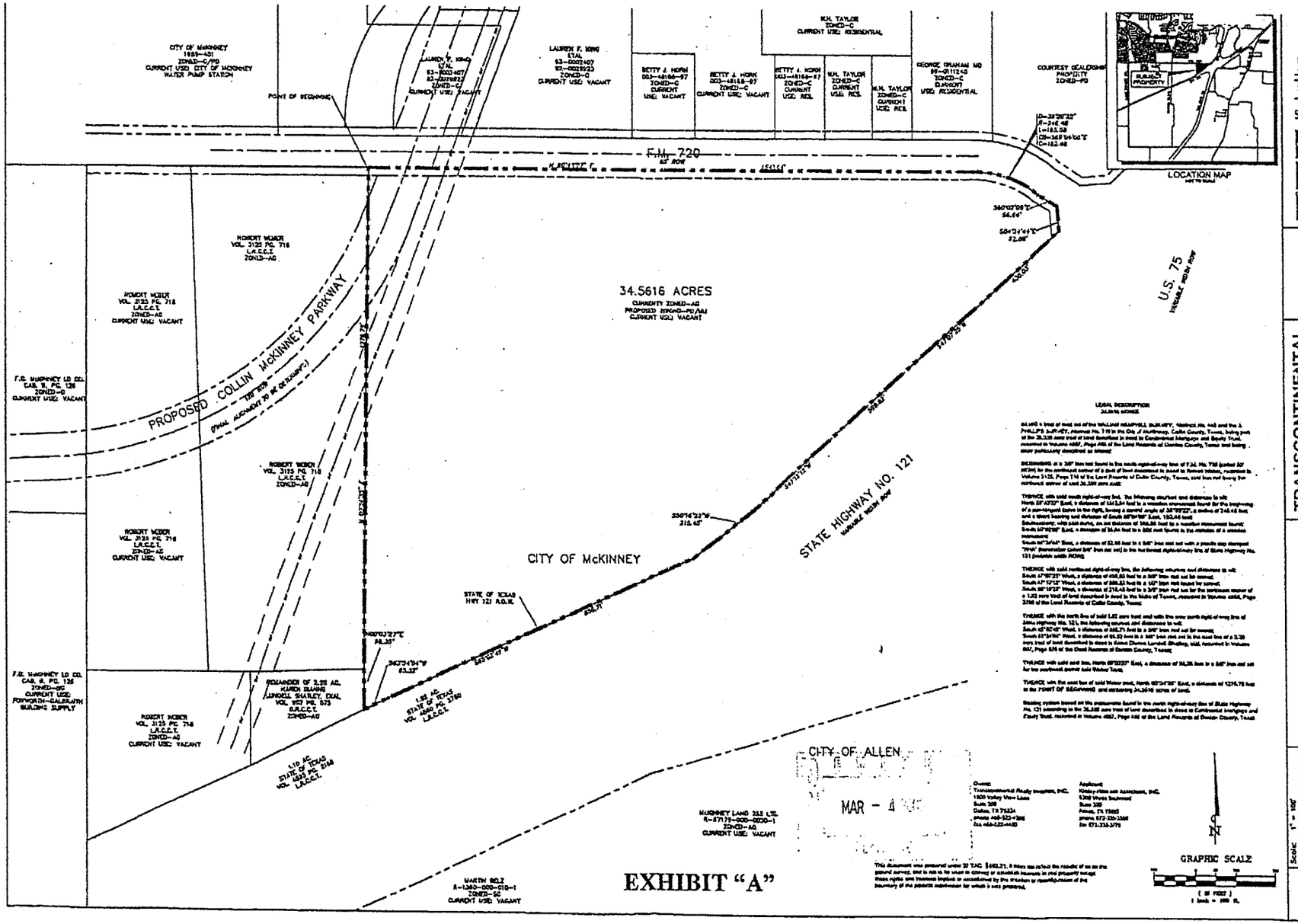
DON DOZIER, Mayor

ATTEST:

JENNIFER SPROULL, City Secretary
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney



Kimley-Horn and Associates, Inc.

TRANSCONTINENTAL REALTY INVESTORS INC.

ZONING EXHIBIT

Scale: 1" = 100'
Designed by: KGM
Drawn by: KGM
Checked by: AFS
Date: MARCH 2003
Project No. 061003011

SHEET 1 OF 3

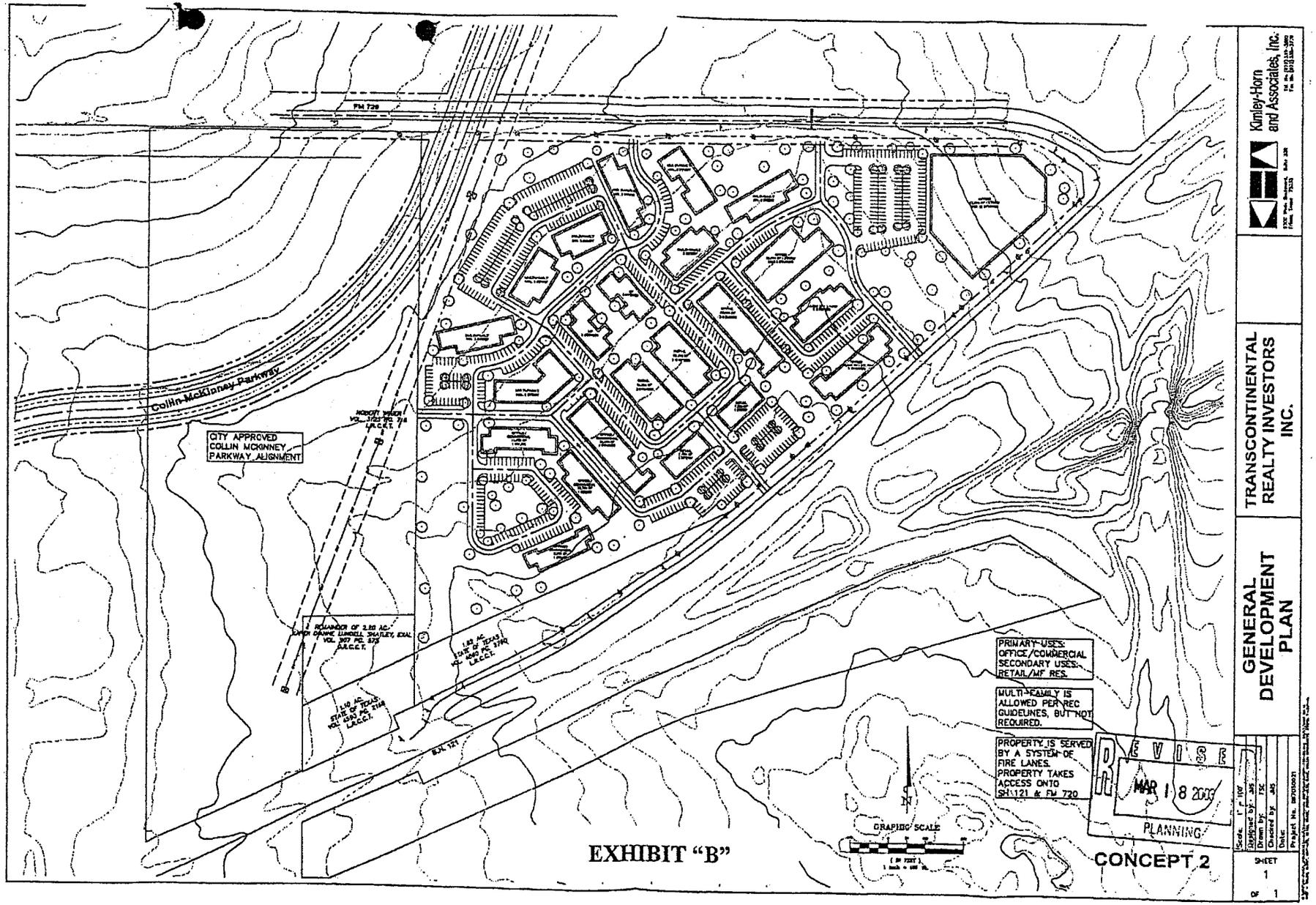


EXHIBIT "B"

Kimley-Horn and Associates, Inc.

TRANSCONTINENTAL REALTY INVESTORS INC.

GENERAL DEVELOPMENT PLAN

Scale: 1" = 100'
Designed by: JAS
Drawn by: TSC
Checked by: JAS
Date:
Project No. 097000073

SHEET 1 OF 1

ORDINANCE NO. 2013-03-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING ORDINANCE NO. 1270 OF THE CITY OF McKINNEY, TEXAS; SO THAT AN APPROXIMATELY 34.56 ACRE PROPERTY, LOCATED ON THE NORTHWEST CORNER OF STATE HIGHWAY 121 (SAM RAYBURN TOLLWAY) AND U.S. HIGHWAY 75 (CENTRAL EXPRESSWAY), IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT, "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT AND "CC" – CORRIDOR COMMERCIAL OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT AND "CC" – CORRIDOR COMMERCIAL OVERLAY DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney has considered the rezoning of an approximately 34.56 acre property, located on the northwest corner of State Highway 121 (Sam Rayburn Tollway) and U.S. Highway 75 (Central Expressway), which is more fully depicted on Exhibit "A", attached hereto, from "PD" – Planned Development District, "REC" – Regional Employment Center Overlay District and "CC" – Corridor Commercial Overlay District to "PD" – Planned Development District, "REC" – Regional Employment Center Overlay District and "CC" – Corridor Commercial Overlay District, generally to modify the development standards; and,

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

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

Section 1. Ordinance No. 1270 is hereby amended in order to rezone an approximately 34.56 acre property, located on the northwest corner of State Highway 121 (Sam Rayburn Tollway) and U.S. Highway 75 (Central Expressway), from "PD" – Planned Development District, "REC" – Regional Employment Center Overlay District and "CC" – Corridor Commercial Overlay District to "PD" – Planned Development District, "REC" – Regional Employment Center Overlay District and "CC" – Corridor Commercial Overlay District.

Section 2. Use and development of the subject property shall conform to "PD" – Planned Development District Ordinance No. 2003-04-033, "CC" – Corridor Commercial Overlay District, and "REC" – Regional Employment Center Overlay District, except as follows:

a. The subject property shall be subject to the attached development regulations (Exhibit "B").

b. The character of any multi-family residential development shall generally conform to the attached architectural rendering and shall also be subject to the Architectural and Site Standards section of the Zoning Ordinance, except as amended herein (Exhibit "C").

c. Landscape buffers along property lines of multi-family development, as required by Section 146-135 of the Zoning Ordinance, shall be reduced

for buildings located closer than 20 feet from a property line, as specified in the attached development regulations (Exhibit "B").

Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding $2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 5th DAY OF MARCH, 2013.

CITY OF McKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

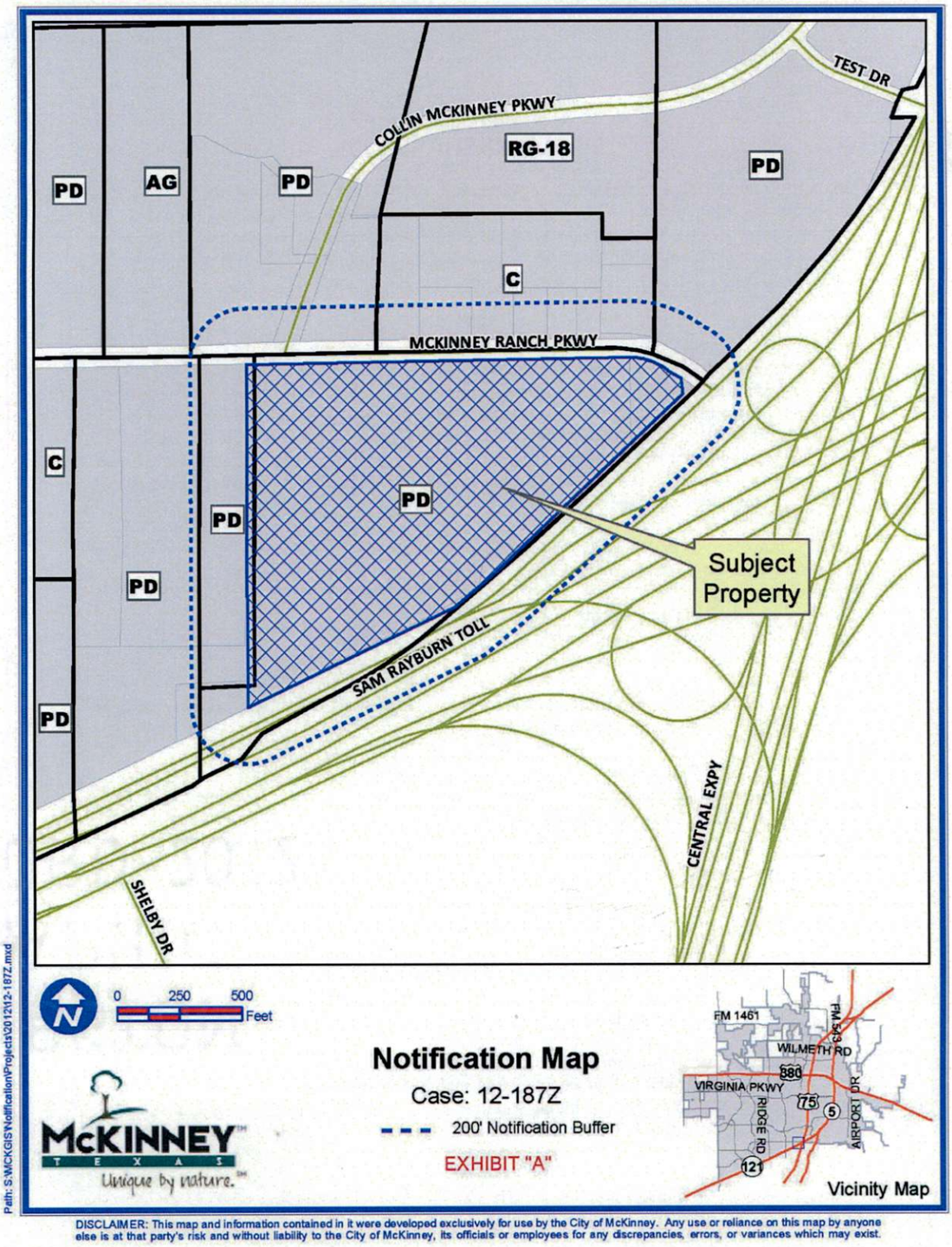
CORRECTLY ENROLLED:

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

DATE: March 5, 2013

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



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

EXHIBIT A

EXHIBIT "B"

NWC US 75 and SH 121
DEVELOPMENT STANDARDS

The Current Planned Development District Standards for PD 2003-04-033 shall apply except that the following provisions shall apply to multi-family development on the subject property. All commercial/retail/office or other uses other than multi-family shall develop as per PD 2003-04-033. All commercial/retail/office or other uses other than multi-family shall develop as per PD 2003-04-033.

I. Parking:

a. The parking requirement for a multi-family residential development on the subject property shall be 1 parking space for every dwelling unit (at least 30% must be enclosed) plus ½ parking space for every bedroom. If a garage is proposed, a 20' driveway, which may be counted as a parking space, shall be provided in front of the garage door or an additional ½ parking space shall be provided somewhere on-site. No other enclosed or covered parking shall be required for a multi-family residential development on the subject property.

II. Windows in a multi-family residential structure that is within 150' of a property zoned or used for single family purposes may be oriented toward said single family uses.

III. Side yard and rear yard setbacks shall be as follows:
a. Side yard setback: 10 ft
b. Rear yard setback: 5 ft

IV. Any multi-family residential development constructed on the subject property shall be approved if all the following criteria are met:

1. ***Roof Treatment.***
a. A pitched roof of any style, including, but not limited to, hipped, gabled or shed roofs shall be acceptable. The roof must cover 100 percent of the total roof area, excluding porches and porte-cocheres. No flat roof line shall be visible from the public ROW.
b. A parapet wall shall be acceptable if constructed around the entire perimeter of a building so that no flat roof shall be visible.
c. Standing seam metal roofs, which meet all the criteria of this section shall be acceptable.
d. No more than one color shall be used for visible roof surfaces, however, if more than one type of roofing material is used, the materials shall be varying hues of the same color.

2. ***Exterior finishing materials.***
a. Each wall of each building shall be finished with at least 85 percent masonry (excluding windows and doors). Acceptable masonry finishing materials are brick, stone and/or synthetic stone materials including, but not

necessarily limited to slate, flagstone, granite, limestone, and marble. The area of exterior finish shall be calculated exclusive of doors and windows.

b. The balance of any exterior finishing materials shall be stucco, EIFS, architectural concrete masonry units (CMU), wood lap siding, vinyl siding, complimentary architecturally finished metal or steel and/or glass curtain wall systems (excluding windows and doors).

c. Walls located within interior courtyards shall be a minimum of 50 percent brick, stone, or synthetic stone materials, with the remaining 50 percent of each side being wood lap siding, vinyl siding, stucco, cast concrete modular siding, or EIFS.

3. ***Exterior color.***

a. 100 percent of total exterior building surfaces (exclusive of glass) shall be neutrals, creams, pastels, or deep, rich, non-reflective natural or earth-tone colors (including approved finishing materials). Examples of acceptable colors include, but are not limited to burgundy, forest green, navy blue, eggplant, rust, or ochre. Subtle variations of such colors shall also be permitted.

b. No more than six (6) colors shall be used; however, natural, unaltered materials such as brick or stone used on the building shall not be counted toward the maximum number of colors allowed.

4. ***Building massing.***

a. Horizontal wall planes longer than 30 feet in width shall be segmented into smaller sections by a facade offset of a minimum four (4) feet deep and eighteen (18) feet wide. This may be achieved through protruding balconies with covered awnings or other architectural elements such as a cantilever or some other horizontal or vertical offset.

5. ***Fenestration.***

a. At least 20 percent of walls oriented toward rights-of-ways shall feature windows.

6. ***Architectural and site enhancements.*** **All buildings shall be required to provide at least five (5) of the following architectural elements:**

a. Each exterior wall of each building shall be finished with 100 percent masonry. Walls within internal courtyards shall not satisfy this requirement;

b. Each building's façade contains two types of complementary masonry finishing materials and each of the materials is used on at least 25 percent of each facade;

c. A minimum of 15 percent of each building's façade which face a right-of-way or property zoned or used for single family residential purposes features patterned brick work or patterned stone work.
d. All chimneys are finished on all sides with 100 percent masonry finishing materials;
e. 95% of the ground-floor residential units shall have an exterior oriented entrance that features an articulated entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
f. 95% windows are emphasized through the use of molding around the windows, plant ledges, sills, shaped frames, awnings, or another similarly related architectural element;
g. 95% of units shall have a private balcony or porch that is at least 24 square feet in area.
h. Windows facing public rights-of-ways shall feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window;
i. Downspouts associated with gutters are completely screened from view.
j. All entrances into the multi-family residential development shall feature a landscaped median. The median shall be provided as indicated below:
    i. The landscaped median shall be at least 10 feet wide and at least 50 feet long (measured from back of curb to back of curb). The median and its plantings shall not be permitted to interfere with necessary sight visibility lines;
    ii. At least one canopy tree for every 50 linear feet that the median extends (in length);
    iii. At least two ornamental trees for every 50 linear feet that the median extends (in length); and
    iv. The required median shall be completely covered with living plant materials and shall be provided with an automatic underground irrigation system as specified in Section 146-135(e)(2) of the Zoning Ordinance.
k. Amenities conforming to the regulations provided herein are provided.
    i. The number of required amenities shall be based on the number of units within the development.
        1. Developments with less than 20 dwelling units shall provide at least 1 amenity.
        2. Developments with between 20 dwelling units and 99 dwelling units shall provide at least 2 amenities.
        3. Developments with between 100 dwelling units and 179 dwelling units shall provide at least 3 amenities.
        4. Developments with between 180 dwelling units and 259 dwelling units shall provide at least 4 amenities.
        5. Developments with 260 dwelling units or more shall provide at least 5 amenities.
    ii. The following items shall be classified as acceptable amenities:

EXHIBIT "B"

1. Swimming pool (minimum 1,000 square foot surface area) with cooling deck (minimum 10 feet wide in all areas);
2. Jacuzzi or hot tub area (minimum 4 person);
3. Splash pad (minimum 1,000 square foot surface area);
4. A least 2 barbeque grills with shaded seating areas for at least 8 people;
5. Ramada(s), arbor(s), and/or trellis(es) covering at least 1,000 square feet total;
6. Tot play lot (minimum 4,000 square foot area);
7. One volleyball, basketball, tennis, or other similarly related playing court;
8. Fitness center (minimum 500 square feet);
9. A dog park which is at least 5,000 square feet in area which satisfies the following requirements:
    a. The dog park is enclosed by a minimum five foot tall vinyl coated chain link fence;
    b. No side of the enclosure shall be shorter than 50 feet in length;
    c. One dog waste station which shall include a bag dispenser and waste receptacle must be installed along the perimeter of the enclosure for every 2,500 square feet of the associated dog park; and
    d. One 25 square foot animal washing bay (with associated plumbing) is provided in conjunction with the dog park.
10. Other amenity as approved by the Planning and Zoning Commission as part of the site plan approval process.

l. At least five architectural design solutions are integrated into each building elevation to provide visual interest and architectural variation. Acceptable architectural design solutions include, but are not limited to projecting private balconies, varied wall shapes (flat walls, rounded turret walls, or another wall shape) that are at least 20' in length, at least three complimentary paint color changes are utilized, decorative window and door treatments, dormers, patterned brick work, the use of multiple complimentary masonry types, or another architectural element utilized to satisfy the intent of this section;

m. All ground level mechanical heating, ventilation, and air conditioning equipment is completely screened.

n. All mechanical, heating, ventilation, and air conditioning equipment is roof-mounted.

o. A structured parking garage (at least two levels) is provided and wrapped with or screened from the view of right-of-way by the multi-family residential building(s) it serves.

EXHIBIT B

EXHIBIT "B"

7. ***Additional requirements.***
   a. The architectural character of a building's front façade shall be continued along all facades and walls.
   b. All covered and enclosed parking shall be of similar and conforming architectural design and materials as the main multi-family structures. Exposed steel or timber support columns for covered parking structures shall be prohibited and shall be finished with a masonry finishing material to match the building.
   c. All off-street parking areas shall be screened from view from public thoroughfares by one or more of the following:
      i. A combination of low masonry walls and earthen berms reaching a minimum of six feet tall;
      ii. Earthen berms reaching a minimum of six feet tall;
      iii. A six foot tall brick masonry, stone masonry, or other architectural masonry finish; or
      iv. A six foot tall primed and painted tubular steel or wrought iron fence with masonry columns spaced 40 feet on center with structural supports placed every 20 linear feet, and with sufficient evergreen landscaping to create a screening effect;
      v. A multi-family residential building(s) that the off-street parking is serving; or
      vi. Another alternate screening device as approved by the Planning and Zoning Commission.
   d. All paving for drives, fire lanes, and parking shall be concrete and shall feature curbs.
   e. Exterior stairways shall be covered with a roof, roof overhang, or porch and shall be incorporated into the architectural design of the building rather than appearing as an appendage to the building.

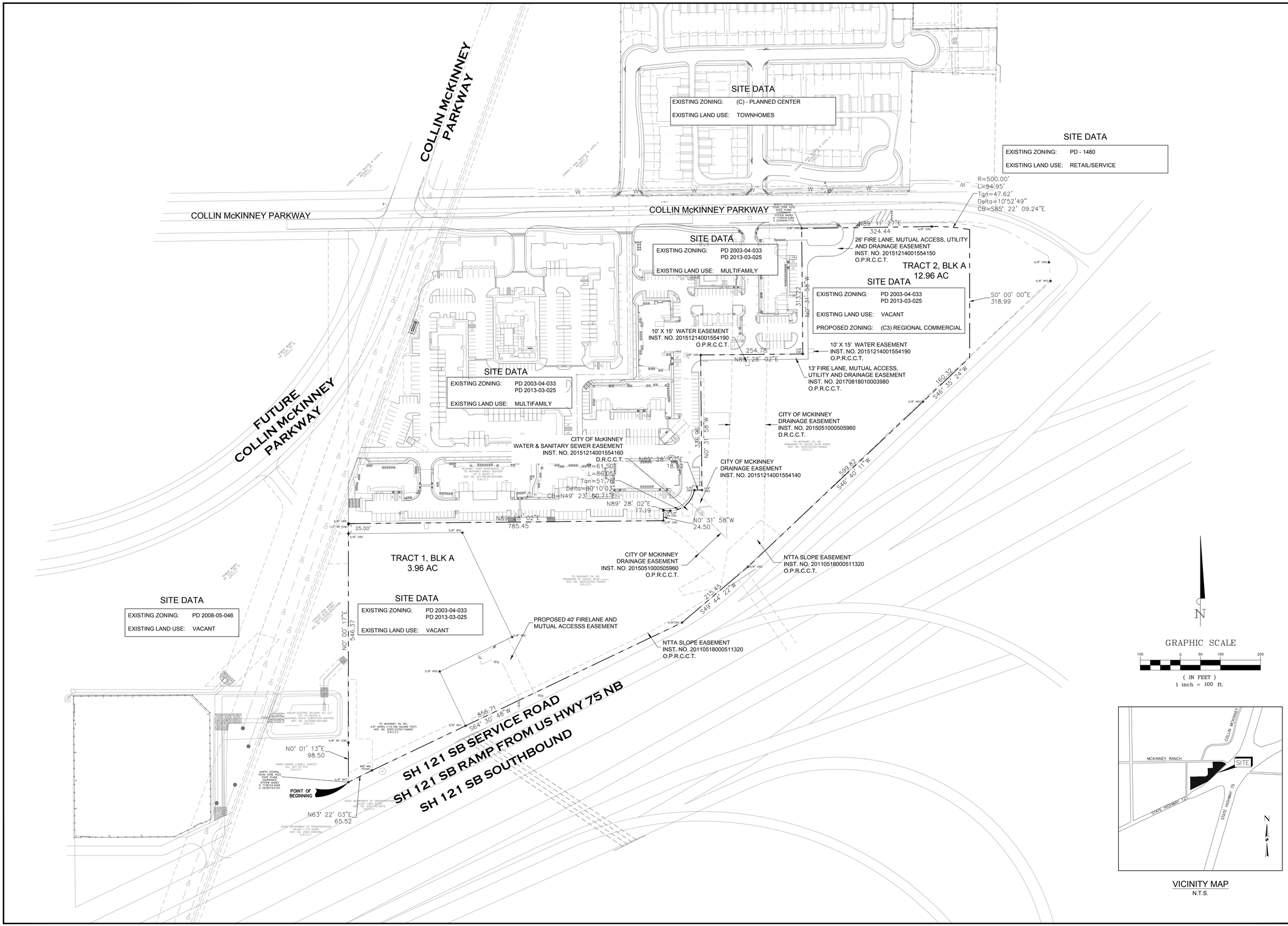
EXHIBIT B

EXHIBIT "C"

RECEIVED
By Kathy Wright at 4:15 pm, Jan 28, 2013

MCKINNEY POINTE MULTI FAMILY ELEVATION
MCKINNEY, TEXAS

EXHIBIT C



Master Planning
Civil Engineering
Land Development
2000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel 469 424 5900
thesanchezgroup.biz
Certificate of Registration No. F-8665
SANCHEZ & Associates

TCI 16.92 ACRES

ZONING EXHIBIT

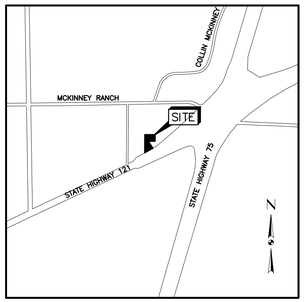
Scale: SEE GRAPHIC SCALE
Designed by: CGA
Drawn by: CGA
Checked by: CHB
Date: 8/6/2018
Project No. 02136-001

SHEET

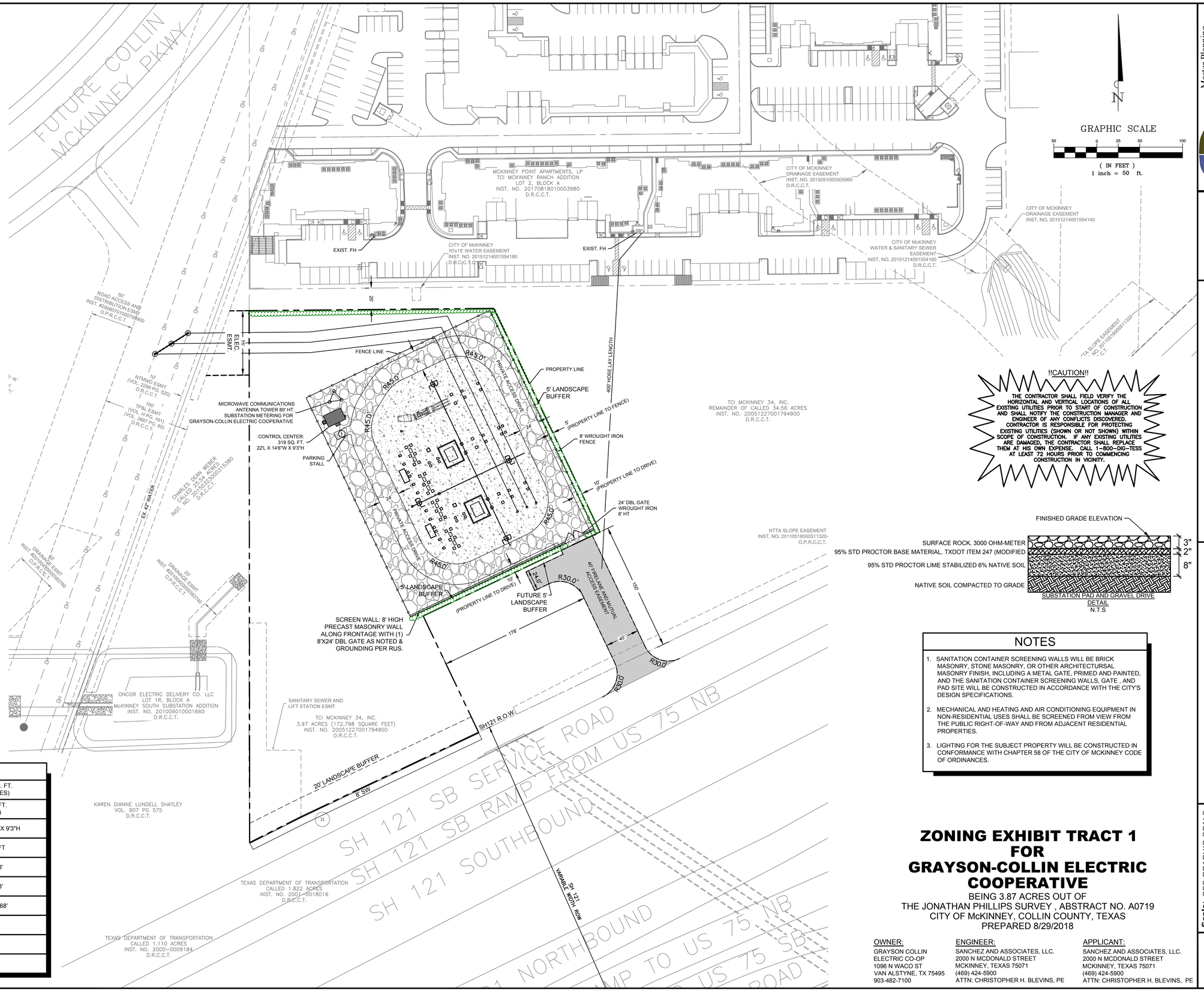
OF

####

File: \\DC-Zone-10\Projects\02136-001 CCEC Substation\10-Planning\02136-001 CCEC Substation Exhibit A Logo.jpg Thu, 06 Sep 2018-10:15am Plotted by: <sbrewin> Layout: Layout1
xrefs: ISITEX Indoor Acoustical Map REVISED SITE4 - Vista Ridge Phase1 V2A3A-S & A-1779 Acre



VICINITY MAP
N.T.S.



LEGEND

- 6" 4,000 PSI CONCRETE PAVEMENT WITH 6" LIME TREATED SUB-BASE AND #4 BARS @ 24" O.C.E.W.
- SUBSTATION PAD (SEE DETAIL)
- GRAVEL DRIVE (SEE DETAIL)
- NUMBER OF PARKING SPACES
- R — RADIUS
- TYP — TYPICAL
- FENCE - 8' WROUGHT IRON
- FENCE - 8' MASONRY WALL

SITE DATA

LOT AREA	168,583 SQ. FT. (3.87 ACRES)
LOT COVERAGE	319 SQ. FT. (0.19%)
CONTROL CENTER DIMENSIONS	22'L X 14'6"W X 9'3"H
CONTROL CENTER AREA	319 SQ FT
PARKING SPACES REQUIRED	1 - 9'X18'
PARKING SPACES PROVIDED	1 - 9'X18'
SITE ELEVATION ABOVE SEA LEVEL	658' TO 668'
HEIGHT OF CONTROL CENTER ABOVE SEA LEVELS	664'
HEIGHT OF COMMUNICATIONS ANTENNA ABOVE SEA LEVELS	804'
PERCENT IMPERVIOUS AREA	5.15%

!!CAUTION!!

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 1-800-DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

SUBSTATION PAD AND GRAVEL DRIVE DETAIL
N.T.S

NOTES

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURSAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE , AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

ZONING EXHIBIT TRACT 1 FOR GRAYSON-COLLIN ELECTRIC COOPERATIVE

BEING 3.87 ACRES OUT OF
THE JONATHAN PHILLIPS SURVEY , ABSTRACT NO. A0719
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
PREPARED 8/29/2018

OWNER:
GRAYSON COLLIN ELECTRIC CO-OP
1096 N WACCO ST
VAN ALSTYNE, TX 75495
903-482-7100

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CHRISTOPHER H. BLEVINS, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
2000 N MCDONALD STREET
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CHRISTOPHER H. BLEVINS, PE

Master Planning
Civil Engineering
Land Development
2000 N. McDonald Street, Suite 100
Mckinney, TX 75071
Tel 469 424 5900
thesanchezgroup.biz
SANCHEZ & Associates
Certificate of Registration No. F-8665

GCEC SUBSTATION

ZONING EXHIBIT TRACT 1

Scale: SEE GRAPHIC SCALE
Designed by: CGA
Drawn by: CGA
Checked by: CHB
Date: 8/29/2018
Project No. 02136-001

File: T:\02-Zoning Tracts\02136-001-GCEC Substation\10-Drawings\02136-001-ZE-SITE.dwg
xrefs: X2A36-S & A-GRIDEX xLocation Map-Grid-ASTE.dwg
Wed, 29 Aug 2018-10:58am
Plotted by: <craymond>
Layout: Layout1

The subject property shall develop in conformance with Section 146-113 ("C3" – Regional Commercial District) of the City of McKinney Zoning Ordinance, and as amended, except as follows:

- The following uses shall be prohibited on the subject property:

    - Boarding house or rooming house
    - Independent living facility (retirement community)
    - Watchman or caretaker quarters
    - Halfway house
    - Amusement, commercial (outdoor)
    - Country Club
    - Golf course (public)
    - Golf course (private)
    - Auto painting or body shop
    - Auto parts sales (indoor)
    - Automobile, trailer, light truck, tool rental
    - Automobile, motorcycle, boat (sales, repair, or storage)
    - Bus station
    - Garage, auto repair
    - Service station or motor vehicle fuel sales
    - Taxi or shuttle service
    - Building material sales or monument sales
    - Frozen food lockers
    - Pawnshops
    - Mini-warehouse
    - Warehousing
    - Creamery (dairy products)
    - Livestock auction
    - Stable, commercial

- A utility substation be allowed on Tract 1 as shown on the attached Zoning Exhibit and Site Layout.

- A support tower with communication antennas be allowed on Tract 1 as shown on the attached Zoning Exhibit and Site Layout.

    - The commercial antenna support structure shall be a stealth monopole design with no visible antennas, wires, or transmitters.

    - The maximum height of the commercial antenna support structure shall be 80 feet.

    - The commercial antenna support structure may be located at a distance less than three times the height of the support structure from any property line.

- The commercial antenna support structure may be located at a distance less than twice the height of the support structure from any residential district boundary or dwelling.

- The communication tower will be solely for the use of the Grayson County Electrical Cooperative (GCEC) utility substation.

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- Development of the electrical substation on Tract 1 shall generally conform to the attached Site Layout.

  - An 8’ tall solid masonry screening wall and evergreen shrubs (3’ tall at the time of planting, acceptable for six foot screening from the Approved Plan List in the Zoning Ordinance) shall be provided as shown on the attached Site Layout.

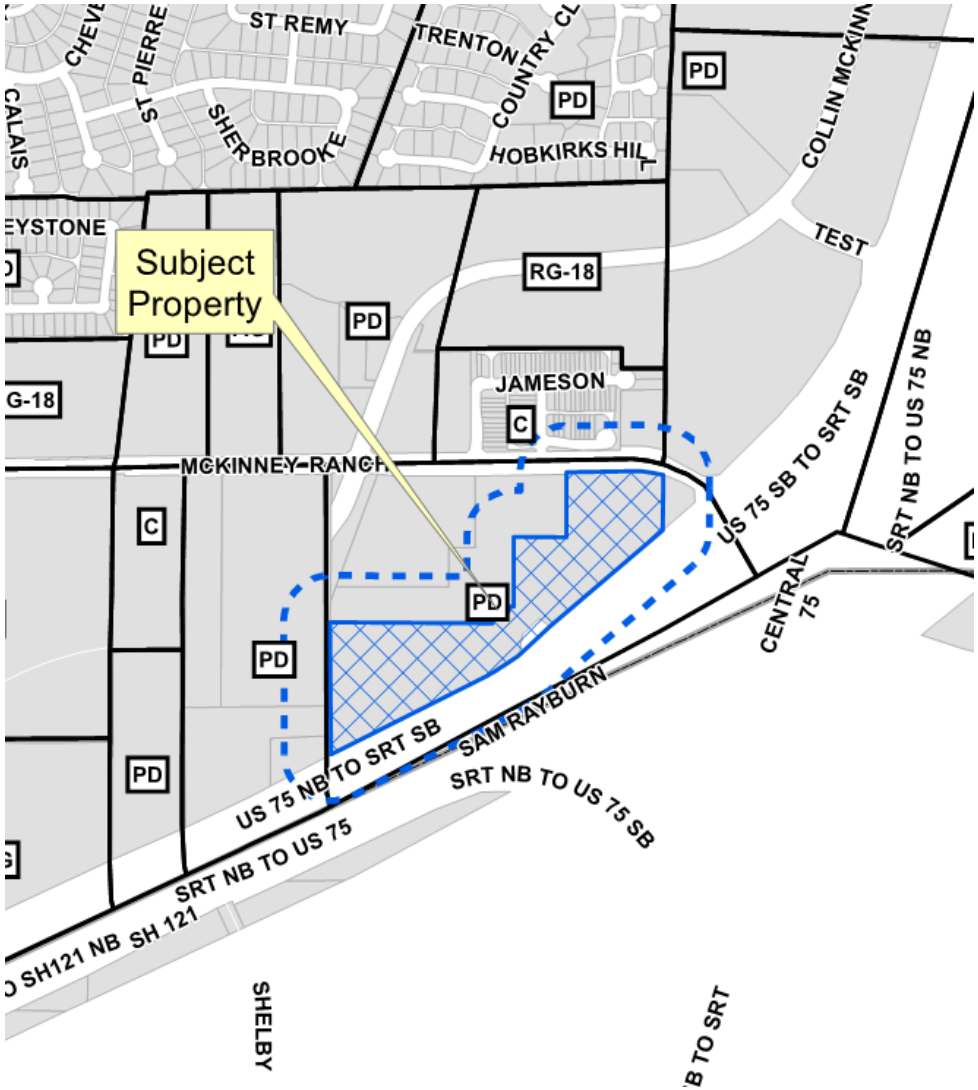
  - A solid living plant screen composed of evergreen shrubs (3’ tall at the time of planting, acceptable for six foot screening from the Approved Plat List in the Zoning Ordinance) shall be provided within a 5’ wide landscape buffer along property lines adjacent to Tract 2, as shown on the attached Site Layout.

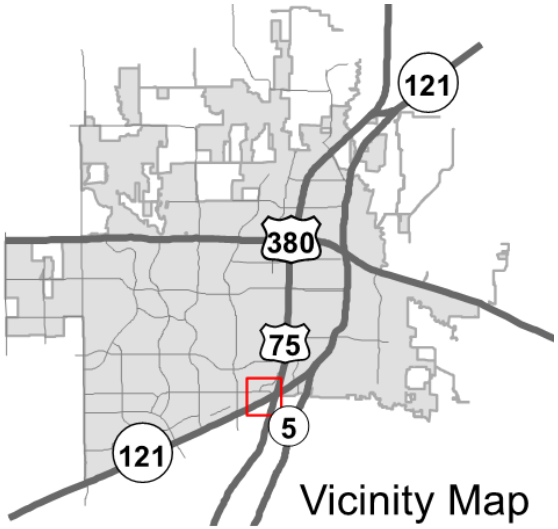
- Any regulations not modified herein shall follow the regulations of the Zoning Ordinance, and as amended.

Utility Substation Rezone

18-0107Z

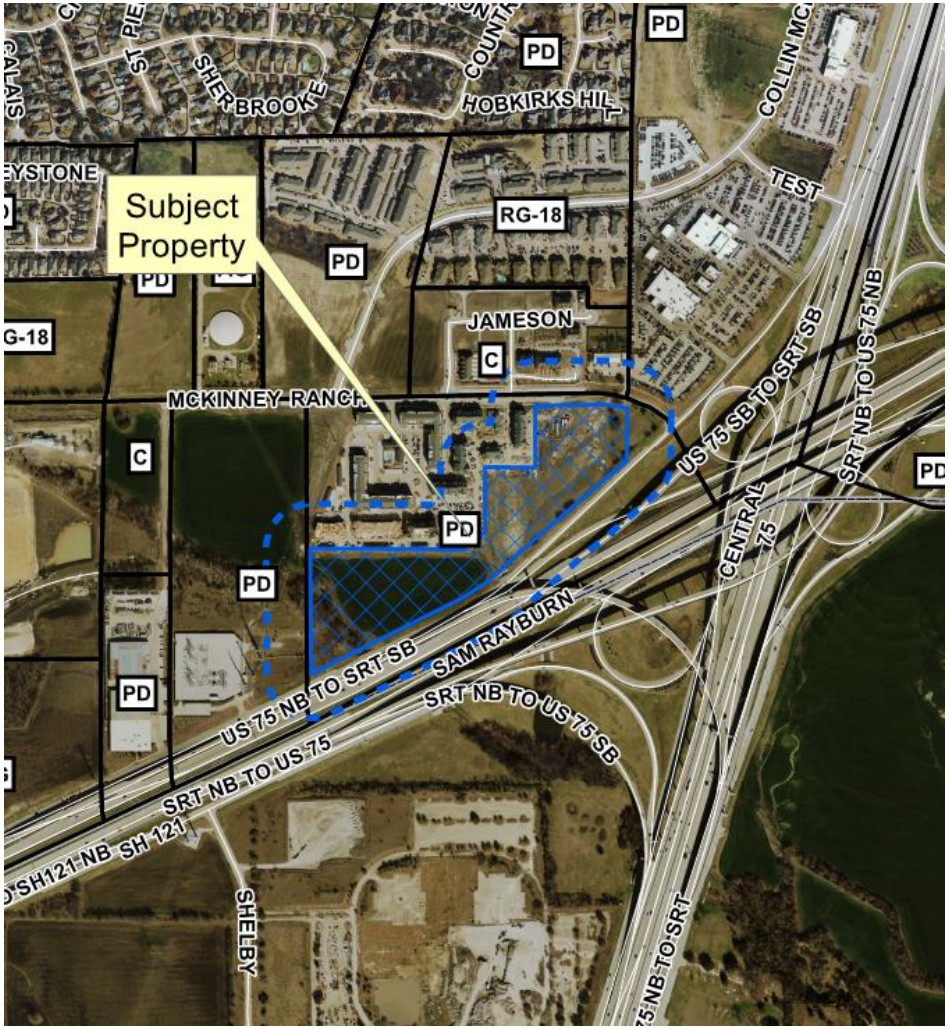
Location Map

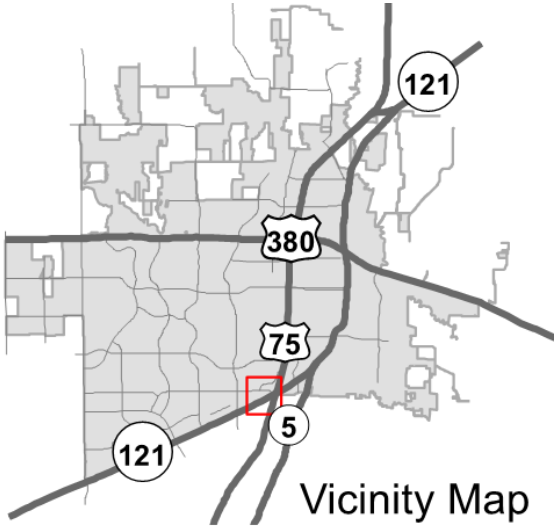




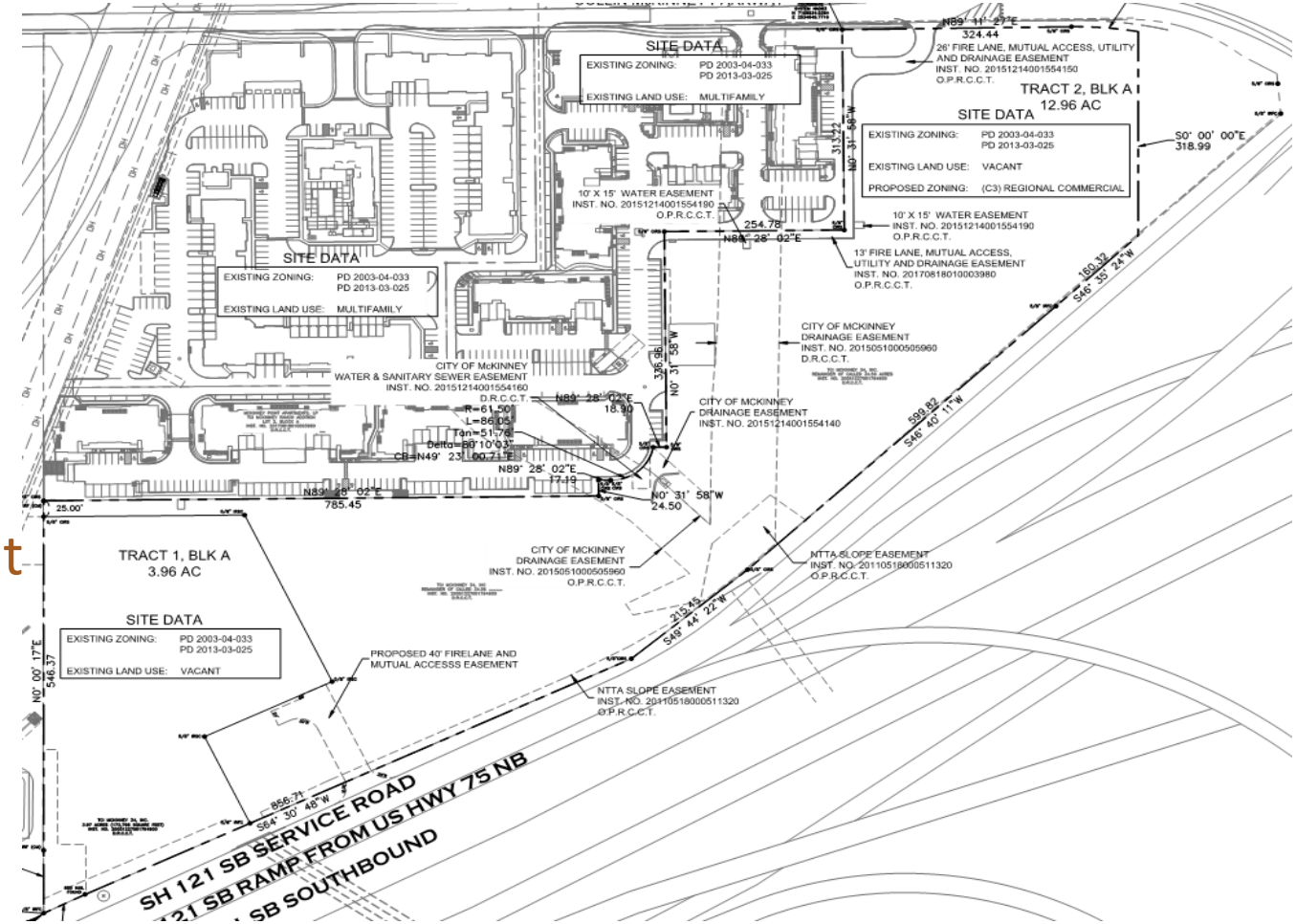
McKINNEY TEXAS
Unique by nature.

Aerial Exhibit



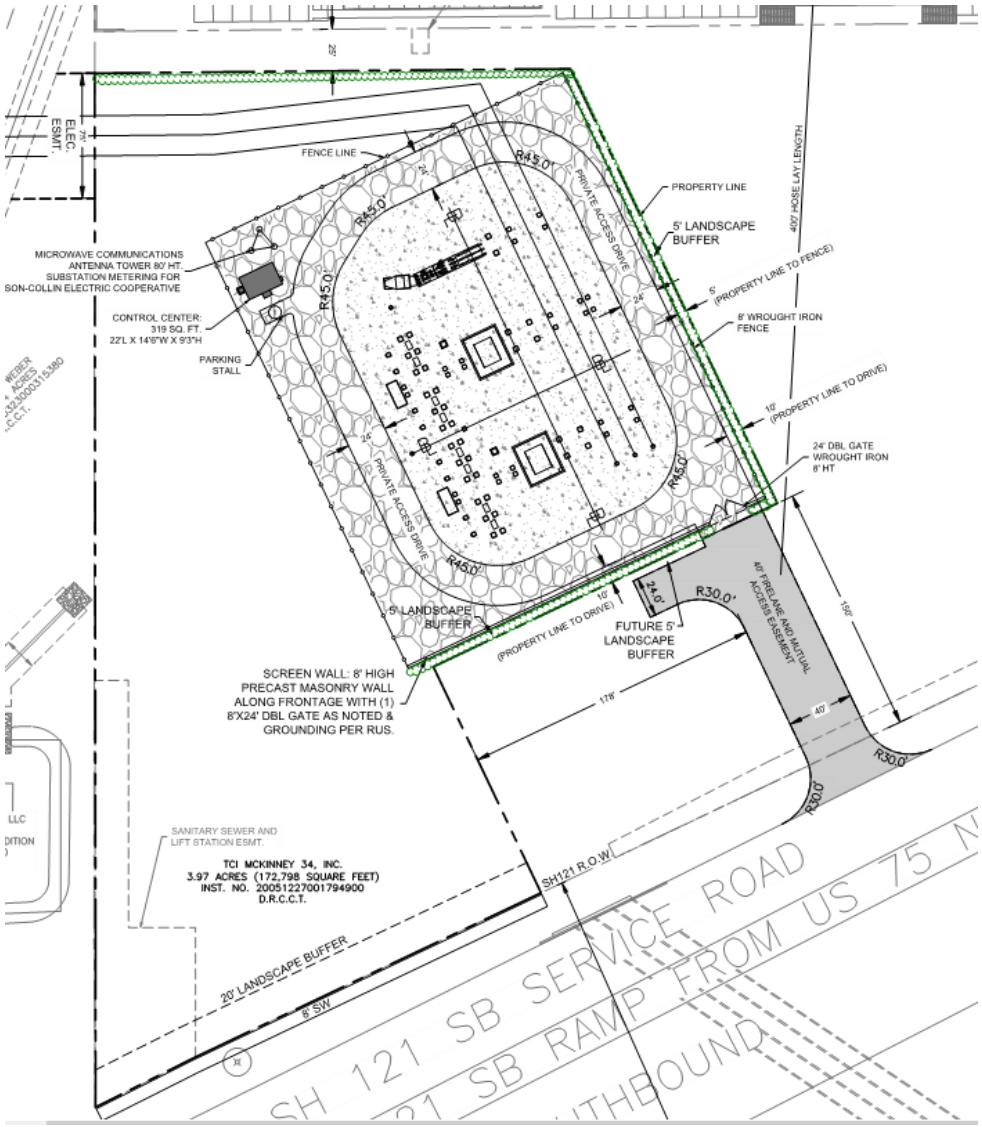


Proposed Zoning Exhibit



Unique by nature.

Proposed Zoning Exhibit



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18-792

TITLE:	Consider / Discuss /Act on the Appointment of a New Alternate Member to the Board of Adjustment

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

MEETING DATE: September 18, 2018

DEPARTMENT: City Secretary

CONTACT: Empress Drane

RECOMMENDED CITY COUNCIL ACTION:

Appoint a new Alternate member to the Board of Adjustment

ITEM SUMMARY:

The Board of Adjustment currently has one vacancy to be filled: Unexpired (Alternate) term of Anthony Salas, ending September 30, 2019

BACKGROUND INFORMATION:

Alternate Board Member Anthony Salas resigned from the Board of Adjustment on September 7, 2018

The Board of Adjustment consists of five members and two alternates

FINANCIAL SUMMARY:

n/a

BOARD OR COMMISSION RECOMMENDATION:

n/a

SUPPORTING MATERIALS: