

CITY COUNCIL REGULAR MEETING

DECEMBER 3, 2024

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, December 3, 2024 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 Fuller called the meeting to order at 6:02 p.m. upon determining a quorum consisting of himself and the following City Councilmembers were present: Mayor Pro Tem Geré Feltus and Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin, Charlie Philips and Michael Jones.

City McKinney staff present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilson, Director of Strategic Services Trevor Minyard, City Attorney Mark Houser, Director of Parks and Recreation Amy Kinkade, Director of Planning Jennifer Arnold, Deputy City Secretary Tenitrus Bethel-Parchman, Human Resources Manager Olivia Nahas, Parks Planning & Development Manager Jenny Baker and Audio Visual Technician Joshua Arias.

There were approximately 200 members of the public in attendance including members of Alpha Phi Alpha Fraternity Incorporated, Norma Press Elementary staff, Historic Preservation Advisory Board Chair Betty Petkovsek, MCDC Vice-Chair David Riche, MCDC Board member Markus Lloyd and Building and Standards Commissioner Dan Porzio.

Mayor Fuller called for the Invocation And Pledge of Allegiance. The invocation was given by Councilmember Philips.

Mayor Fuller called for Information Sharing Items.

24-2223 Presentation by Naomi Press Elementary School Choir, Directed by Mr. Barry Martin

24-2224 Proclamation for the 118th Anniversary of Alpha Phi Alpha Fraternity, Inc.

Mayor Fuller called for Public Comments on Agenda Items (for Non-Public Hearing Items) and Non-Agenda Items.

Betty Petkovsek, 1101 W. Louisiana St, McKinney, TX 75069 spoke to the Colling County History Museum and the McKinney Parade of Lights

24-2224 Proclamation for the 118th Anniversary of Alpha Phi Alpha Fraternity, Inc.

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Philips, to approve the Consent Agenda as presented.

Consent MINUTES

24-2036 Minutes of the Board Adjustment Regular Meeting of September 11, 2024

24-2168 Minutes of the Community Grants Advisory Commission Meeting of June 6, 2024

24-2169 Minutes of the Community Grants Advisory Commission Meeting of September 24, 2024

24-2170 Minutes of the Community Grants Advisory Commission Meeting of October 10, 2024

24-2141 Minutes of the McKinney Armed Services Memorial Board Meeting of October 23, 2024

24-2073 Minutes of the McKinney Arts Commission Meeting of September 19, 2024

24-2113 Minutes of the McKinney Community Development Corporation Finance Committee Meeting of September 16, 2024

24-2112 Minutes of the McKinney Community Development Corporation Meeting of September 26, 2024

24-2114 Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant Subcommittee Meeting of September 25, 2024

24-2115 Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of September 12, 2024

24-2046 Minutes of the McKinney Main Street Board Meeting of September 12, 2024

24-2152 Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of September 12, 2024

24-2134 Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of September 30, 2024

Consent RESOLUTIONS

24-2225 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Cigna Health and Life Insurance of Bloomfield, CT to Provide Stop Loss Insurance

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-194 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH CIGNA HEALTH AND LIFE INSURANCE OF BLOOMFIELD, CONNECTICUT FOR STOP LOSS INSURANCE

24-2226 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Gresham Smith for Professional Engineering Design Services for the Wilson Creek Manholes Project and Authorizing Any Necessary Supplemental Agreements

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-195 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$159,980 WITH GRESHAM SMITH FOR PROFESSIONAL ENGINEERING DESIGN SERVICES FOR THE WILSON CREEK MANHOLES PROJECT (WW2550), FOR A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$185,000

24-2227 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Johnson, Mirmiran and Thompson, Inc. for Professional Engineering Design Services for the Tennessee Street, Lamar Street, and Hunt Street Infrastructure Improvements Project and Authorizing Any Necessary Supplemental Agreements

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-196 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$2,180,576.00 WITH JOHNSON, MIRMIRAN AND THOMPSON, INC. FOR CONSULTING ENGINEERING SERVICES FOR THE TENNESSEE STREET, LAMAR STREET, AND HUNT STREET INFRASTRUCTURE IMPROVEMENTS PROJECT, AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$2,400,000.00

- 24-2228** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Grant Agreement under the Fiscal Year 2023 (FY23) Neighborhood Access and Equity (NAE) Grant Program and Any Necessary Supplemental Agreements with the United States and Texas Departments of Transportation (USDOT and TxDOT) for the design and construction of the Lower 5 Plaza Project

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-197 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT UNDER THE FISCAL YEAR 2023 (FY23) NEIGHBORHOOD ACCESS AND EQUITY (NAE) GRANT PROGRAM AND ANY NECESSARY SUPPLEMENTAL AGREEMENTS WITH THE UNITED STATES AND TEXAS DEPARTMENTS OF TRANSPORTATION (USDOT AND TxDOT) FOR DESIGN AND CONSTRUCTION OF THE LOWER 5 PLAZA PROJECT

- 24-2229** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Additional Services Agreement with Teague Nall and Perkins, Inc. for Professional Architectural and Engineering Design Services for Erwin Park Improvements Located at 4300 CR 1006

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-198 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH TEAGUE NALL & PERKINS, INC. (TNP) FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR ERWIN PARK IMPROVEMENTS PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$570,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS,

NOT TO EXCEED \$670,000

- 24-2230** Consider/Discuss/Act on a Resolution Authorizing the City of McKinney to Participate in the Proposed Opioids Settlement Agreement Regarding the State of Texas' and Other Governmental Entities' Litigation Against Kroger for Their Role in the National Opioid Crisis and Authorizing the City Manager to Execute Documents Related Thereto

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-199 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ELECTING TO PARTICIPATE IN THE PROPOSED OPIOID SETTLEMENT BROUGHT BY THE STATE OF TEXAS AND OTHER JURISDICTIONS AGAINST KROGER FOR ITS ROLE IN THE NATIONAL OPIOID CRISIS; MAKING FINDINGS; AUTHORIZING THE CITY MANAGER TO EXECUTE APPROPRIATE DOCUMENTATION RELATED THERETO; AND PROVIDING FOR AN EFFECTIVE DATE

- 24-2231** Consider/Discuss/Act on a Resolution Designating and Approving Certain CIP Projects Eligible for Funding under the Transportation Infrastructure Initiative and Economic Development Program by MEDC and MCDC Sales Tax Revenues for FY 2023-2024

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-200 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DESIGNATING AND APPROVING CERTAIN PROJECTS ELIGIBLE FOR FUNDING UNDER THE TRANSPORTATION INFRASTRUCTURE INITIATIVE AND ECONOMIC DEVELOPMENT PROGRAM BY MEDC AND MCDC SALES TAX REVENUES FOR FY 2024-2025

Mayor Fuller called for Plat Consideration under Chapter 212 of the Texas Local Government Code, Items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describe the necessary form of action required on each plat. A "Motion to Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions or disapproval as such are contained in § 212.009 of the Texas Local Government Code.

- 24-0141PP** Consider/Discuss/Act on a Preliminary Plat for Lots 1-7 and CA1, Block A,

and Lots 1-8, Block B, of the Morning Star Subdivision Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), and Located Approximately 2700 Feet East of the Intersection of FM 2478 and County Road 170 and on the South side of County Road 170

Council unanimously approved the motion by Councilmember Philips, seconded by Mayor Pro Tem Feltus, to approve a Preliminary Plat for Lots 1-7 and CA1, Block A, and Lots 1-8, Block B, of the Morning Star Subdivision Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), and Located Approximately 2700 Feet East of the Intersection of FM 2478 and County Road 170 and on the South side of County Road 170.

Mayor Fuller called for Regular Agenda And Public Hearing Items.

24-2232 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Construct a Sanitary Sewer Line within a Fifteen-Foot (15') Wide Corridor Upon, Over and Across a Portion of Finch Park, and Accompanying Ordinance

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Jones, to approve a Request to Construct a Sanitary Sewer Line within a Fifteen-Foot (15') Wide Corridor Upon, Over and Across a Portion of Finch Park.

The applicant presentation was not included in the posted agenda but has been included in these minutes as *Appendix A: 24-2232 Applicant Presentation*

Ordinance caption reads as follows:

ORDINANCE NO. 2024-12-102

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, MAKING FINDINGS REQUIRED BY CHAPTER 26 OF THE TEXAS PARKS AND WILDLIFE CODE REGARDING THE REQUEST BY 800 SOUTH KENTUCKY, LLC TO CONSTRUCT AND INSTALL A SINGLE EIGHT-INCH (8") DIAMETER SANITARY SEWER LINE BELOW GROUND LEVEL ALONG AND WITHIN FIFTEEN FEET (15') OF THE BOUNDARY OF CERTAIN PUBLIC PARK LAND OWNED BY THE CITY OF MCKINNEY THAT IS IDENTIFIED AS FINCH PARK; APPROVING THE GRANT OF A LICENSE FOR THE CONSTRUCTION AND INSTALLATION OF SAID SANITARY SEWER LINE UNDER AND ALONG AND WITHIN FIFTEEN FEET (15') OF A PORTION OF THE OUTER BOUNDARY OF FINCH PARK TO 800 SOUTH KENTUCKY, LLC IN EXCHANGE FOR THE PAYMENT OF FAIR MARKET VALUE FOR THE USE OF SAID PARKLAND; AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE TO EXECUTE ON BEHALF OF THE CITY OF MCKINNEY, TEXAS ALL NECESSARY DOCUMENTS FOR THE CONVEYANCE OF

**SAID LICENSE FROM THE CITY OF MCKINNEY TO 800 SOUTH KENTUCKY, LLC;
PROVIDING FOR SEVERABILITY; PROVIDING FOR NO VESTED INTEREST;
PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE;
AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

- 24-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0012SUP2 Permit Request for a Major Vehicle Repair and Automobile Storage
(Hendrick Automotive), Located on the South Side of Wilmeth Road and
Approximately 865 feet West of the Intersection of US Highway 75 and
Wilmeth Road.

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Cloutier, to approve a Specific Use Permit Request for a Major Vehicle Repair and Automobile Storage (Hendrick Automotive), Located on the South Side of Wilmeth Road and Approximately 865 feet West of the Intersection of US Highway 75 and Wilmeth Road, with the condition of the revised exhibit.

The revised exhibit was not included in the posted agenda but has been included in these minutes as *Appendix B: 24-0012SUP2 Exhibit*.

Ordinance caption reads as follows:

ORDINANCE NO. 2024-12-103

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 MAJOR VEHICLE REPAIR AND AUTOMOBILE STORAGE (HENDRICK AUTOMOTIVE), LOCATED ON THE SOUTH SIDE OF WILMETH ROAD AND APPROXIMATELY 865 FEET WEST OF THE INTERSECTION OF US HIGHWAY 75 AND WILMETH ROAD; 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.

24-

0017SUP2

Conduct a
Permit Req
3300 Virgini

Council approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to deny a Specific Use Permit Request for a Drive-Through Restaurant (McDonalds), Located at 3300 Virginia Parkway with a vote of 4 - 3 - 0. Mayor Fuller, Councilmember Cloutier and Philips voting no.

24-0096Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Properties from "AG" - Agriculture District to "I1" - Light Industrial District, Located on the South Side of Bloomdale Road and Located on the East and West Side of Cypress Hill Drive.

Council unanimously approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Feltus, to approve a Request to Rezone the Subject Properties from "AG" - Agriculture District to "I1" - Light Industrial District, Located on the South Side of Bloomdale Road and Located on the East and West Side of Cypress Hill Drive.

Ordinance caption reads as follows:

ORDINANCE NO. 2024-12-105

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 22.417 ACRE PROPERTY, LOCATED ON THE SOUTH SIDE OF BLOOMDALE ROAD AND LOCATED ON THE EAST AND WEST SIDE OF CYPRESS HILL DRIVE, IS REZONED FROM "AG" - AGRICULTURE DISTRICT TO "I1" - 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

24-0100Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "ML" - Light Manufacturing District, and "AG" - Agriculture District to "AP" - Airport District, Located at 1915 FM 546 and Including Approximately 75 Acres of Land Located North and West of the Intersection of FM 546 and CR 317, and Accompanying Ordinance

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Feltus, to approve a Request to Rezone the Subject Property from "PD" - Planned Development District, "ML" - Light Manufacturing District, and "AG" - Agriculture District to "AP" - Airport District, Located at 1915 FM 546 and Including Approximately 75 Acres of Land Located North and West of the Intersection of FM 546 and CR 317.

Ordinance caption reads as follows:

ORDINANCE NO. 2024-12-106

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 280 ACRE PROPERTY, LOCATED AT 1915 FM 546 AND INCLUDING APPROXIMATELY 75 ACRES OF LAND LOCATED NORTH AND WEST OF THE INTERSECTION OF FM 546 AND CR 317, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT, “ML” – LIGHT MANUFACTURING DISTRICT, AND “AG” – AGRICULTURE DISTRICT TO “AP” – AIRPORT DISTRICT, GENERALLY TO ALLOW FOR AIRPORT-RELATED 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

24-2233 Consider/Discuss/Act on Designating a Board Chair of the Tax Increment Reinvestment Zone Board Number One (TIRZ1) Board for Calendar Year 2025

Council unanimously approved the motion by Councilmember Philips, seconded by Councilmember Franklin, to Designate Councilmember Philips as the Board Chair of the Tax Increment Reinvestment Zone Board Number One (TIRZ1) Board for Calendar Year 2025.

24-2234 Consider/Discuss/Act on Designating a Board Chair of the Tax Increment Reinvestment Zone Board Number Two (TIRZ2) Board for Calendar Year 2025

Council unanimously approved the motion by Mayor Fuller, seconded by Councilmember Franklin, to Designate Councilmember Philips as Board Chair of the Tax Increment Reinvestment Zone Board Number Two (TIRZ2) Board for Calendar Year 2025.

Mayor Fuller called for Council And Manager Comments.

Councilmember Beller attended the McKinney Repertory Theatre performance of The Christmas Carol, version written by Dr. Andrew Harris and he stated there are additional shows on December 13 and 14; he acknowledged Gregory Hearn and McKinney Main Street on their Buy Hard film encouraging shoppers to shop downtown and he thanked city staff for their hard work for Home For the Holidays; he mentioned the NCAA Division II football playoffs are continuing leading to the National Championship game in McKinney on December 21; and he volunteered at Valley Creek Elementary with Jason Hernandez and accepted approximately 5,000 granola bars and fruit snacks for La Tiendita.

Councilmember Franklin attended the Home For the Holidays event on Sunday.

Councilmember Cloutier attended the Home For the Holidays event on Sunday; he attended the MEDC Plug & Play event.

Mayor Pro Tem Feltus attended the Home For the Holidays event; she attended the Topping Off Ceremony at Medical City of McKinney event celebrating the construction of a new building; she thanked Ryan Gillingham and the Public Works staff for their hard work with the Water Detection Leak Program which has saved taxpayers approximately \$13.7M; she congratulated McKinney Main Street on the production of Buy Harder and acknowledged Jakia Brunell for writing and directing the video as well as Gregory Hearn who starred in the video.

Councilmember Jones attended a fundraiser for Cornerstone Ranch and he acknowledged all of the work they do for the special needs community; and he stated MEOWS (McKinney Emergency Overnight Warming Stations) program will be hosting a volunteer training on December 5 at the John and Judy Gay Library and December 12 at the Roy and Helen Hall Library.

Councilmember Philips asked to be excused early to attend a dinner honoring district judges and state representatives; he also wished everyone a Merry Christmas as he would not be attending the final meeting of the year. He departed at 7:06 p.m.

City Manager Grimes stated the City is proud to partner with WFAA to host the annual Santa's Helpers Toy Drive from 5:00 pm – 8:00 pm on Thursday, December 5 and he encouraged residents, schools, churches, businesses and service organizations to collect toys and decorate their vehicles to participate in the drive thru line on December 7, the live broadcast will be shown during the 5:00 pm and 6:00 pm newscast; he stated as a reminder tickets for the NCAA Division II Championship game on Saturday, December 21 can be purchased by visiting mckinney.com/D2mckinney or through ncaa.com.

Mayor Fuller stated the McKinney North volleyball team made it to the state championship and congratulated them on a great season; he stated the Love Life Foundation is holding their annual Christmas Angel Drive to help children in need within the community and if you would like to support a child you can visit lovelifeangels.com for more information.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to adjourn the meeting at 7:09 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Sunday, December 8, 2024, edition of the McKinney Courier-Gazette newspaper and the Monday, December 9, 2024, edition of the Celina Record newspaper.

These minutes were approved by the City Council on December 17, 2024.

SIGNED:

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

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

Appendix A: 24-2232 Applicant Presentation
Appendix B: 24-0012SUP2 Exhibit

Sanitary Sewer Line Routing Options

City of McKinney
&
Townhomes @ 800 South Kentucky

December 2024



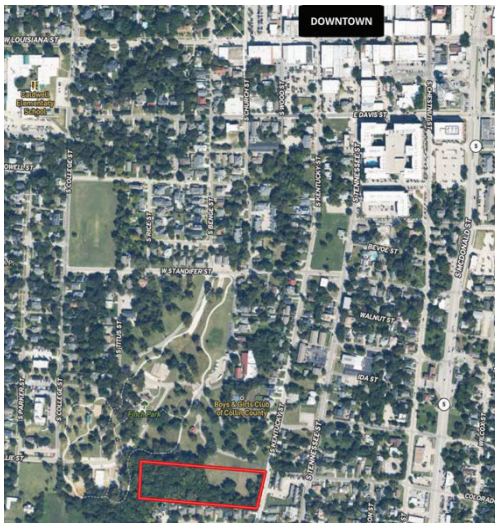
1


Goals & Objectives:

- To install a sanitary sewer line to provide sewer to 34 townhouses located at 800 S. Kentucky
- To explain the options and routing alternatives for sewer line
- To gain Council approval for the city staff and developer recommended routing option

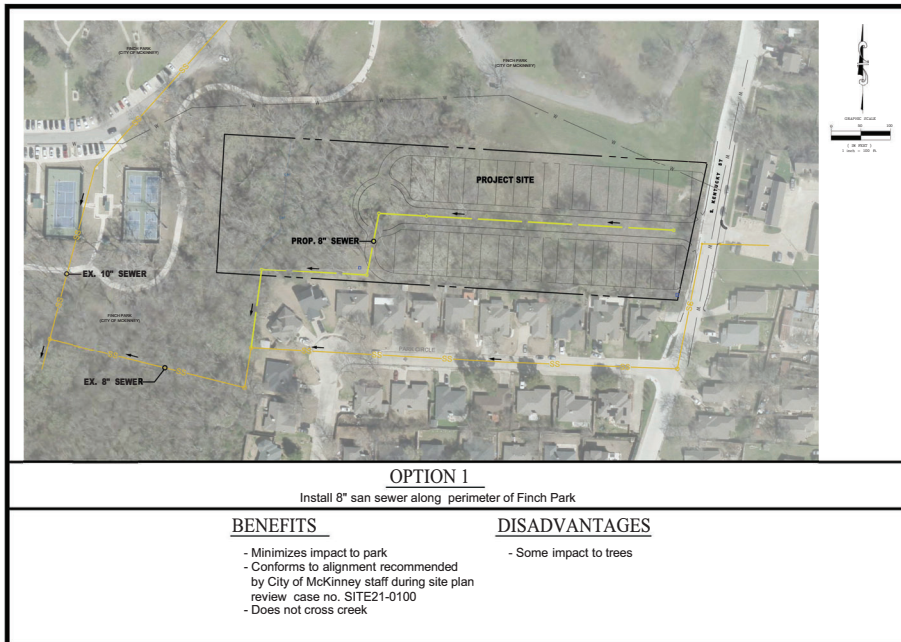
2

Location Map:



 Subject property lies half a mile south of Downtown McKinney and borders Finch Park on two sides.

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OPTION 1

Install 8" san sewer along perimeter of Finch Park

BENEFITS

- Minimizes impact to park
- Conforms to alignment recommended by City of McKinney staff during site plan review case no. SITE21-0100
- Does not cross creek

DISADVANTAGES

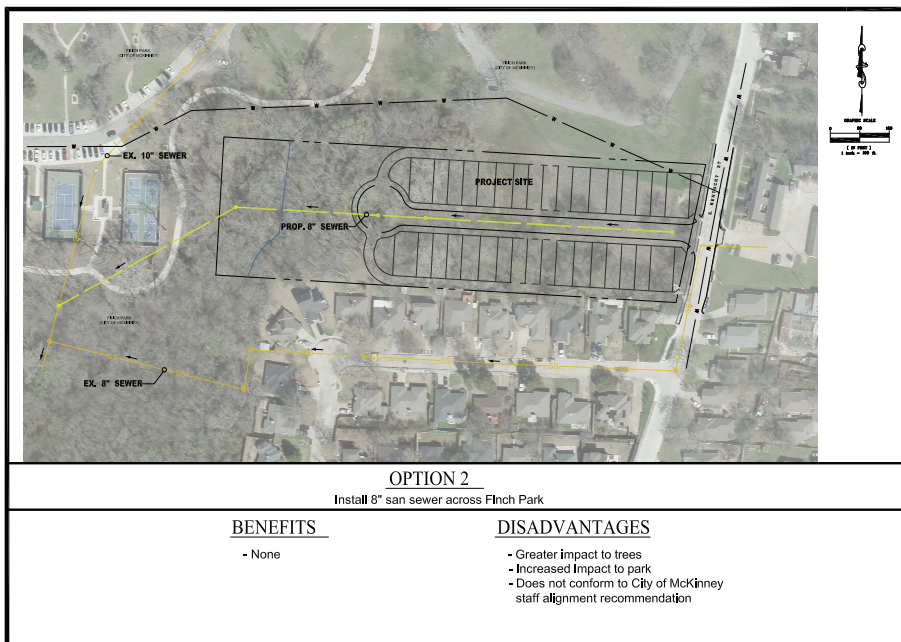
- Some impact to trees

FINCH PARK TOWNHOMES
McKINNEY, TEXAS

SANITARY SEWER
ALIGNMENT
OPTION 1



NOVEMBER 13, 2024



OPTION 2

Install 8" san sewer across Finch Park

BENEFITS

- None

DISADVANTAGES

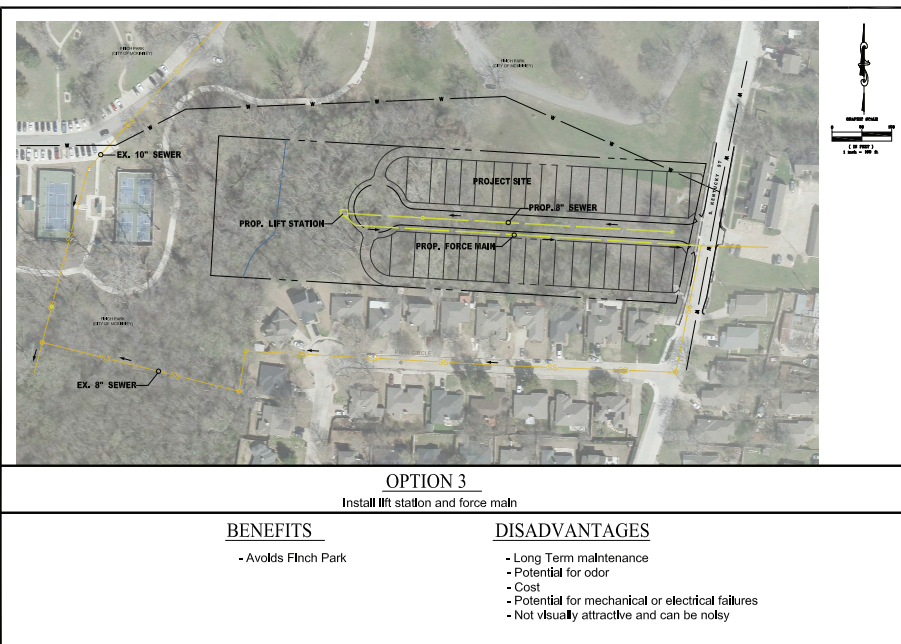
- Greater impact to trees
- Increased Impact to park
- Does not conform to City of McKinney staff alignment recommendation

FINCH PARK TOWNHOMES
McKINNEY, TEXAS

SANITARY SEWER
ALIGNMENT
OPTION 2



NOVEMBER 13, 2024



OPTION 3

Install lift station and force main

BENEFITS

- Avoids Finch Park

DISADVANTAGES

- Long Term maintenance
- Potential for odor
- Cost
- Potential for mechanical or electrical failures
- Not visually attractive and can be noisy

FINCH PARK TOWNHOMES
McKINNEY, TEXAS

SANITARY SEWER
ALIGNMENT
OPTION 3



NOVEMBER 13, 2024

Recommendation:

Option 1 is the optimal alternative for both McKinney and property owner

- Minimizes impact to existing park with an approximate distance of 120 feet
- Minimizes cost for installation and ongoing future maintenance
- Limits potential for noxious odors for nearby neighborhoods and park goers

13

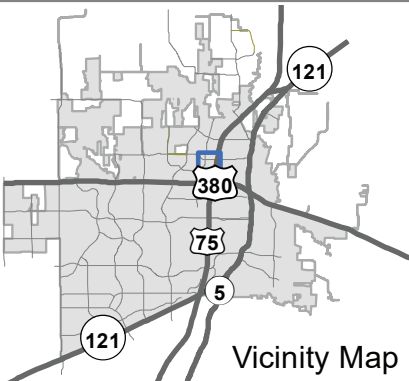
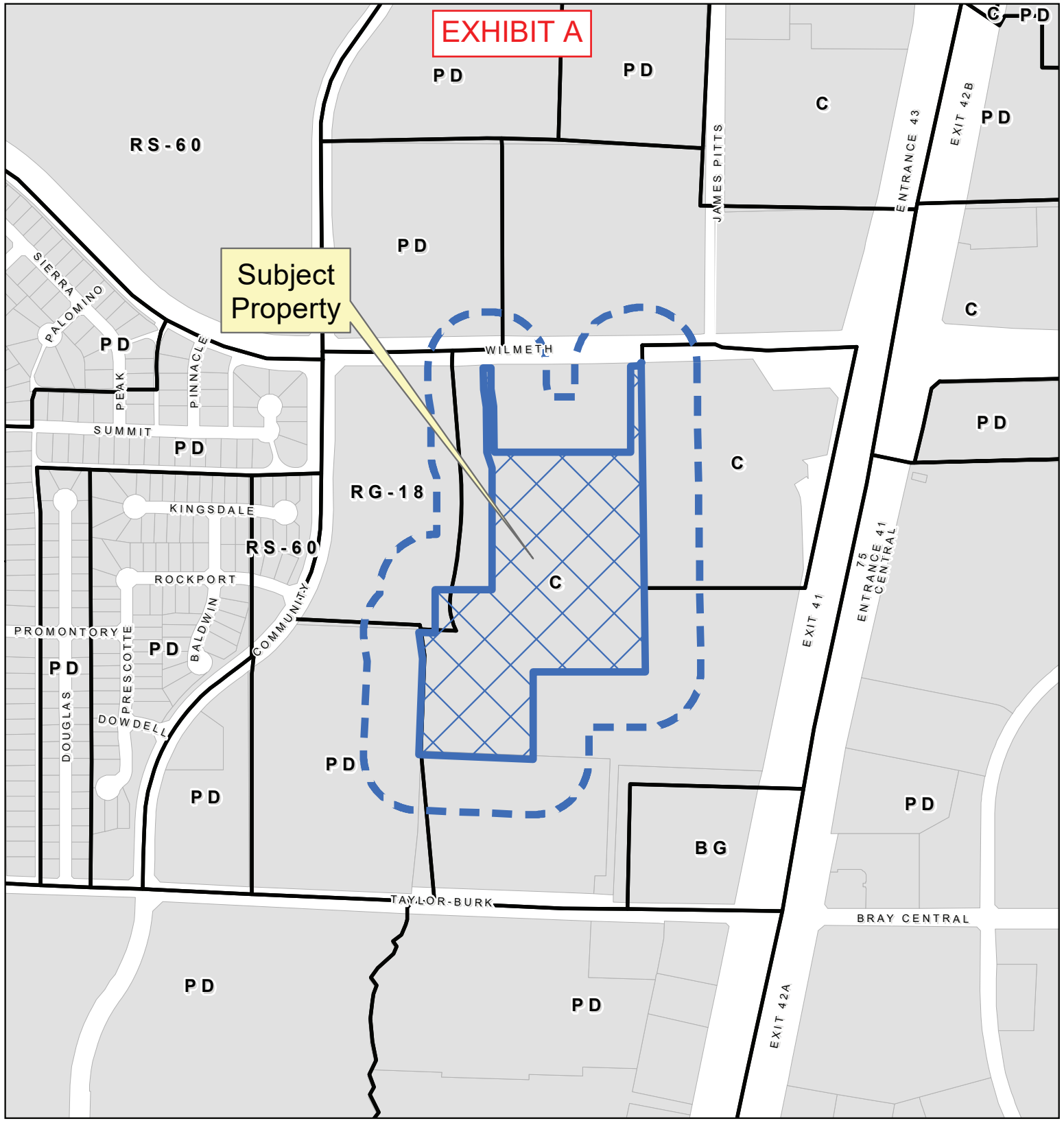


Sanitary Sewer Line Routing Options

City of McKinney
 &
 Townhomes @ 800 South Kentucky

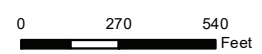
December 2024





LOCATION MAP

SUP2024-0012



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.



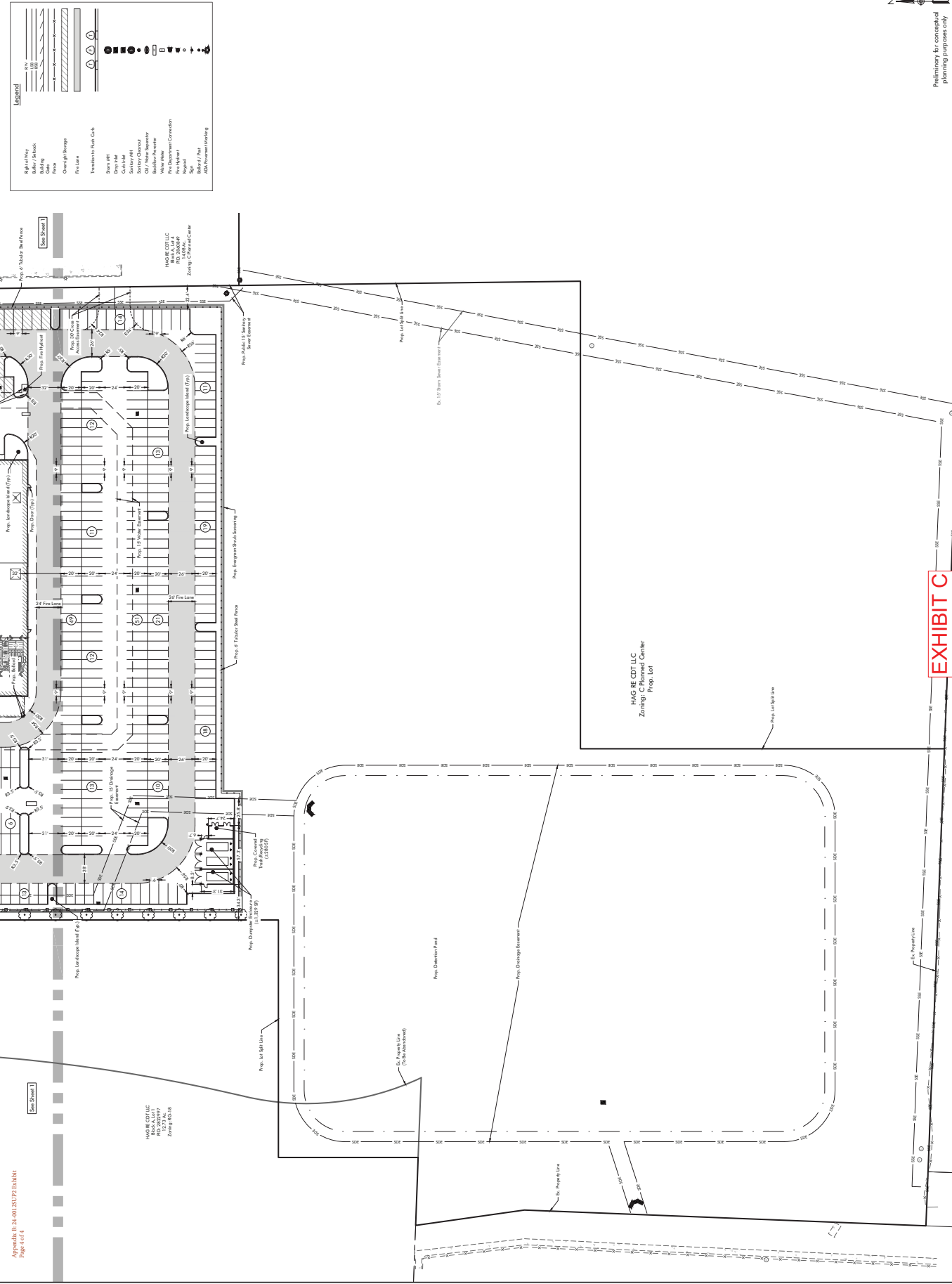
Metes and Bounds Description

Being an 18.75 acre tract out of Lot 2R1, Block A as recorded in Book 2022, Page 445 and Lot 1, Block A of record in Book 2020, Page 672, Plat Records, Collin County, Texas, and described as follows:

Beginning at the northerly northeast corner of said Lot 2R1, Block A and proceeding as follow:

South 00 deg. 42 min. 29sec. East, a distance of 1251.98 feet to a point;
North 90 deg. 00 min. 00 sec. West, a distance of 453. 61 feet to a point;
South 00 deg. 00 min. 00 sec. East, a distance of 353.25 feet to a point;
North 87 deg. 46 min. 44 sec. East, a distance of 462.99 feet to a point;
North 02 deg. 14 min. 29 sec. East, a distance of 390.03 feet to a point;
North 08 deg. 01 min. 10 sec. West, a distance of 106.52 feet to a point;
South 87 deg. 50 min. 38 sec. East, a distance of 65.91 feet to a point;
North 00 deg. 00 min. 00 sec. East, a distance of 175.65 feet to a point;
North 90 deg. 00 min. 00 sec. East, a distance of 230.40 feet to a point;
North 00 deg. 00 min. 00 sec. East, a distance of 491. 90 feet to a point;
North 19 deg. 37 min. 30 sec. West, a distance of 68. 68 feet to a point;
North 00 deg. 12 min. 41 sec. West, a distance of 183. 50 feet to a point;
North 09 deg. 36 min. 55 sec. West, a distance of 70.95 feet to a point;
North 00 deg. 12 min. 41 sec. West, a distance of 88.66 feet to a point;
North 89 deg. 57 min. 18 sec. East, a distance of 30.50 feet to a point;
South 00 deg. 12 min. 41 sec. East, a distance of 86.07 feet to a point;
South 09 deg. 36 min. 55 sec. East, a distance of 70.95 feet to a point;
South 00 deg. 12 min. 41 sec. East, a distance of 180.79 feet to a point;
South 19 sec. 37 min. 30 sec. East, a distance of 5.66 feet to a point;
North 90 deg. 00 min. 00 sec. East, a distance of 550.19 feet to a point;
North 00 deg. 00 min. 00 sec. East, a distance of 348.79 feet to a point;
North 88 deg. 48 min. 54 sec. East, a distance of 33.10 feet to a point; and
North 42 deg. 09 min. 52 sec. East, a distance of 17.19 feet to the point of beginning,
containing 18.75 acres of land, more or less.

This description is for Specific Use Permit purposes only and is not intended for sales or conveyances.



Legend

Relief Alley	Prop. 10
Building	Prop. 11
Perimeter	Prop. 12
Overhead Storage	Prop. 13
Fire Line	Prop. 14
Transferable Walk Gable	Prop. 15
Storm Alley	Prop. 16
Garage	Prop. 17
Garage	Prop. 18
Garage	Prop. 19
Garage	Prop. 20
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Garage	Prop. 66
Garage	Prop. 67
Garage	Prop. 68
Garage	Prop. 69
Garage	Prop. 70
Garage	Prop. 71
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Garage	Prop. 73
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Garage	Prop. 79
Garage	Prop. 80
Garage	Prop. 81
Garage	Prop. 82
Garage	Prop. 83
Garage	Prop. 84
Garage	Prop. 85
Garage	Prop. 86
Garage	Prop. 87
Garage	Prop. 88
Garage	Prop. 89
Garage	Prop. 90
Garage	Prop. 91
Garage	Prop. 92
Garage	Prop. 93
Garage	Prop. 94
Garage	Prop. 95
Garage	Prop. 96
Garage	Prop. 97
Garage	Prop. 98
Garage	Prop. 99
Garage	Prop. 100

ACRO

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TX Firm No. E-24916

 ACRO's Project Number: 2023-087

Project Prepared For:

Hendrick

 AUTOMOTIVE GROUP

Revisions	No.	Date	Description

Hendrick Reference Number:

Project Location:

 Wilbath Road, McKinney, TX

Project Name:

 Hendrick Collision - McKinney

Project Phase:

 Specific Use Permit (SUP)

Date:

 10/23/2024

Sheet Title:

Specific Use Permit Exhibit

Sheet Number:

2/2

Scale: 1" = 40'

Preliminary for conceptual planning purposes only

EXHIBIT C