

CITY COUNCIL REGULAR MEETING

DECEMBER 17, 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 17, 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 regular meeting to order at 6:26 p.m. upon determining a quorum consisting of himself and the following City Councilmembers Mayor Pro Tem Gere Feltus and Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin and Michael Jones.

Councilmember Charlie Philips was absent.

City of McKinney staff present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, City Secretary Empress Drane, Director of Parks and Recreation Amy Kinkade, Director of Engineering Gary Graham, Director of Public Safety Greg Conley, Director of Housing and Community Development Margaret Li, Deputy City Secretary Tenitrus Bethel Parchman, Assistant Fire Chief James Floyd, Emergency Management Administrator Karen Adkins, Community Services Administrator Shirletta Best, Service Desk Technician II Eric Shirley, IMCA Fellow Larenz Taylor and Police Officer Joseph Spano.

There were approximately fifteen (15) members of the public present including McKinney Community Development Corporation Vice-Chair Daivd Riche, McKinney Community Development Corporation Board members AJ Michelleto and David Kelly, Building and Standards Commissioner Dan Porzio, Community Grants Advisory Commissioner Barbara Kelly and McKinney Housing Authority Executive Director Roslyn Miller.

Mayor Fuller called for the Invocation & Pledge Of Allegiance. The invocation was given by Greg Conley.

Mayor Fuller called for Public Comments On Agenda Items (for Non-Public Hearing Items)

David Craig, expressed support for the Jefferson Wilmeth and Jefferson Terry Apartments.

James Craig, expressed support for the Jefferson Wilmeth and Jefferson Terry Apartments.

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to approve the Consent Agenda.

Consent MINUTES

- 24-2282** Minutes of the City Council Work Session of November 19, 2024
- 24-2283** Minutes of the McKinney City Council Regular Meeting of November 19, 2024
- 24-2284** Minutes of the City Council Work Session of December 3, 2024
- 24-2285** Minutes of the City Council Regular Meeting of December 3, 2024
- 24-2165** Minutes of the Animal Services Facilities Advisory Committee of April 3, 2024
- 24-1848** Minutes of the Library Advisory Board Meeting of July 18, 2024
- 24-1995** Minutes of the Library Advisory Board Meeting of August 15, 2024
- 24-2078** Minutes of the Library Advisory Board Meeting of September 19, 2024
- 24-2160** Minutes of the McKinney Arts Commission Meeting of October 17, 2024
- 24-2148** Minutes of the McKinney Main Street Board Meeting of October 10, 2024
- 24-2208** Minutes of the Visit McKinney Meeting of October 29, 2024
- 23-1050** Minutes of the McKinney Public Facility Corporation Meeting of June 6, 2023
- 24-2221** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of November 5, 2024

Consent ORDINANCES

- 24-2286** Consider/Discuss/Act on an Ordinance Amending and Restating Ordinance No. 2024-06-046 that Enacted a Temporary Cessation on Any

New Water or Wastewater Utility Line Connections, the Approval or Issuance of Any New Water Meters, or the Creation of Any New Retail Utility Service Accounts 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

Ordinance caption reads as follows:

ORDINANCE NO. 2024-12-107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING AND RESTATING ORDINANCE NO. 2024-06-046 THAT ENACTED A TEMPORARY CESSATION ON ANY NEW WATER OR WASTEWATER UTILITY LINE CONNECTIONS, THE APPROVAL OR ISSUANCE OF ANY NEW WATER METERS, OR THE CREATION OF ANY NEW RETAIL UTILITY SERVICE ACCOUNTS FOR PROPERTIES LOCATED OUTSIDE THE CITY'S INCORPORATED LIMITS BUT WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION OR OUTSIDE OF THE CITY'S INCORPORATED LIMITS BUT WITHIN THE CITY'S WATER CERTIFICATE OF CONVENIENCE AND NECESSITY OR WASTEWATER CERTIFICATE OF CONVENIENCE AND NECESSITY AREAS TO MAINTAIN THE STATUS QUO BY RECOGNIZING THE RIGHTS OF CERTAIN EXISTING LOTS SITUATED IN A SUBDIVISION THAT WAS PLATTED IN THE CITY'S EXTRATERRITORIAL JURISDICTION BEFORE JUNE 25, 2024; PROVIDING FOR FINDINGS OF FACT, APPLICABILITY, PURPOSE, ENACTMENT, DURATION, EXTENSION, EXCEPTIONS, DETERMINATIONS AND APPEALS; AND PROVIDING FOR ENFORCEMENT, SEVERABILITY, REPEALER, PUBLICATION, AND AN EFFECTIVE DATE

- 24-2287** Consider/Discuss/Act on an Ordinance Amending Appendix A - Schedule of Fees of the Code of Ordinances of the City of McKinney with Amended Fees for Section 86-31 Collection and Disposal of Commercial Garbage and Recycling Material in the Central Business District; Providing for the Repeal of Conflicting Ordinances; Providing for a Severability Clause; and Providing for an Effective Date

Ordinance caption reads as follows:

ORDINANCE NO. 2024-12-108

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, RELATING TO FEES, BY AMENDING APPENDIX A SCHEDULE OF FEES, IN PART, BY AMENDING SECTION 86-31; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 24-2288** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget and Amending the 2025-2029 Capital Improvement Program to Provide Funds for the Trinity Falls Parkway & FM 543 Traffic Signal Project (TR2551)

Ordinance caption reads as follows:

ORDINANCE NO. 2025-12-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2024-2025 BUDGET AND THE 2025-2029 CAPITAL IMPROVEMENTS PROGRAM FOR THE TRINITY FALLS PARKWAY & FM 543 TRAFFIC SIGNAL PROJECT (PROJ TR2551); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 24-2289** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Budget to Re-appropriate Projects/Items Carried from Last Fiscal Year

Ordinance caption reads as follows:

ORDINANCE NO. 2024-12-110

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AUTHORIZING CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2024-2025 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 24-2290** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Budget for McKinney Convention & Visitors Bureau (MCVB), McKinney Economic Development Corporation (MEDC), and McKinney Community Development Corporation (MCDC) to Re-appropriate Projects/Items Carried from Last Fiscal Year

Ordinance caption reads as follows:

ORDINANCE NO. 2024-12-111

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AUTHORIZING CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2024-2025 BUDGET FOR MCKINNEY CONVENTION & VISITORS BUREAU (MCVB), MCKINNEY ECONOMIC DEVELOPMENT CORPORATION (MEDC), AND MCKINNEY COMMUNITY DEVELOPMENT CORPORATION (MCDC); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 24-2291** Consider/Discuss/Act on an Ordinance to Modify the Effective Reduced

Speed School Zone Times for Scoggins Middle School and Wortham Intermediate School

Ordinance caption reads as follows:

ORDINANCE NO. 2024-12-112

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS TO MODIFY THE EFFECTIVE REDUCED SPEED SCHOOL ZONE TIMES FOR SCOGGINS MIDDLE SCHOOL AND WORTHAM INTERMEDIATE SCHOOL; AMENDING THE CODE OF ORDINANCES, CITY OF MCKINNEY, TEXAS; PROVIDING FOR PUBLICATION OF THE CAPTION OF THE ORDINANCE, EFFECTIVE DATE HEREOF AND A PENALTY CLAUSE

Consent RESOLUTIONS

- 24-2292** Consider/Discuss/Act on a Resolution Approving Fiscal Year 2024-2025 Round II Funding Amounts for Community Support Grants as Recommended by the Community Grants Advisory Commission

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-201 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING ROUND II FY 2025 COMMUNITY SUPPORT GRANT FUNDING ALLOCATIONS, AND PROVIDING AN EFFECTIVE DATE

- 24-2293** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept, and Implement, if awarded, an Assistance to Firefighter Grant Program (AFG) from the Department of Homeland Security, Federal Emergency Management Agency (FEMA), to provide Financial Assistance for the Purchase of Automatic External Defibrillators (AEDs)

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-202 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, IF AWARDED, TO ACCEPT AND IMPLEMENT AN ASSISTANCE TO FIREFIGHTER GRANT FROM THE DEPARTMENT OF HOMELAND SECURITY THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO PURCHASE ADDITIONAL AUTOMATIC EXTERNAL DEFIBRILLATORS (AEDs)

- 24-2294** Consider/Discuss/Act on a Resolution Authorizing the City Manager to

Enter into an Interlocal Agreement with McKinney Municipal Utility District (MUD) No 1 and McKinney Municipal Utility District (MUD) No. 2 for the Installation of a Traffic Signal at the intersection of Trinity Falls Parkway and Weston Road (FM 543)

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-203 R

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH MCKINNEY MUNICIPAL UTILITY DISTRICT (MUD) NO. 1 AND MCKINNEY MUNICIPAL UTILITY DISTRICT (MUD) NO. 2 FOR THE INSTALLATION OF THE TRAFFIC SIGNAL AT THE INTERSECTION OF TRINITY FALLS PARKWAY AND WESTON ROAD (FM 543)

- 24-2295** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter Into an Interlocal Agreement with the County of Collin, Texas, for Reimbursement for Costs Relating to the Relocation of the Utility Lines due to the Texas Department of Transportation ("TxDOT") Construction of the U.S. 380 Bypass and Spur 399 Extension

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-204 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR REIMBURSEMENT ASSOCIATED WITH THE RELOCATION OF UTILITY LINES DUE TO THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CONSTRUCTION OF THE U.S. 380 BYPASS AND SPUR 399 EXTENSION

- 24-2296** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Construction Contract and All Necessary Change Orders with C. Green Scaping, LP of Ft. Worth, Texas for Construction of the McKinney Light Walk at Towne Lake Park (PK 4393)

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-205 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AND ALL NECESSARY CHANGE ORDERS WITH C. GREEN SCAPING, LP OF FT. WORTH, TEXAS FOR THE CONSTRUCTION OF THE MCKINNEY LIGHT WALK AT TOWNE LAKE PARK

- 24-2297** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Excel 4 Construction, LLC, for the Construction of the Public Works Water/Wastewater Main Improvements (FY24) Project

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-206 (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 \$3,495,278.00 WITH EXCEL 4 CONSTRUCTION, LLC, FOR THE CONSTRUCTION OF THE PUBLIC WORKS WATER/WASTEWATER MAIN IMPROVEMENTS (FY24) PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$3,845,000.00

- 24-2298** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with All American Dogs to Provide Animal Services On-Call Services

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-207 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT NOT TO EXCEED \$100,000 WITH ALL AMERICAN DOGS, INC., TO PROVIDE ON-CALL ANIMAL CONTROL SERVICES

- 24-2299** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Compass Group USA, Inc. dba Canteen Vending of Carrollton, Texas for Refreshment Service and Supplies for the New City Hall

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-208 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH COMPASS GROUP USA, INC. dba CANTEEN VENDING OF CARROLLTON, TEXAS FOR COFFEE SERVICES AND SUPPLIES FOR THE NEW CITY HALL

The revised text file for this item was not included in the posted agenda

but has been included in these minutes as *Appendix A: 24-2299 Revised*

Text File

- 24-2300** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with CP&Y Inc. dba STV Infrastructure for Professional Engineering Design Services for the East Virginia Street Extension (Murray Street to Airport Drive) Project and Authorizing Any Necessary Supplemental Agreements

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-209 (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 \$1,365,948 WITH CP&Y INC. DBA STV INFRASTRUCTURE FOR ENGINEERING DESIGN SERVICES FOR THE EAST VIRGINIA STREET EXTENSION (MURRAY STREET TO AIRPORT DRIVE) PROJECT AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$1,575,000

- 24-2301** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Lockwood, Andrews & Newnam, Inc. for Professional Engineering Design Services for the White Avenue Sidewalk and Accessibility Improvements (Redbud Boulevard to Tennessee Street) Project and Authorizing Any Necessary Supplemental Agreements

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-210 (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 \$303,232 WITH LOCKWOOD, ANDREWS & NEWNAM, INC. FOR ENGINEERING DESIGN SERVICES FOR THE WHITE AVENUE SIDEWALK AND ACCESSIBILITY IMPROVEMENTS (REDBUD BOULEVARD TO TENNESSEE STREET) PROJECT AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$350,000

- 24-2302** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Water Impact Fee Credit Agreement with HRC WCD Partners, LP, for the Construction of Master Planned Water Lines, Serving an Approximately 477.87 Acre Development (Highland Lakes Phases 1, 2, 3, and 5), Generally Located North of Bloomdale Road and West of Ridge Road

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-211 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A WATER IMPACT FEE CREDIT AGREEMENT WITH HRC WCD PARTNERS, LP, FOR THE CONSTRUCTION OF A MASTER PLANNED WATER LINE, SERVING AN APPROXIMATELY 477.87 ACRE DEVELOPMENT (HIGHLAND LAKES PHASES 1, 2, 3, AND 5), GENERALLY LOCATED NORTH OF BLOOMDALE ROAD AND WEST OF RIDGE ROAD

- 24-2303** Consider/Discuss/Act on a Resolution Extending the Term Sheet Negotiation Period with the Preferred Development Team (M2G Ventures, LLC.) for the Redevelopment of Approximately 4.75 Acres of City-Owned Property in the Historic Downtown

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-212

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT WITH THE PREFERRED DEVELOPMENT TEAM, FOR THE ACQUISITION AND REDEVELOPMENT OF APPROXIMATELY 4.75 ACRES OF CITY-OWNED REAL PROPERTY ON AND AROUND THE PROPERTY LOCATED AT 222 N. TENNESSEE STREET

- 24-2304** Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all bids received under Solicitation 25-05FP for Concrete Ready Mix

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-213 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE FORMAL REJECTION OF ALL BIDS RECEIVED UNDER SOLICATION 25-05FP FOR CONCRETE READY MIX

Mayor Fuller called for Regular Agenda And Public Hearing Items.

- 24-2305** Conduct a Public Hearing to Consider/Discuss an Update of the Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER), Program Year 2023-2024

- 24-2306** Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Showing Support for the Efforts of the McKinney Housing Authority to Partner with SFA JPI Services Holdings, LLC to Construct a New Affordable Housing Development to be known as the

Jefferson Terry Apartments

Council approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to approve a Resolution of the City Council of the City of McKinney, Texas, Showing Support for the Efforts of the McKinney Housing Authority to Partner with SFA JPI Services Holdings, LLC to Construct a New Affordable Housing Development to be known as the Jefferson Terry Apartments with a vote of 5 - 1 – 0. Councilmember Cloutier voting no.

Resolution caption reads as follows:

RESOLUTION NO. 2024-12-014 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, SHOWING SUPPORT FOR THE EFFORTS OF THE MCKINNEY HOUSING AUTHORITY TO PARTNER WITH SFA JPI SERVICES HOLDINGS, LLC TO CONSTRUCT A NEW AFFORDABLE HOUSING DEVELOPMENT TO BE KNOWN AS THE JEFFERSON TERRY APARTMENTS

24-2307 Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Showing Support for the Efforts of the McKinney Housing Authority to Partner with SFA JPI Services Holdings, LLC to Construct a New Affordable Housing Development to be known as the Jefferson Wilmeth Apartments

Council approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to approve a Resolution of the City Council of the City of McKinney, Texas, Showing Support for the Efforts of the McKinney Housing Authority to Partner with SFA JPI Services Holdings, LLC to Construct a New Affordable Housing Development to be known as the Jefferson Wilmeth Apartments with a vote of 5 - 1 – 0. Councilmember Cloutier voting no.

Resolution caption reads as follows:

RESOLUTION NO. 2024-12- 215 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, SHOWING SUPPORT FOR THE EFFORTS OF THE MCKINNEY HOUSING AUTHORITY TO PARTNER WITH SFA JPI SERVICES HOLDINGS, LLC TO CONSTRUCT A NEW AFFORDABLE HOUSING DEVELOPMENT TO BE KNOWN AS THE JEFFERSON WILMETH APARTMENTS

Councilmember Franklin exited the chambers.

24-0007A/ Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex

24-0073Z (Case No. 24-0007A) and Request to Zone (Case No. 2024-0073Z) the Subject Property to "R43" - Residential Estate District, Located at 4225 County Road 1006, and Accompanying Ordinance(s)

The motion by Councilmember Beller, seconded by Councilmember Cloutier, to approve a Petition to Annex (Case No. 24-0007A) and Request to Zone (Case No. 2024-0073Z) the Subject Property to "R43" - Residential Estate District, Located at 4225 County Road 1006 carried with a vote of 5-0. Councilmember Franklin recused himself.

Ordinance captions read as follows:

ORDINANCE NO. 2024-12-113

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ANNEXING CERTAIN TERRITORIES TO THE CITY OF MCKINNEY; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE THEREOF

ORDINANCE NO. 2024-12-114

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 11 ACRE PROPERTY, LOCATED AT 4225 COUNTY ROAD 1006, IS ZONED TO "R43" – RESIDENTIAL ESTATE 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

Councilmember Franklin returned to the dais.

24-0016SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales (Huffines Kia McKinney), Located at the Southwest Corner of North Central Expressway and West White Avenue

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to approve a Specific Use Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales (Huffines Kia McKinney), Located at the Southwest Corner of North Central Expressway and West White Avenue

Ordinance caption reads as follows:

ORDINANCE NO. 2024-12-115

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 AUTO, MOTORCYCLE, TRUCK, OR BOAT, RENTAL OR SALES FACILITY (HUFFINES KIA MCKINNEY), LOCATED AT THE SOUTHWEST CORNER OF NORTH CENTRAL EXPRESSWAY AND WEST WHITE AVENUE; 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

The revised exhibits were not included in the posted agenda but have been included in these minutes as *Appendix B: 24-0016SUP2 Exhibits A-D*

Mayor Fuller called for Citizen Comments on Matters not on the Agenda

Lee Moore, 1840 Hammerly Dr, Fairview, TX 75069 expressed her thoughts related to the McKinney National Airport.

Toby Knighton, 2412 Highgate, McKinney 75070 expressed his thoughts related to overgrown greenery near Valley Creek Elementary School.

Mayor Fuller called for Council And Manager Comments.

Councilmember Beller attended the Mock Council Meeting at Faubion Middle School today; he attended the Collin County History Museum Kickoff of the Third printing of *The Way It All Began* by Helen Hall and he acknowledged Historical Preservation Advisory Board Chair Betty Petkovsek for honoring the outgoing board members; the East McKinney Learning Garden had a ribbon cutting and he acknowledged the Parks Foundation and Bruce Mead for bringing the project to fruition so quickly; he attended the Rotary Club Parade of Lights on Saturday and he thanked the Rotary Club, McKinney Main Street and Andrew Jones for all of their hard work; he reminded everyone of the upcoming NCAA Division II Football Championship being held at the MISD stadium on Saturday; he attended the McKinney Housing Authority Christmas Carnival hosted by S. Andrew's Episcopal and Trinity Presbyterian; this Saturday at Woodside Village there will be a toy and gift card donation event hosted by Deboarh Bradford; and he acknowledged Ronnie Thompson, Mary Davis and Jay Crum McKinney residents who have recently passed away.

Councilmember Franklin participated in the Christmas Parade last Saturday and he stated it was wonderful event and he commended staff and everyone involved for putting it together.

Councilmember Cloutier attended the East McKinney Learning Garden ribbon cutting and he stated that La Tiendita will be one of the beneficiaries of the produce grown in the gardens; he attended the Rotary Christmas parade and expressed his thanks for the hard work in producing the event; and he attended the Mock Council Meeting at Faubion Middle School.

Councilmember Jones attended the Rotary Christmas parade and expressed how great the event was; he attended the Mock City Council Meeting at Faubion Middle School and he discussed his experience with the students in understanding how council works; and he thanked Shelby with Community Impact for a recent article she wrote regarding the new surf beach club project.

Mayor Pro Tem Feltus attended the Mock City Council Meeting at Faubion Middle School and expressed her gratitude for being part of the event; she attended the East McKinney Learning Garden ribbon cutting and she stated there was a great community turn out for the event and she thanked Bruce Mead and the Parks Foundation for their work on the project; she congratulated the Skyline 14 Royal volleyball team on getting third place in their first tournament of the season; and she acknowledged her nephew Cameron Hunter who attends Crowley High School who recently underwent ACL surgery and he is now helping to lead his football team to the state championship this Saturday.

City Manager Grimes, along with Aaron Werner and Dana Stillwell, attended the groundbreaking of the new LaQuinta Inn/Hawthorne Suites located at McKinney Ranch and Hardin; he stated the NCAA Division II National Championship will be Saturday at 1:00 p.m. and tickets are available at visitmckinney.com/D2McKinney and if you miss the football game you can attend the Fan Fest event this Friday evening at TUPPS at 6:00 p.m.; he mentioned the new City Hall will be opening soon and there may be minor delays in responses as we transition to the new location; and lastly he wished everyone a Merry Christmas.

Mayor Fuller stated the Christmas parade was fantastic and the attendance grows year after year; he attended the Mock City Council Meeting at Faubion Middle School and he expressed his gratitude for being a part of the event and the enthusiasm of the students; he also acknowledged the passing of McKinney resident Dottie Stephens; and

he acknowledged the Fire Department and Police Department for their dedication as they increase the survivorability rates.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to adjourn the regular meeting at 7:21 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Sunday, December 22, 2024, edition of the McKinney Courier-Gazette newspaper and the Monday, December 23, 2024, edition of the Celina Record newspaper.

These minutes were approved by the City Council on January 7, 2025.

SIGNED:

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

ATTEST:

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

City of McKinney, Texas

Appendix A: 24-2299 Revised Text File
Appendix B: 24-0016SUP2 Exhibits A-D

..Title

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Compass Group USA, Inc. dba Canteen Vending of Carrollton, Texas for Refreshment Service and Supplies for the New City Hall

..Summary

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

MEETING DATE: December 17, 2024

DEPARTMENT: City Manager's Office
Procurement Services

CONTACT: Trevor Minyard, Director of Strategic Services
Lauren Richards, Buyer II

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution

ITEM SUMMARY:

- This Resolution authorizes an award of contract and allows for the City Manager to enter into a contract with Compass Group USA, Inc. dba Canteen Vending to provide coffee services and supplies for the new City Hall.

BACKGROUND INFORMATION:

- The City issued Request for Proposals, 25-10RFP to solicit proposals from respondents capable of providing coffee services.
- The RFP was issued on October 13, 2024
 - Advertised in the McKinney Courier-Gazette
 - Posted on McKinney TV
 - 88 Bonfire supplier notifications which included 4 Historically Underutilized Business (HUB) suppliers
- Out of 88 supplier notifications, three (3) proposals were received on November 14, 2024.
 - Compass Group USA, Inc. dba Canteen Vending
 - Abaca Lab LLC
 - Yates Family Group dba Yangua Wellness
- An evaluation team comprised of City staff reviewed and ranked the proposal on the following criteria:
 - 35 Points – Cost Proposal
 - 30 Points – Implementation Plan

- 32 Points - Company Profile, Experience, and References
- 3 Points - Local Presence

- The evaluation team recommends awarding a contract to the highest ranked respondent, Compass Group USA, Inc. dba Canteen Vending.

- The contract shall commence on the date of award for a period of one (1) year with an option for four (4) one-year renewals.

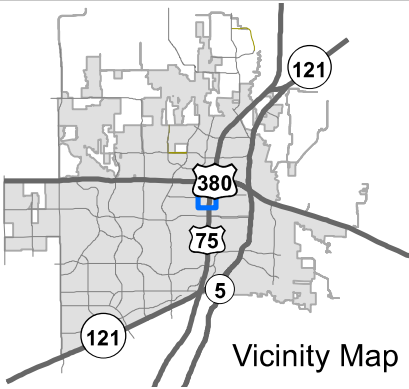
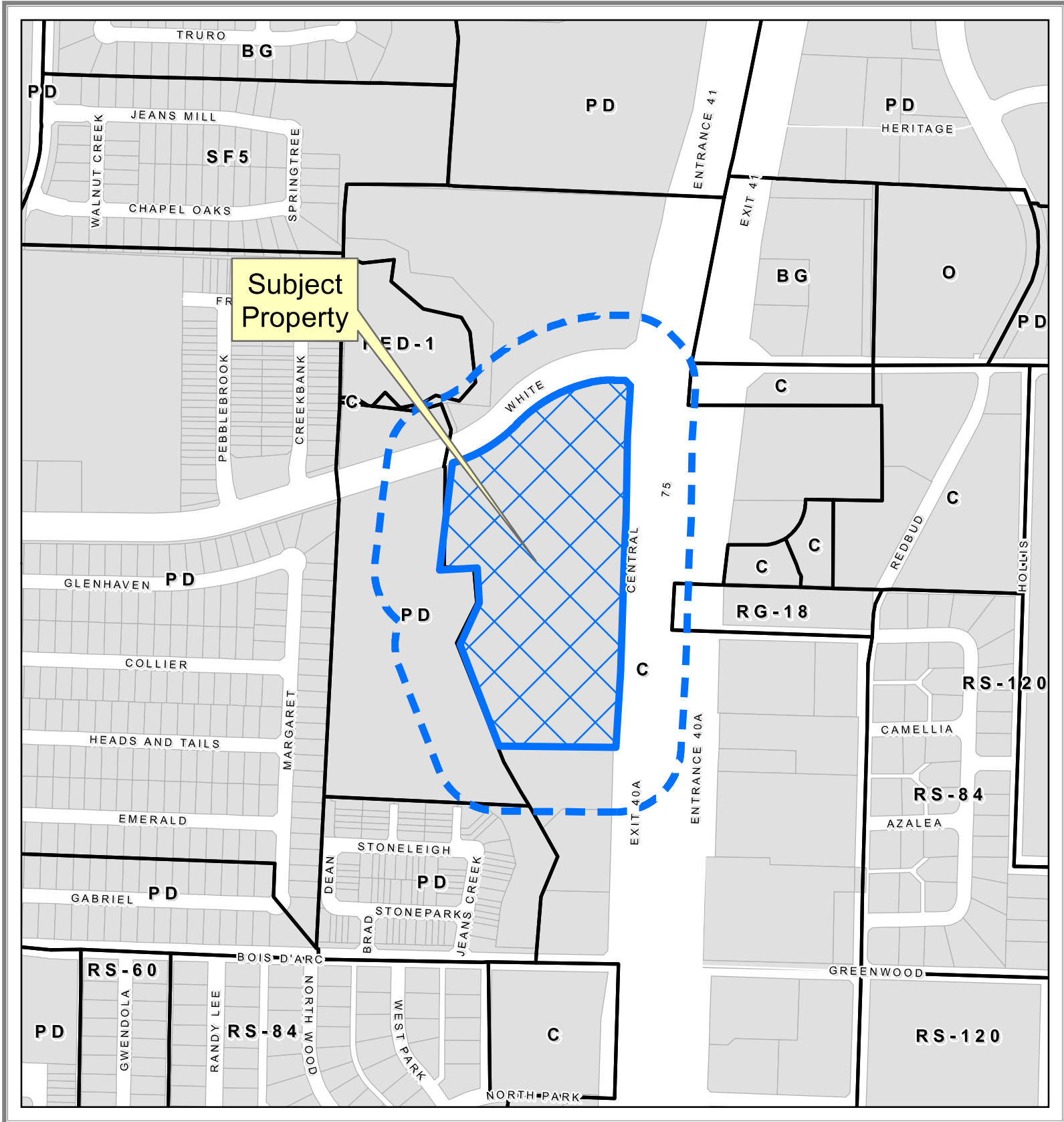
FINANCIAL SUMMARY:

- Anticipated annual expenditure is ~~\$30,000~~\$54,000 and funding for these services is available in account 001-9999-403-8516.

BOARD OR COMMISSION RECOMMENDATION:

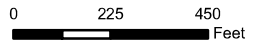
- N/A

EXHIBIT A



Property Owner Notification Map

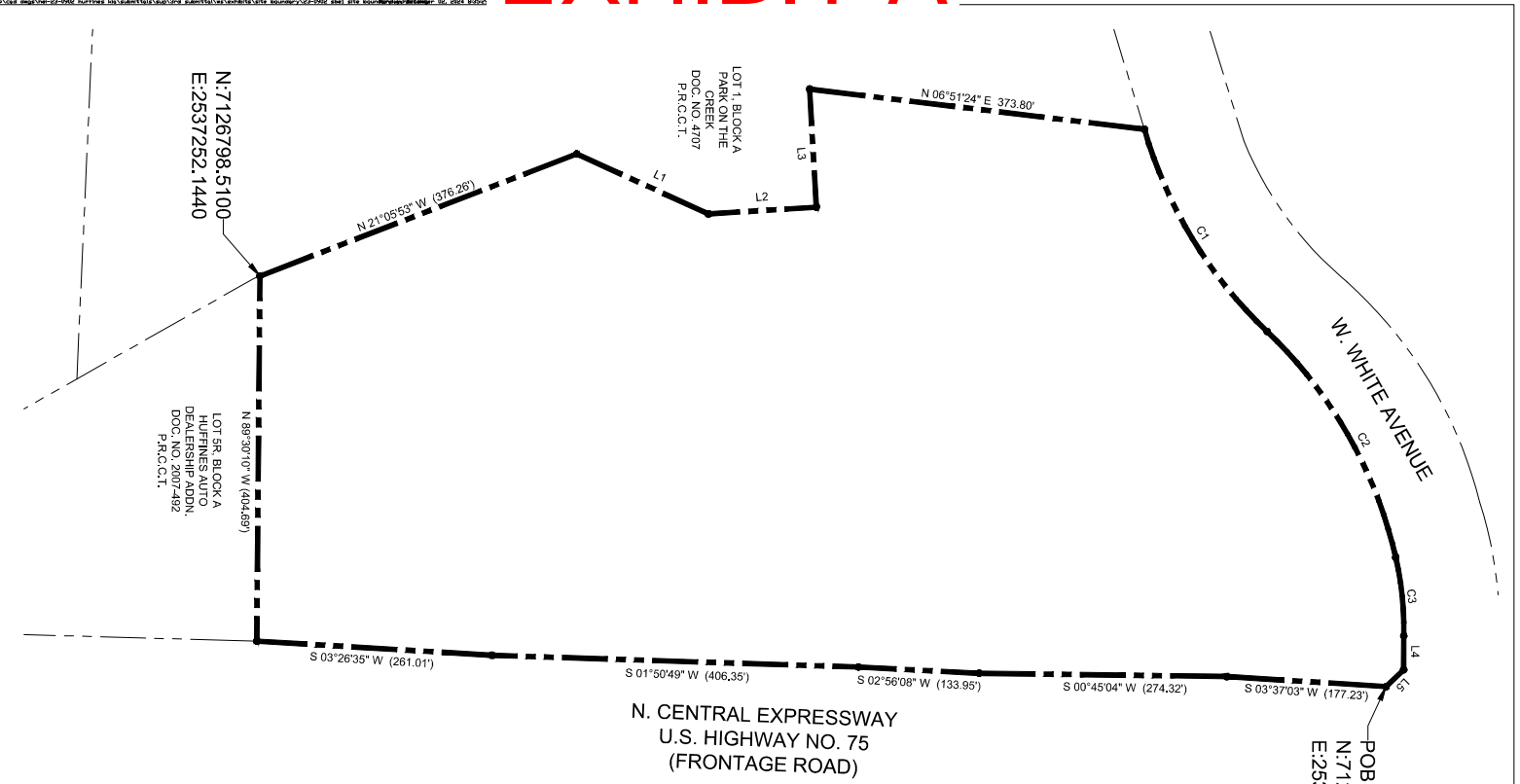
SUP2024-0016



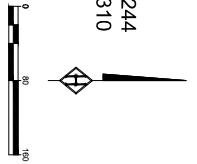
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances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



EXHIBIT A



POB
N: 7128046.6244
E: 2537707.2310



METERS AND BOUNDS DESCRIPTION — HUFFINES HYUNDAI ADDITION

WHEREAS, HUFFINES MCKINNEY PROPERTIES, LP, OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE SAUWEL, McFALL SURVEY, ABSTRACT NO. 641, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 6022, PAGE 3348, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 33.375 ACRE TRACT OF LAND CONVERTED TO RICHARD O. MCCALL, AS RECORDED IN VOLUME 1160, PAGE 393, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES, AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COTTON SURVEYING" FOUND (HEREINAFTER REFERRED TO AS FOUND IRON ROD) ALONG THE WEST LINE OF U.S. HIGHWAY NO. 75 AND AT THE APPARENT SOUTHEAST CORNER OF A CORNER CLIP FOR WHITE AVENUE;

THENCE SOUTH 03 DEGREES 37 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 177.23 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 03 DEGREES 45 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 274.32 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 02 DEGREES 56 MINUTES 08 SECONDS WEST, ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 133.95 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 01 DEGREES 50 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 406.35 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 03 DEGREES 26 MINUTES 35 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 261.01 FEET TO A FOUND IRON ROD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 30 MINUTES 10 SECONDS WEST, LEAVING THE WEST LINE OF SAID U.S. HIGHWAY NO. 75, A DISTANCE OF 373.80 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK A, HUFFINES KIA, AND BEING THE WEST LINE OF SAID MCCALL TRACT AND THE EAST LINE OF LOT 1, BLOCK A, HUFFINES KIA, IN ADDITION TO THE CITY OF MCKINNEY ACCORDING TO THE FILED RECORD IN CABINET 1, PAGE 720, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE LEAVING THE SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID MCCALL TRACT WITH THE EAST LINE OF SAID LOT 1, BLOCK A, THE FOLLOWING BEARINGS AND DISTANCES TO WIT:

NORTH 21 DEGREES 05 MINUTES 53 SECONDS WEST, A DISTANCE OF 376.28 FEET TO A FOUND 5/8" IRON ROD, FOR CORNER;

NORTH 24 DEGREES 30 MINUTES 49 SECONDS EAST, A DISTANCE OF 160.33 FEET TO A FOUND 5/8" IRON ROD, FOR CORNER;

NORTH 03 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 119.92 FEET TO A FOUND 1/2" IRON ROD, FOR CORNER;

SOUTH 86 DEGREES 44 MINUTES 52 SECONDS WEST, A DISTANCE OF 131.17 FEET TO A FOUND IRON ROD, FOR CORNER;

NORTH 08 DEGREES 51 MINUTES 24 SECONDS EAST, A DISTANCE OF 373.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, AND THE SOUTH LINE OF WHITE AVENUE;

THENCE FOLLOWING THE SOUTH LINE OF WHITE AVENUE AND ALONG THE NORTH LINE OF THIS HEREIN DESCRIBED TRACT, THE FOLLOWING BEARINGS AND DISTANCES TO WIT:

SAD POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 499.96 FEET, A CHORD BEARING OF NORTH 58 DEGREES 46 MINUTES 30 SECONDS EAST, AND A CHORD LENGTH OF 261.98 FEET, THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 265.07 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

SAD POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING OF NORTH 58 DEGREES 46 MINUTES 30 SECONDS EAST, AND A CHORD LENGTH OF 268.39 FEET, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 292.54 FEET TO A FOUND IRON ROD, FOR CORNER;

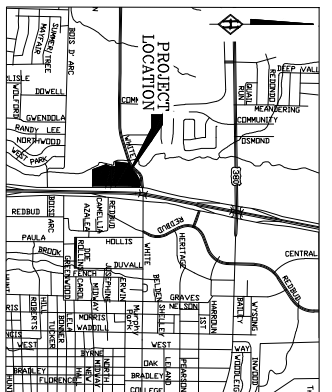
SAD POINT BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 352.49 FEET, A CHORD BEARING OF NORTH 84 DEGREES 14 MINUTES 06 SECONDS EAST, AND A CHORD LENGTH OF 87.45 FEET, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 87.68 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 89 DEGREES 53 MINUTES 15 SECONDS EAST, A DISTANCE OF 37.59 FEET FOUND IRON ROD FOR CORNER;

THENCE SOUTH 43 DEGREES 45 MINUTES 30 SECONDS EAST, A DISTANCE OF 26.82 FEET TO THE PLACE OF BEGINNING AND HAVING AN AREA OF 641,348 SQUARE FEET OR 14.723 ACRES OF LAND, MORE OR LESS.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	268.07'	499.96'	N 58°46'30" E	261.98'
C2	292.54'	500.00'	N 60°20'53" E	288.39'
C3	87.68'	352.49'	N 84°14'06" E	87.45'

LINE TABLE				
LINE	LINE BEARING	LINE DISTANCE	LINE BEARING	LINE DISTANCE
L1	N 24°30'49" E	160.33'		
L2	N 03°34'00" W	119.92'		
L3	S 86°44'52" W	131.17'		
L4	S 89°53'15" E	37.59'		
L5	S 43°45'00" E	26.82'		



VICINITY MAP
SCALE 1" = 2000'

SUP2024-0016

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 12/02/2024

DRAWN: JG
DATE: 10/10/19
HEL #: 23-0902
SHEET NO:
SBE1

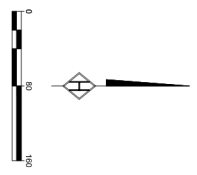
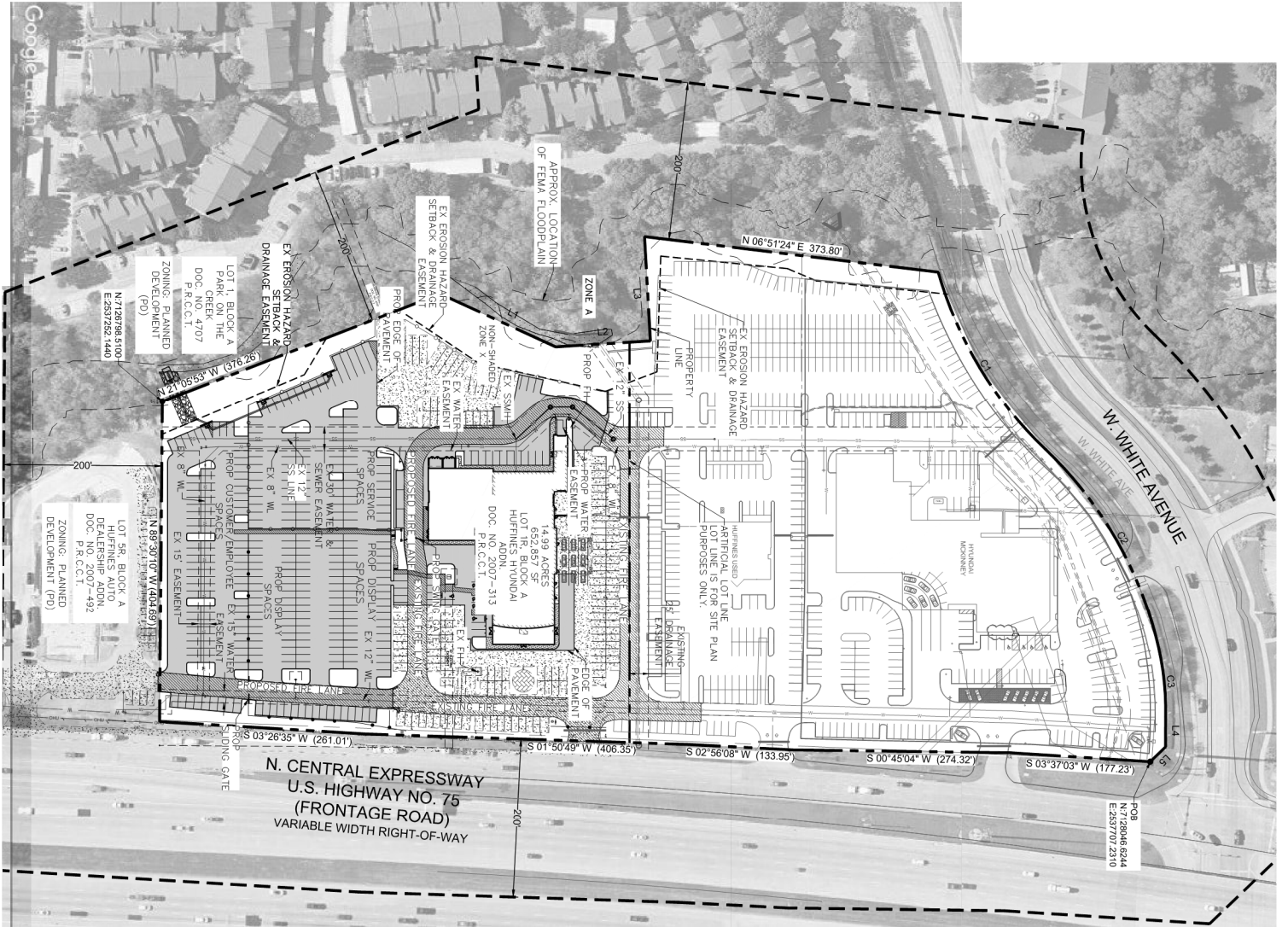
SITE BOUNDARY EXHIBIT

HUFFINES KIA
LOT 1R, BLOCK A
HUFFINES HYUNDAI ADDITION
14.723 ACRES
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS



HOMEYER ENGINEERING, INC.
TBPELS FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

EXHIBIT C



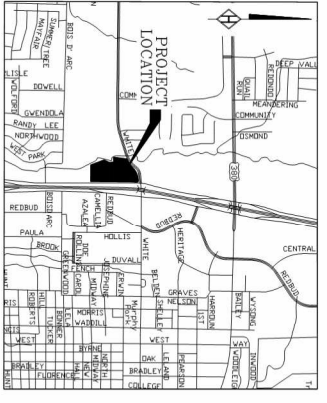
LINE	BEARING	DISTANCE
L1	N 24°30'49" E	160.39
L2	N 03°34'00" W	119.92
L3	S 88°44'52" W	131.17
L4	S 89°53'15" E	37.69
L5	S 43°45'30" E	26.82

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	265.07'	489.96'	N 88°46'30" E	261.98'
C2	292.54'	500.00'	N 60°20'55" E	268.39'
C3	87.98'	382.49'	N 84°14'08" E	87.45'

- NOTES:**
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 48065020600 DATED JUNE 07, 2017, THE SUBJECT PROPERTY IS LOCATED IN NON-SHADED ZONE X AND ZONE A. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AND NO FLOOD ELEVATIONS HAVE BEEN DETERMINED.
 - SAINTATION CONTAINER SCREENING WALLS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL MASONRY FINISHES INCLUDING TIER METAL GATE, PRIMED AND PAINTED, AND THE SAINTINATION CONTAINER SCREENING WALLS, GATE, AND PAID SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MCKINNEY RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN ACCORDANCE WITH ARTICLE 6 OF THIS CODE.

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- CUT X IN CONCRETE
- FENCE CORNER POST
- ASPHALT
- TELEPHONE MANHOLE
- FIRE LANE
- PROPOSED PIPE RAIL
- PROPOSED CHANLINK
- POWER POLE
- LIGHT POLE
- WATER VALVE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- PROPOSED PAVEMENT
- EXISTING CONCRETE
- PROPOSED WROUGHT IRON FENCE



PROPERTY OWNER
 HUFFINES MCKINNEY PROPERTIES, LP
 4500 W PLANO PKWY
 PLANO, TEXAS 75093
 CONTACT: ERIC HARTIER
 PHONE: 800-657-9542

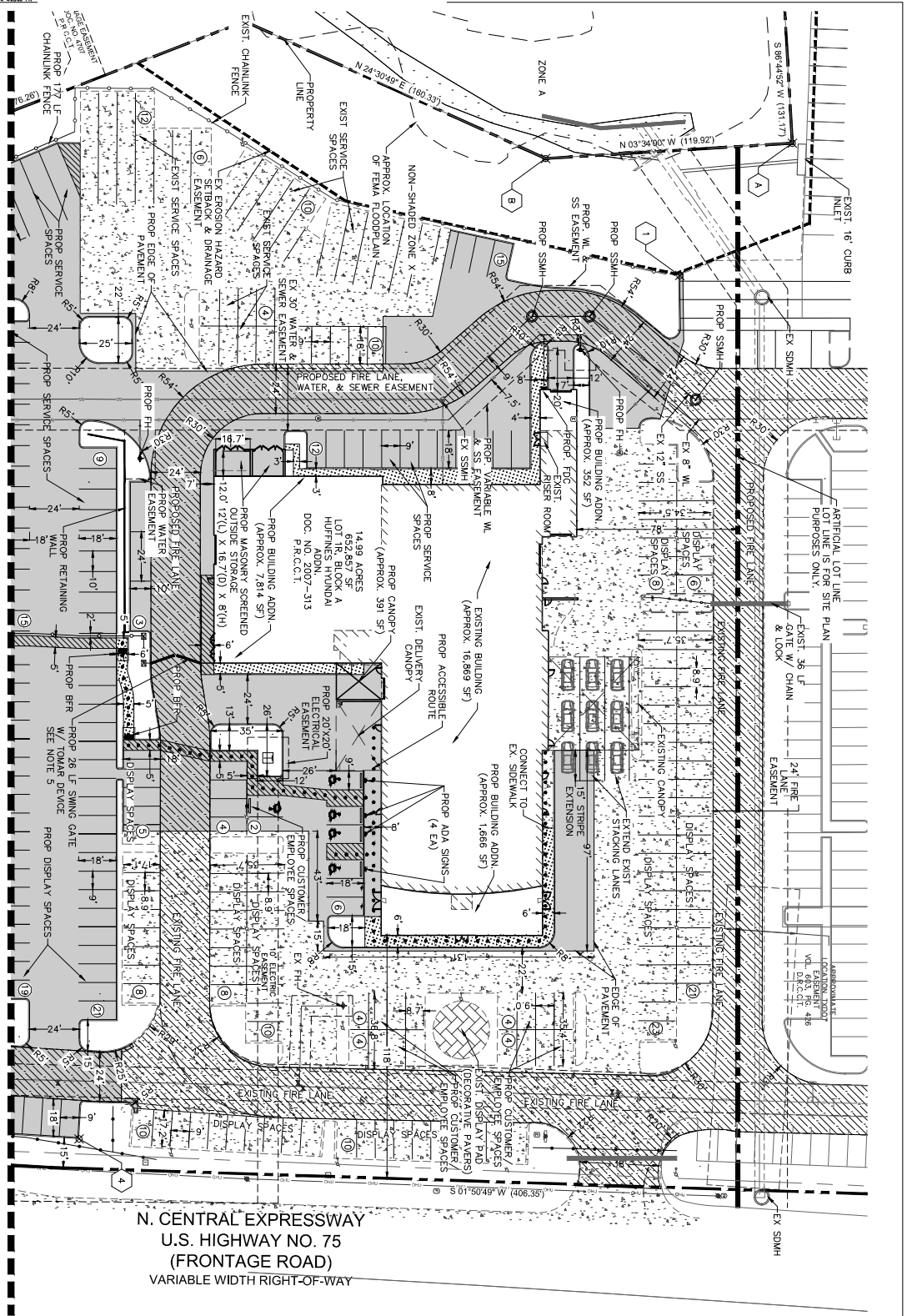
ENGINEER
 HOMEYER ENGINEERING, INC
 PO BOX 294527
 LEWISVILLE, TEXAS 75029
 CONTACT: STEVEN R. HOMEYER, PE
 PHONE: 972-906-9985

SUP2024-0016

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. HOMEYER, PE # 86942
 DATE: 12/02/2024

<p>811 Know what's below. Call before you dig.</p>	<p>HUFFINES KIA LOT 1R, BLOCK A HUFFINES HYUNDAI ADDITION 14.723 ACRES CITY OF MCKINNEY COLLIN COUNTY, TEXAS</p>	<p>HOMEYER ENGINEERING, INC. TBPELS FIRM REGISTRATION NO. F-8440 P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029 972-906-9985 PHONE • 972-906-9987 FAX WWW.HEI.US.COM</p>
<p>SUP EXHIBIT OVERALL</p>	<p>DRAWN: JG DATE: 10/10/19 HEI #: 23-0902</p>	<p>SHEET NO: C2</p>

EXHIBIT C



SEE SHEET C2.2

DESIGN POINTS					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
(A)	7127415.1138	2537175.7655	(1)	7127360.4918	2537239.9436
(B)	7127295.4261	2537183.2266	(2)	7128605.1274	2537302.5967
(C)	7126798.5100	2537252.1440	(3)	7128907.7754	2537638.2905
(D)	7126795.0452	2537656.8453	(4)	7127069.1274	2537658.6342

ENGINEER
HOMER ENGINEERING, INC
PO BOX 294527
LEWISVILLE, TEXAS 75029
CONTACT: STEVEN R. HOMER, PE
PHONE: 972-906-9985

PROPERTY OWNER
HUFFINES MCKINNEY PROPERTIES, LP
4500 W PLANO PKWY
PLANO, TEXAS 75093
CONTACT: ERIC HARTNER
PHONE: 800-657-9542

- NOTES:**
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, PANEL 4806280K, DATED JUNE 02, 2017, THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AND NO FLOOD ELEVATIONS HAVE BEEN DETERMINED.
 - SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS SHALL BE CONSTRUCTED TO MEET THE CITY OF MCKINNEY'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FROM RESIDENTIAL UNITS SHALL BE SCREENED ADVANT RESIDENTIAL PROPERTIES.
 - FOR THE SUBJECT PROPERTY SHALL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS SHALL BE CONSTRUCTED TO MEET THE CITY OF MCKINNEY'S DESIGN SPECIFICATIONS.
 - PROPOSED GATES ON-SITE THAT ARE ADJACENT TO FIRE LANES SHALL HAVE A 4' PEDESTRIAN GATE ADJACENT TO VEHICULAR GATES.

LEGEND

	IRON ROD FOUND		POWER POLE
	IRON ROD SET		LIGHT POLE
	CUT X IN CONCRETE		WATER VALVE
	FENCE CORNER POST		FIRE HYDRANT
	ASPHALT		SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE		WATER METER
	FIRE LANE		PROPOSED PAVEMENT
	PROPOSED PIPE RAIL FENCE		EXISTING CONCRETE
	PROPOSED CHAINLINK FENCE		PROPOSED WROUGHT IRON FENCE

SITE INFORMATION

LOT AREA: 641,348 SF (14,723 AC)
ARTIFICIAL LOT AREA: 316,666 SF (7.27 AC)
EXISTING ZONING: PLANNED CENTER (C)
PROPOSED USE & DEFINITIONS: AUTO, MOTORCYCLE, TRUCK, OR BOAT RENTAL OR SALES

EXISTING BUILDING HEIGHT: 29'
PROPOSED BUILDING HEIGHT: 30'
BUILDING AREA: 26,701 SF

PROPOSED AREA RATIO: 26,701 SF / 302,218 SF = 0.088 SF

TOTAL PROPOSED IMPERVIOUS AREA: 173,630 SF
PROPOSED PAVEMENT AREA: 146,929 SF
PROPOSED BUILDING AREA: 26,701 SF

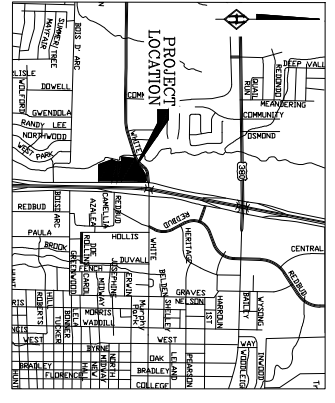
LANDSCAPE AREA: 42,555 SF

PARKING REQUIRED:
26,701 SF AUTO SALES @ 1 SPACE / 750 SF = 36 SPACES
+ 3 STACKING SPACES / SERVICE LANE = 9 STACKING SPACES

TOTAL PARKING REQUIRED: 36 SPACES, 9 STACKING SPACES / 3 SERVICE LANES

TOTAL PARKING PROVIDED: 115 SPACES, 9 STACKING SPACES / 3 SERVICE LANES

PROPOSED PARKING: 94 SPACES, 3 STACKING SPACES
EXISTING PARKING: 21 SPACES, 6 STACKING SPACES
HANDICAP PARKING REQUIRED (115 CUSTOMER/EMPLOYEE SPACES): 5 SPACES
HANDICAP PARKING PROVIDED: 5 SPACES

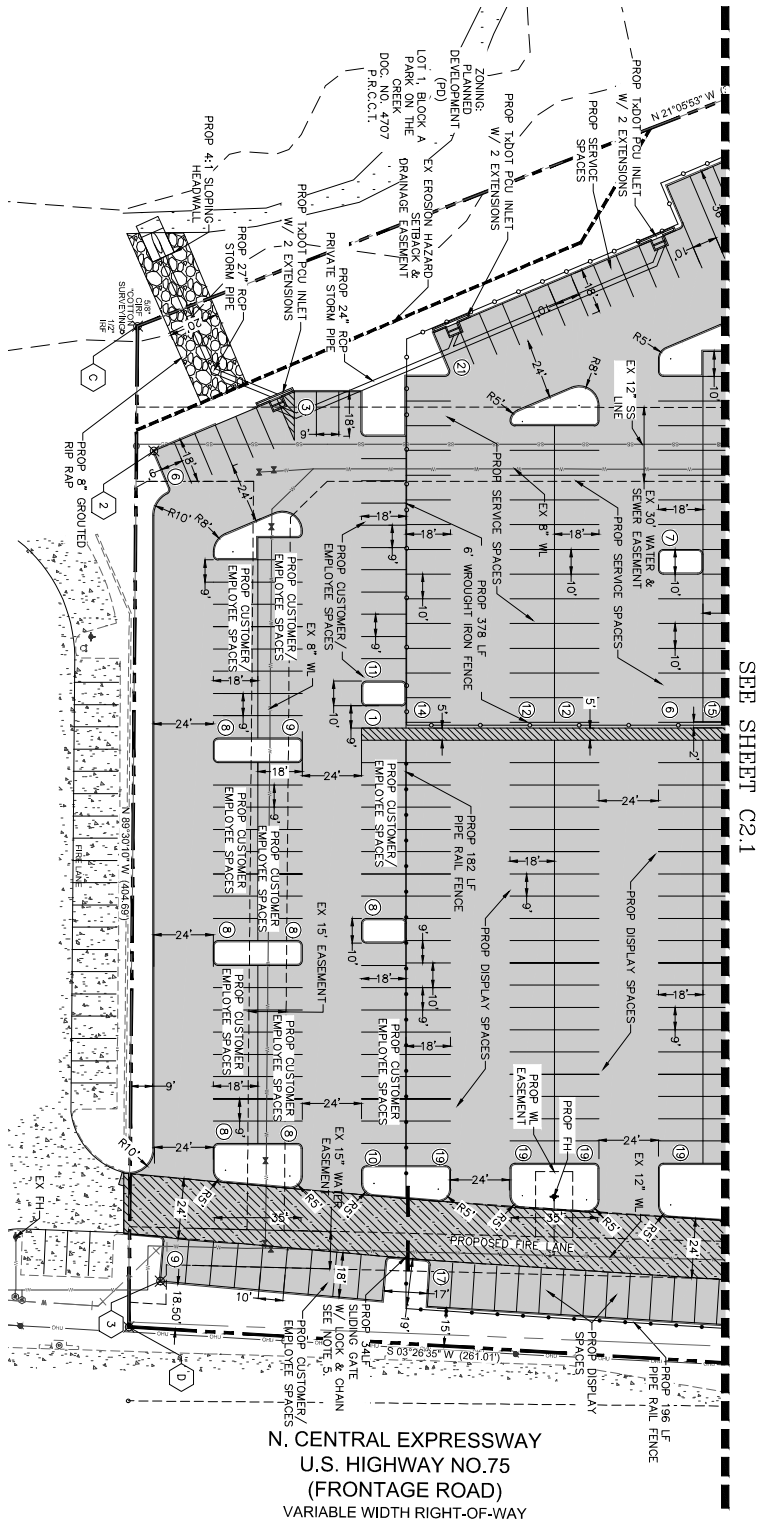


SUP2024-0016

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. STEVEN R. HOMER, PE # 86942
DATE: 12/02/2024

EXHIBIT C

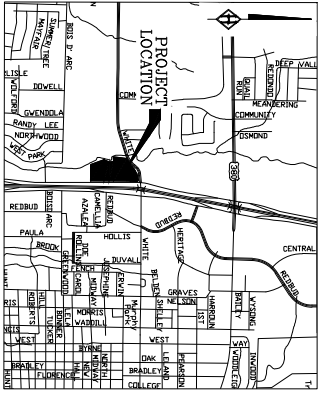


DESIGN POINTS					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7127415.1136	2537175.7665	1	7127360.4918	2537239.9436
B	7127295.4261	2537183.2266	2	7126903.1274	2537302.5967
C	7126798.5100	2537252.1440	3	7126801.7754	2537638.2905
D	7126795.0452	2537658.8453	4	7127069.1274	2537658.6342

LEGEND	
	IRON ROD FOUND
	IRON ROD SET
	CUT X IN CONCRETE
	FENCE CORNER POST
	ASPHALT
	TELEPHONE MANHOLE
	FIRE LANE
	PROPOSED PIPE RAIL FENCE
	PROPOSED CHANNEL LINK FENCE
	POWER POLE
	LIGHT POLE
	WATER VALVE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER METER
	PROPOSED PAVEMENT
	EXISTING CONCRETE
	PROPOSED WROUGHT IRON FENCE

NOTES:

- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL 480650200X DATED JUNE 07, 2017, THE SUBJECT PROPERTY IS LOCATED IN NON-SHADED ZONE X AND ZONE A. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AND NO FLOOD ELEVATIONS HAVE BEEN DETERMINED.
- SANITATION CONTAINER SCREENING WALLS WILL BE CONSTRUCTED WITHIN THE SANITATION CONTAINER INCLUDING A METAL GATE, PAINTED AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY'S DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING SHALL BE PROVIDED FOR ALL RESIDENTIAL USES SHOWN TO BE OBTAINED FROM NEWLY ADJACENT PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THE CITY OF MCKINNEY'S DEVELOPMENT CODE.
- PROPOSED GATES ON-SITE THAT ARE ADJACENT TO FIRE LANES SHALL HAVE A 4' PEDESTRIAN GATE ADJACENT TO VEHICULAR GATES.



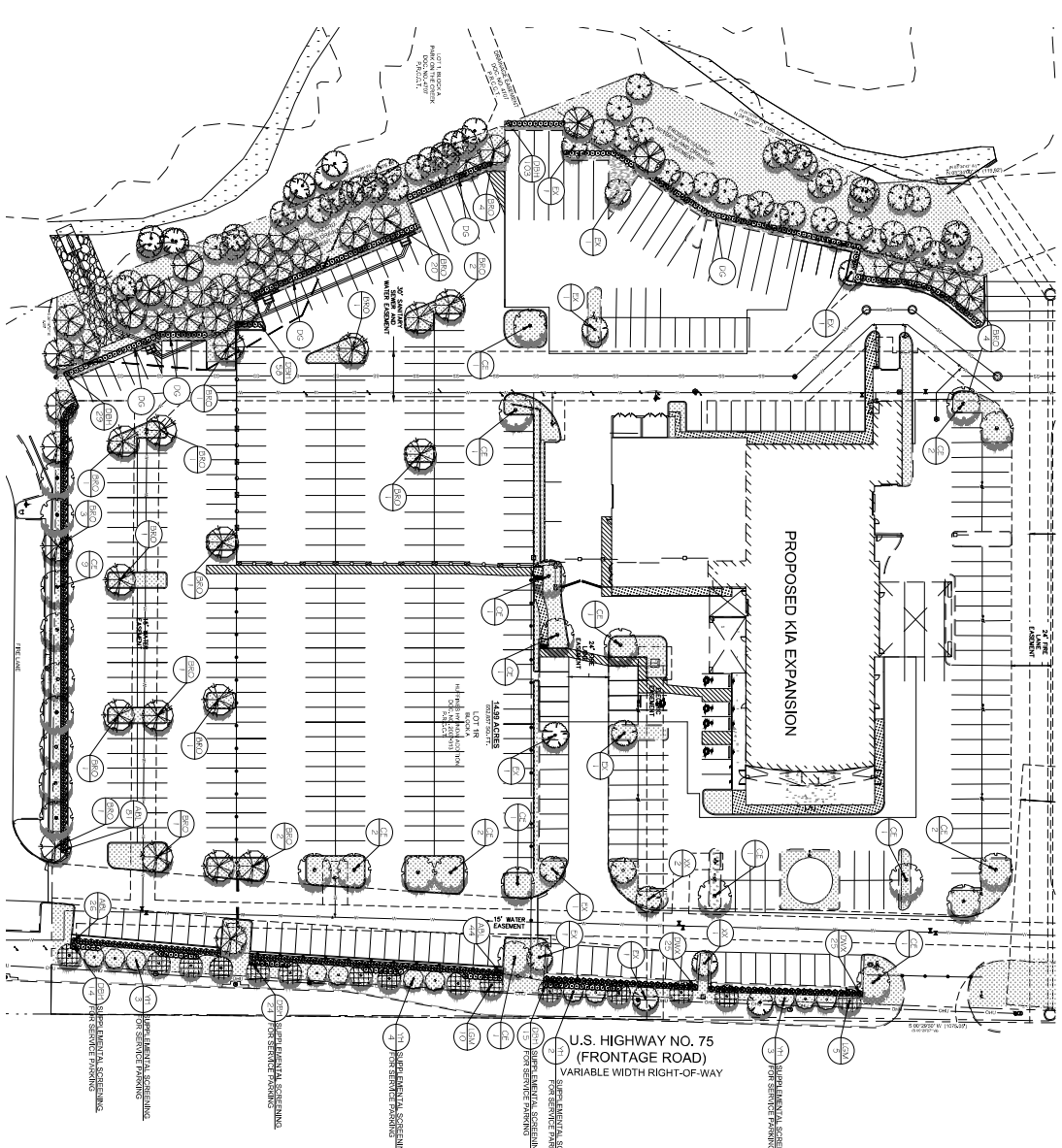
SUP2024-0016

PRELIMINARY PLANS

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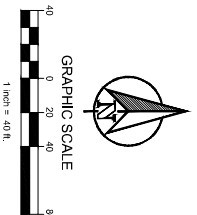
DATE: 12/02/2024

EXHIBIT D



PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	EX	Emerald Tree-In-Benton referenced TDU / TDU-2	ex.	ex.	ex.
	BRO	Bur Oak / Quercus virginiana	CONT.	4'CA	48
	LEMI	Little Gem Magnolia / Magnolia grandiflora	CONT.	3'CA	15
	CE	Cedar Elm / Ulmus crassifolia	CONT.	4'CA	27
	YH	Yucca Holly / Ilex verticillata	CONT.	3' CA	12
	SHRUBS	COMMON / BOTANICAL NAME	SIZE	QTY	
	ABL	Gray Agave / Agave x grandiflora	3' gal	151	
	DNX	Dark Wax Myrtle / Myrica asplena	5' gal	50	
	DBH	Dark Buffalo Holly / Ilex biflora	5' gal	243	
	GROUND COVERS	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Tidal Bermuda Grass / Cynodon dactylon "transatlantic"	6x4	29,800 sq	
	DG	Deposited Granite Gravel 6" depth compacted to 3" over approved filter fabric per U-2	1/8	1,155 sq	



GENERAL LANDSCAPE NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES BE NOTED. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON THE AREA AND PLANTING BED PREPARATION.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MCKINNEY'S LANDSCAPE MAINTENANCE AND CONSTRUCTION AND MAINTENANCE SCHEDULES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE MEASUREMENTS SHALL HAVE POSITIVE DIMENSIONS AWAY FROM STRUCTURES AT THE MINIMUM SCOPE SPECIFIED IN THE REPORT AND MEASUREMENTS SHALL BE TAKEN FROM THE EXISTING FINISH GRADE TO THE TOP OF THE PLANTING BED.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN ISLAND AREAS SHALL BE 2" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHOULDER AREAS BEFORE INSTALLING SOIL AMENDMENTS. ALL CONCRETE WALKS AND CURBS SHALL NOT BE INSTALLED UNTIL AFTER THE FINISH GRADE OF THE WALKS AND CURBS WHICH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 6" DUCK WOVEN WEEB EPOCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND NON-DUAL TREE BINGS.
- HYDRONOMAL ALL DISTURBED AREAS OUTSIDE OF PROPERTY LINES (UNLESS SHOWN AS SOD) LANDSCAPE ARCHITECT OR RESURFER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- NO EXISTING UTILITIES SHALL BE DISRUPTED OR DAMAGED BY THE PLANTING. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS: WEEDING, RESEEDING, AND WATERING. WEEDING SHALL BE PERFORMED ON A WEEKLY BASIS. RESEEDING SHALL BE PERFORMED ON A WEEKLY BASIS. WATERING SHALL BE PERFORMED ON A DAILY BASIS. THE CONTRACTOR SHALL RESTORE THE SITE TO THE LIMITS OF DISTURBANCE INCLUDING ALL OFF-SITE AREA IMPACTED BY CONSTRUCTION.

LANDSCAPE CALCULATIONS

SITE TOTAL SITE AREA	316,866 SF
MINIMUM PERMANENT LANDSCAPE REQUIRED:	31,686 SF (10%)
PERMANENT LANDSCAPE PROVIDED:	42,895 SF
STREET YARD YARD AREA:	151,205 SF
MINIMUM PERMANENT LANDSCAPE REQUIRED:	15,120 SF (10%)
PERMANENT LANDSCAPE PROVIDED:	19,792 SF
PARKING LOT TREES:	75 TREES
TREES PROVIDED:	75 TREES
STREET TREES/BUFFER:	13 TREES
STREET TREES/BUFFER (1 TREE/40 LF):	13 TREES
TREES PROVIDED:	13 TREES
REQUIRED SCREENING SHRUBS PER ORNANCE:	120 SHRUBS
ADDITIONAL TREES:	13 SHRUBS

LANDSCAPE NOTES

- ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH AN ACCOUNTING UNDERGROUND SCHED CONSTRUCTION AND SCHED PREPARATION BEFORE SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- THE CONTRACTOR SHALL VERIFY WITH THE CITY OF MCKINNEY AT THE APPROVED GRADE AND STAGE 4 WITH RESTRICTIONS, AN APPROVED ALTERNATIVE FOR PLANTING SHALL BE INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEW PLANTED TREES THAT ARE LOCATED WITHIN THE PERMITTED PLANTING ZONE. ROOT BARRIERS SHALL BE INSTALLED TO PROTECT EXISTING FOUNDATIONS AND UTILITIES FROM DAMAGE CAUSED BY THE ROOTS OF THE NEW PLANTING. THE CONTRACTOR SHALL VERIFY WITH THE CITY OF MCKINNEY AT THE APPROVED GRADE AND STAGE 4 WITH RESTRICTIONS, AN APPROVED ALTERNATIVE FOR PLANTING SHALL BE INSTALLED.

MULCHES

THE CONTRACTOR SHALL VERIFY WITH THE CITY OF MCKINNEY AT THE APPROVED GRADE AND STAGE 4 WITH RESTRICTIONS, AN APPROVED ALTERNATIVE FOR PLANTING SHALL BE INSTALLED.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGHOUT THE PERIOD OF GUARANTEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DESIGN AND INSTALLATION OF PLANTS OR IRRIGATION BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

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LANDSCAPE PLANTING

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LOT 1R, BLOCK A
14.99 ACRES
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COLLIN COUNTY, TEXAS**

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DRAWN: JG
DATE: 10/10/19
HEET #: 23-0902
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