

CITY COUNCIL REGULAR MEETING

JANUARY 21, 2025

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, January 21, 2025 at 6:00 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

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

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, City Attorney Mark Houser, City Secretary Empress Drane, Deputy City Secretary Tenitrus Bethel Parchman, City Secretary Accreditation & Reporting Specialist Edith Ruiz, City Secretary Permit Technician Katelyn Hardaway, City Secretary Administrative Assistant Sheridan Burns, Director of Public Safety Greg Conley, Police Chief Joe Ellenburg, Fire Chief Paul Dow, Director of Public Works Ryan Gillingham, Chief Financial Officer Mark Holloway, Director of Planning Jennifer Arnold, Director of Libraries Spencer Smith, Executive Director of Development Services Michael Quint, Director of Engineering Gary Graham, President of McKinney Community Development Corporation Cindy Schneible, President & Chief Executive Officer of McKinney Economic Development Corporation Michael Kowski, Chief Building Official Suzanne Arnold, Audio / Video Technician Joshua Arias, Executive Office Supervisor Blanca Garcia, Police Financial Analyst Cammie Martin, Director of Housing & Community Development Margaret Li, Assistant Fire Chief Sean Stephens, Deputy Police Chief Jimmy Thomas, Fire Battalion Chief John Whitus, Police Sergeant Joseph Spano, Fire Training Chief Chris Mayzner, Assistant Fire Chief Chris Lowry, Police Lieutenant Carl Rogers, Assistant Police Chief

Thomas Macri, Fire Marshal Division Chief Brian Roach, Fire Captain Thomas Kosten, Fire Driver / Operator Bryan Prescher, Firefighter / EMT / Paramedic Jake Ferguson, Firefighter Jacob Campbell, Fire Driver / Operator Austin Hendricks, Firefighter / EMT / Paramedic Maggie Brosowske, Firefighter / EMT / Paramedic Brandon Prill, Firefighter / EMT / Paramedic Devin Ross, Fire Driver Mike Miller, Deputy Police Chief Chad Barker, Police Public Information Officer Darryl Saffold, Deputy Police Chief Ana Navarro, Fire Captain Pieter Wasserman, and Fire Driver / Operator Robert Clark.

There were approximately twenty (20) members of the public in the audience including Capital Improvements Advisory Committee member Steve Wilson.

Mayor Fuller called for the Invocation, which was given by Deputy Police Chief Jimmy Thomas, and the Pledge of Allegiance.

Mayor Fuller called for the Information Sharing item:

25-2388 Recognition of Greg Conley, Service in Public Safety

Mayor Fuller and City Manager Grimes recognized Greg Conley, who retired from the City of McKinney in January 2025. Mr. Conley began his Public Safety career in 1988 with the cities of Mesquite and Garland, before becoming the McKinney Police Chief in 2015, and serving as the first McKinney Director of Public Safety from 2022 until his retirement.

Mr. Conley was accompanied by his wife Lori during the recognition. A copy of the proclamation presented to Mr. Conley is included in these minutes as *Appendix A: Agenda Item #25-2388 Conley Proclamation*.

Mayor Fuller called for Public Comments on non-Public Hearing agenda items.

Paul Ballesteros, 6508 Marvin Gardens, McKinney TX 75070, spoke regarding Agenda Item #25-2398 in support of approving modified operational standards for a warming station at First McKinney Baptist Church.

Brent Pennington, 692 JC Maples Rd, Gunter TX 75058, spoke regarding Agenda Item #25-2399 in favor of an application for exception to water utilities for a property within the city's extraterritorial jurisdiction.

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

Kamar Barrett, 214 Mountain Meadow Lane, McKinney TX 75071 stated he is a member of a local professional carpenters' union and expressed the union's interest in business and community service projects within the area.

Mayor Fuller called for the Consent items.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Rick Franklin, to approve the Consent items as presented on the agenda:

- 25-2389** Minutes of the City Council Work Session of January 7, 2025
- 25-2390** Minutes of the City Council Regular Meeting of January 7, 2025
- 24-2245** Minutes of the McKinney Main Street Board Meeting of November 14, 2024
- 25-2391** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Multiple Use Agreement with the Texas Department of Transportation Authorizing Flock Safety to Install and Operate Automated License Plate Recognition Cameras in Texas Department of Transportation Right-Of-Way within the Corporate Limits of the City of McKinney; resolution caption reads as follows:

RESOLUTION NO. 2025-01-006 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MULTIPLE USE AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION AUTHORIZING FLOCK SAFETY TO INSTALL AND OPERATE AUTOMATED LICENSE PLATE RECOGNITION CAMERAS IN TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WITHIN THE CORPORATE LIMITS OF THE CITY OF MCKINNEY; AND PROVIDING AN EFFECTIVE DATE

- 25-2392** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order with FNH Construction, LLC, for the Construction of the Accessibility Improvements (Eastside Phase 2) Project; resolution caption reads as follows:

RESOLUTION NO. 2025-01-007 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER WITH FNH CONSTRUCTION, LLC. FOR THE CONSTRUCTION SERVICES OF THE ACCESSIBILITY IMPROVEMENTS (EASTSIDE PHASE 2) AND AUTHORIZING INCREASE IN THE NOT TO EXCEED FEE FROM \$1,900,000 TO A TOTAL

AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL OF ANY ADDITIONAL CHANGE ORDER, NOT TO EXCEED \$2,235,000

25-2393 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement with JEN Texas 22 LLC in conjunction with GRBK Edgewood LLC, Drees Custom Homes, L.P., Bloomfield Homes, L.P., Cyrene at Painted Tree LLC, TSHH, LLC, and Cyrene at Painted Tree One LLC, for 24 Lots within the Painted Tree Subdivision, Located in the City of McKinney, Texas, Situated Approximately 950 Linear Feet North of US 380, between Lake Forest Drive and Hardin Boulevard, and south of Wilmeth Road; resolution caption reads as follows:

RESOLUTION NO. 2025-01-008 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A FACILITIES AGREEMENT WITH JEN TEXAS 22 LLC (“DEVELOPER”) IN CONJUNCTION WITH GRBK EDGEWOOD LLC, DREES CUSTOM HOMES, L.P., BLOOMFIELD HOMES, L.P., CYRENE AT PAINTED TREE LLC, TSHH LLC, and CYRENE AT PAINTED TREE ONE LLC (INDIVIDUALLY AND COLLECTIVELY HEREINAFTER REFERRED TO AS “OWNERS”) FOR 24 LOTS WITHIN THE PAINTED TREE SUBDIVISION, LOCATED IN THE CITY OF MCKINNEY, TEXAS, SITUATED APPROXIMATELY 950 LINEAR FEET NORTH OF US 380, BETWEEN LAKE FOREST DRIVE AND HARDIN BOULEVARD AND SOUTH OF WILMETH ROAD

25-2394 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Kleinfelder, Inc. for Materials Testing Services for the Wilmeth Road (Lake Forest Drive to Hardin Boulevard) Project; resolution caption reads as follows:

RESOLUTION NO. 2025-01-009 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH KLEINFELDER, INC. FOR ADDITIONAL MATERIALS TESTING SERVICES FOR THE WILMETH ROAD (LAKE FOREST DRIVE TO HARDIN BOULEVARD) PROJECT (ST1719) FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$240,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$280,570

25-2395 Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 25-08RFP Proposal for Aircraft Towing Vehicle; resolution caption reads as follows:

RESOLUTION NO. 2025-01-010 (R)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,
AUTHORIZING THE FORMAL REJECTION OF ALL PROPOSALS RECEIVED
UNDER SOLICITATION 25-08RFP FOR AIRCRAFT TOWING VEHICLE**

25-2396 Consider/Discuss/Act on a Resolution Awarding a Contract to Holcim-SOR, Inc. of Addison, Texas for Concrete Ready Mix; resolution caption reads as follows:

RESOLUTION NO. 2025-01-011 (R)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,
AUTHORIZING THE AWARD OF A CONTRACT TO HOLCIMSOR, INC. OF
ADDISON, TEXAS FOR CONCRETE READY MIX**

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

25-2397 Consider/Discuss/Act on a Resolution Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Michael Jones, to approve and authorize the Publication of Notice of Intention to Issue Certificates of Obligation; resolution caption reads as follows:

RESOLUTION NO. 2025-01-012 (R)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,
APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO
ISSUE CERTIFICATES OF OBLIGATION**

The staff presentation not included on the agenda is included in these minutes as *Appendix B: Agenda Item #25-2397 Staff Presentation - Certificates of Obligation*

25-2398 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Modify Two of the Operational Standards Contained in Sections 205.1.3.g.l.b and 205.1.3.g.l.e of the Unified Development Code Applicable to a Warming Station for Which a Permit has Been Issued at First McKinney Baptist Church, 1615 W. Louisiana Street, McKinney, Texas 75069, Regarding the Temperature at Which the Warming Station May Begin Operating and the Maximum Occupancy Limit for Said Warming Station

Paul Ballesteros, spoke on behalf of the applicant stating that another warming station provider was aware and supportive of the request for modifications.

There were no other public comments regarding the request.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Rick Franklin, to close the public hearing and approve the Request to Modify Two of the Operational Standards Contained in Sections 205.1.3.g.l.b and 205.1.3.g.l.e of the Unified Development Code Applicable to a Warming Station for Which a Permit has Been Issued at First McKinney Baptist Church, 1615 W. Louisiana Street, McKinney, Texas 75069, Regarding the Temperature at Which the Warming Station May Begin Operating and the Maximum Occupancy Limit for Said Warming Station, and to include additional permissions for precipitation factors.

24-0128Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Located at 6952 Mediterranean Drive, and Accompanying Ordinance

Mayor Pro Tem Feltus presided over this item, and Mayor Fuller recused himself the from discussion and action.

There were no requests to make public comments regarding the item.

The motion by Council member Patrick Cloutier, seconded by Council member Michael Jones, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Located at 6952 Mediterranean Drive, and Accompanying Ordinance carried with a vote of 6-0, Mayor Fuller being recused from the action. Ordinance caption reads as follows:

ORDINANCE NO. 2025-01-004

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 0.142 ACRE PROPERTY, LOCATED AT 6952 MEDITERRANEAN DRIVE, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT 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

25-2399 Consider/Discuss/Act on the Appeal of a Denial of an Exception Application for New Water or Wastewater Utilities by Luxelocker for the

Property located at 4097 FM 1461 pursuant to Ordinance No. 2024-12-107 for Properties Located Outside the City's Incorporated Limits but Within the City of McKinney's Extraterritorial Jurisdiction and/or Certificates of Convenience and Necessity Areas

Mike McNerny, General Counsel for Luexlocker, spoke in support of the request. Mr. McNerny stated the Chief Executive Officer of Luxelocker and the property owner were present at the meeting, though neither requested to speak.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Charlie Philips, to table to another meeting the Agenda Item #25-2399 Consider/Discuss/Act on the Appeal of a Denial of an Exception Application for New Water or Wastewater Utilities by Luxelocker for the Property located at 4097 FM 1461 pursuant to Ordinance No. 2024-12-107 for Properties Located Outside the City's Incorporated Limits but Within the City of McKinney's Extraterritorial Jurisdiction and/or Certificates of Convenience and Necessity Areas.

The agenda item will be reintroduced at the City Council Regular Meeting of February 4, 2025.

The staff presentation not included on the posted agenda is included in these minutes as *Appendix C: Agenda Item #25-2399 Staff Presentation - Luxelocker Appeal*.

25-2400 Consider/Discuss/Act on Appointing a Member to the Planning & Zoning Commission

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Rick Franklin, to promote current Alternate member James Craig III to the fill the vacant Regular membership, for a partial term expiring September 30, 2025. An item to appoint a new Alternate member will be introduced at the City Council Regular Meeting of February 4, 2025.

The Council did not meet in Executive Session.

Mayor Fuller called for Council and Manager Comments.

Mayor Pro Tem Feltus commended the faculty and staff of the McKinney ISD advisory committee and thanked them for the invitation to speak before the group. Mayor Pro Tem Feltus thanked Greg Conley for his service to the city as well as his impact on her experience as a community servant and City Council member.

Council member Beller congratulated the Guzman family who broke ground on their new home sponsored by Habitat for Humanity. The home was named the Jimmy Carter House in honor of the former President who recently passed away at the age of one hundred (100) years old. Council member Beller commended City Manager Grimes for his service to the city and for participating in a recent event hosted by the McKinney Chamber of Commerce.

Council member Cloutier added that he attended the first event held at the new city hall building, which was an environmental update regarding the airport. Council member Cloutier expressed excited for the opportunities to host future events at the building and commended Assistant City Manager Barry Shelton and everyone involved with the construction project.

City Manager Grimes announced the city's Parks & Recreation and Library departments have released their latest activity guides for the Spring season. Information is available on the city website www.mckinneytexas.org. Mr. Grimes congratulated Greg Conley on his retirement expressing well wishes to Mr. Conley and his wife Lori on their future endeavors.

Mayor Fuller thanked Greg Conley for his service to the city and his positive impact on the Public Safety services. Mayor Fuller thanked Michael Morris and his team at RTC for supporting important transportation projects in the city and the region.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Rick Franklin, to adjourn the meeting at 7:03 p.m.

The ordinance caption approved in this meeting was scheduled for publication in the Sunday, January 26, 2025 edition of the McKinney Courier-Gazette newspaper and the Monday, January 27, 2025, edition of the Celina Record newspaper.

These minutes were approved by the City Council on February 4, 2025.

SIGNED:

GEORGE C. FULLER, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL PARCHMAN, Deputy City Secretary

Appendix A: Agenda Item #25-2388 Conley Proclamation



City of McKinney Proclamation

WHEREAS, Mr. Greg Conley has been a Public Safety servant of the North Texas area since 1988, beginning his career in the city of Mesquite before moving on to the city of Garland in 1992, working in a wide variety of divisions and rising to the rank of Assistant Chief in 2000; and

WHEREAS, Mr. Conley became our Chief of Police in 2015, stepping up to address unprecedented challenges within the city, working to enhance safety measures, and helping to strengthen our collective sense of a unified community; and

WHEREAS, upon arrival, Chief Conley was soon responsible for peacefully navigating the aftermath of the "Pool Party" incident, which placed McKinney in the national media spotlight; and

WHEREAS, he created the Chief's Advisory Council that is still utilized by his successor Chief Joe Ellenburg; and he created and staffed the Intelligence Unit, the Case Management, the Neighborhood Police Officer Unit, and the Community Services Unit, all of which operate to better serve responsiveness, accessibility, and engagement for the safety needs of all McKinney residents; and

WHEREAS, after retiring as Police Chief in 2022, Conley was named the city's first Director of Public Safety, providing executive support to the Police, Fire, and Emergency Management departments; and

WHEREAS, a man of faith with an educational background in Theology as well as Criminology & Criminal Justice, Mr. Conley leads with distinguishment, care and compassion for all he serves, whether they be McKinney law enforcement professionals or the residents of our city; and

WHEREAS, the City of McKinney organization and residents are beneficiaries of the service of Greg Conley, whose strong influence will positively impact us all far into the future, it is appropriate to thank him for his efforts and contributions to establishing McKinney, Texas, and one of the nation's safest cities in which to live, work, play, and visit.

NOW, THEREFORE, I, GEORGE C. FULLER, BY THE POWER VESTED IN ME AS MAYOR OF THE CITY OF MCKINNEY, TEXAS, DO HEREBY PROCLAIM JANUARY 21, 2025 AS THE DAY TO RECOGNIZE THE EXEMPLARY LEADERSHIP AND ENDEARING PUBLIC SAFETY SERVICE OF

GREG CONLEY

IN MCKINNEY, TEXAS, ENCOURAGING ALL MEMBERS OF THE PUBLIC TO JOIN ME AND THIS CITY COUNCIL, AND THE CITY OF MCKINNEY ORGANIZATION IN EXPRESSING OUR MOST SINCERE RESPECT AND GRATITUDE.

WITNESS MY HAND AND SEAL THIS 21ST DAY OF JANUARY, 2025.



GEORGE C. FULLER
Mayor

ATTEST:



EMPRESS DRANE
City Secretary



FY25 Bond Issuance

City of McKinney, Texas

Financial Services

Mark Holloway – Chief Financial Officer

Kelvin Bryant – Investment & Treasury Manager



Certificates of Obligation

- Amount: \$30 million
- Proceeds to be used for renovation, improvement and equipment of existing library facilities and performing arts civic center.
- 20 – Year amortization
- Conservative level debt service



Timetable – 2025 Bonds

- | | |
|--------------|---------------------------------|
| ▪ January 21 | Notice of Intent to Issue CO's |
| ▪ March 18 | Council Action (Parameters) |
| ▪ April 28 | Receive Bond Ratings |
| ▪ May 20 | Competitive Bond Sale – GO & CO |
| ▪ May 21 | Competitive Bond Sale –Water/WW |
| ▪ June 17 | Closing |



Debt Sales – Parameters Authorizations

- Council to designate the City Manager, Chief Financial Officer and the Director of Finance as pricing officers to execute the transactions for issuing debt
- Pricing officers will go to market at future date
- Because of market volatility, the Council will authorize pricing officers to transact at designated not to exceed levels



Current Bond Ratings

- Standard & Poor's
 - General Obligation/Certificates of Obligation affirmed rating of AAA
 - Water/Wastewater Revenue Bonds affirmed rating of AA+
- Moody's
 - General Obligation/Certificate of Obligation affirmed rating of Aaa
 - Water/Wastewater Revenue Bonds affirmed rating of Aa1



(End of Appendix B)

4097 FM 1461 - Luxe Locker

Appeal - Water Service Exception Application



City Council Meeting
January 21, 2025

Agenda



Background

- CCN Decertification
- Cessation Ordinance



4097 FM 1461 - Exception Application



Appeal & Staff Recommendation



Applicant Presentation



Background

CCN Decertification

- City established Extraterritorial Jurisdiction and Certificate of Convenience and Necessity (CCN) to guide development for the City and establish boundaries for providing Water and Wastewater Services.
- Changes in recent State legislation created development conditions in the ETJ that are unpredictable.
- **October 9, 2023** - McKinney petitioned the PUC to decertify portions of its CCN

Temporary Cessation Ordinance

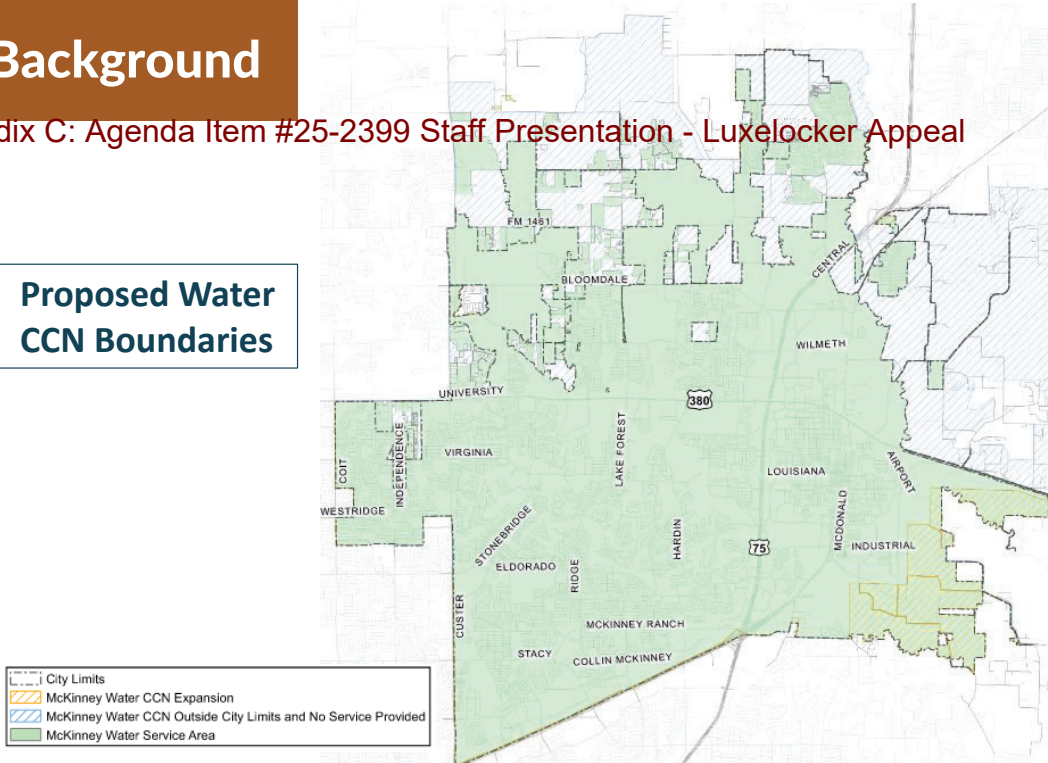
- **June 25, 2024** – City adopts Temporary Cessation Ordinance on any new water and wastewater connections (amended and restated in December 2024)
- Purpose is to limit water service expansion until PUC case is concluded.
- Ordinance is valid through **July 1, 2025**.



Background

Appendix C: Agenda Item #25-2399 Staff Presentation - Luxelocker Appeal

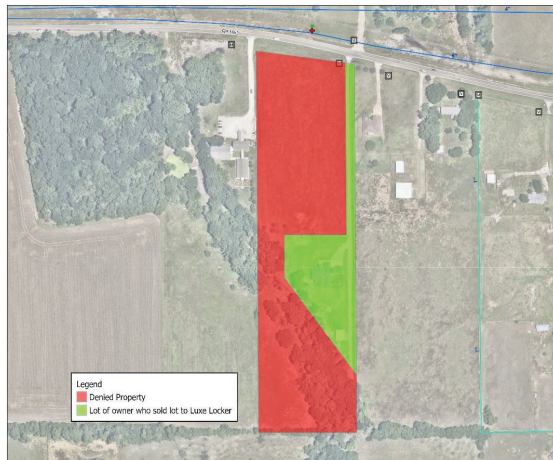
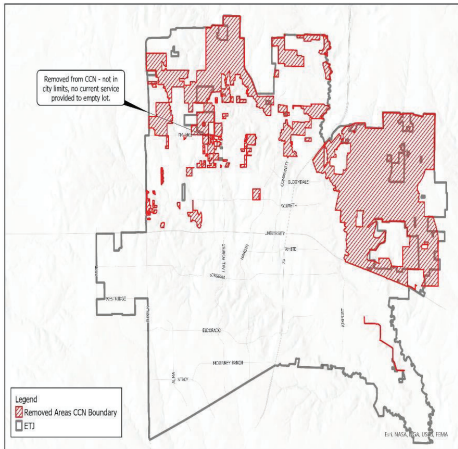
Proposed Water CCN Boundaries



Project Information

Development: Luxe Locker
Address: 4097 FM 1461
Proposed Use: 92 RV and Boat Storage Condominiums

ETJ: Located in McKinney's ETJ
CCN: Located in proposed decertification area
Water: Does not have water service
Sewer: Does not have sewer service



Timeline

Date	Event
8/15/2023	Property Owner notified that a Final Plat would be required to develop the property, and infrastructure would be evaluated with the Final Plat.
8/21/2023	Utility Verification Letter provided to Luxe Locker
9/12/2023	Conveyance Plat approved
12/6/2023	Conveyance Plat filed with the County
6/25/2024	Cessation Ordinance 2024-06-46 passed, amended by 2024-12-107
9/4/2024	Engineering pre-development meeting with Luxe Locker
9/11/2024	Engineering notified Luxe Locker of the required fire flow requirements
9/16/2024	Exception application filed by Luxe Locker
9/30/2024	Exception application denied by City
10/8/2024	Appeal filed by applicant
1/21/2025	Appeal considered by City Council



Appendix C: Agenda Item #25-2399 Staff Presentation - Luxelocker Appeal

Cessation Ordinance 2024-12-107

Section 7. Exemptions, A

1. **Ongoing Projects.** The temporary cessation enacted by this ordinance does not apply to any project or property which has received any plan or permit approval from the City prior to the effective date of this Ordinance.

Applicant Evidence for "Ongoing Projects" and Analysis

1. Utility Verification Letter – (8/21/23) The utility letter identifies the types and sizes of utilities in the general area where the Property is situated.
2. Conveyance Plat – (12/6/2023) The utility plat is labeled "NOT FOR DEVELOPMENT." A Conveyance Plat is for the purpose of sale or conveyance.
3. TXDOT Driveway Permit – (1/17/2024) This is not a City permit.

Staff Recommendation: Denial of exception application.

Additional Slides



Current CCN Boundaries

