

CITY COUNCIL REGULAR MEETING

JANUARY 7, 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 7, 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 Fuller called the meeting to order at 6:00 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, City Attorney Mark Houser, Director of Public Safety Greg Conley, Director of Organizational Development & Performance Management Joe Mazzola, Director of Strategic Services Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Tenitrus Bethel, City Secretary Accreditation & Reporting Specialist Edith Ruiz, Director of Planning Jennifer Arnold, Police Sergeant Tony Spano, Police Officer John Marchand, Facilities Construction Manager Patricia Jackson, and Audio / Video Technician Joshua Arias.

There were approximately thirty-five (35) members of the public present in the audience including former City Council member Pete Huff and these appointed officials of the city: Capital Improvements Advisory Committee member Steve Wilson, McKinney Community Development Corporation alternate member Markus Lloyd, and Visit McKinney Board member Brian Medina.

Mayor Fuller called for the Pledge of Allegiance given by Council member Charlie Philips followed by the Pledge of Allegiance.

Mayor Fuller called for the Information Sharing items:

24-2322 Proclamation for Dr. Martin Luther King, Jr. Day

Members of the Collin County Chapter of the NAACP were present to receive the proclamation. Chapter President June Jenkins thanked the City Council for recognizing the importance of MLK, Jr. Day, encouraged everyone to attend the annual Dr. Martin Luther King, Jr. Day Parade to be held on Monday, January 20, in Plano, Texas, and she announced the 2026 and 2027 parades would be held in McKinney.

24-2323 Proclamation Honoring the Service of Elections Administrator Bruce Sherbet

Recently retired Collin County Elections Administrator Bruce Sherbet was present to receive the proclamation and expressed appreciation for the opportunity to serve and thanked the City of McKinney for the recognition.

Mayor Fuller called for Public Comments on Agenda Items:

James Bresnahan, 2805 Piersall, McKinney TX 75072, spoke in support of approving agenda item #24-2329 (Airport Site Plan)

Pete Huff, 1700 Pembroke, McKinney TX 75072, spoke in support of approving agenda item #24-2329, and recommended that plans for the airport should include a second runway.

Al Perry, 6675 Mediterranean, McKinney TX 75072, spoke in support of approving agenda item #24-2329.

Mayor Fuller read the written comments submitted by Bruce Mead, 1232 Gray Brance Rd, McKinney TX 75071, supporting the approval of agenda item #24-2329. The written comments are included in these minutes as *Appendix A: Written Comments – Bruce Mead*.

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

Andrew Harris, 514 W. Hunt Street, McKinney TX 75069, spoke in support of the McKinney Repertory Theatre, acknowledging its recent achievements.

Davina Stampfel, 109 S. College Street, McKinney TX 75069, spoke in support of the McKinney Repertory Theatre, acknowledging its recent achievements and thanking the City Council for attending “A Christmas Carol” performance.

Oscar Smith, 4869 Timber Trail, Carrollton TX 75010, spoke regarding the non-profit organization Christina’s Foundation which is dedicated to preventing domestic

violence, encouraged everyone to take the “Respect One Another” pledge and visit <https://christinasfoundation.org> to learn more about the cause.

Mayor Fuller called for the Consent Agenda:

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

- 24-2324** Minutes of the City Council Work Session of December 17, 2024
- 24-2325** Minutes of the City Council Regular Meeting of December 17, 2024
- 24-2235** Minutes of the Community Grants Advisory Commission of November 21, 2024
- 24-2256** Minutes of the McKinney Community Development Corporation Meeting of October 24, 2024
- 24-2254** Minutes of McKinney Housing Finance Corporation Meeting of October 11, 2024
- 24-2251** Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of November 14, 2024
- 24-2326** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget and Amending the 2025-2029 Capital Improvements Program to Provide Funding for Design and Architectural Services Related to the Design and Renovation of the McKinney Performing Arts Center (MPAC) Project FC2504

Ordinance caption reads as follows:

ORDINANCE NO. 2025-01-001

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 ARCHITECTURAL AND ENGINEERING SERVICES FOR THE MCKINNEY PERFORMING ARTS CENTER RENOVATION PROJECT (FC2504); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 24-0007M2** Consider/Discuss/Act on a Resolution Accepting and Filing the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Resolution caption reads as follows:

RESOLUTION NO. 2025-01-001 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ACCEPTING AND FILING THE SEMIANNUAL REPORT WITH RESPECT TO THE PROGRESS OF THE CAPITAL IMPROVEMENTS PLAN FOR ROADWAY AND UTILITY IMPACT FEES

24-2327 Consider/Discuss/Act on a Resolution Approving McKinney's Fourth Permit Term Stormwater Management Program and Authorizing the Application for a Texas Pollutant Discharge Elimination System Permit

RESOLUTION NO. 2025-01-002 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE MCKINNEY STORMWATER MANAGEMENT PROGRAM AND AUTHORIZING THE APPLICATION FOR A TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT

24-2207 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Architexas of Dallas, Texas for Design and Architectural Services Related to the Design and Renovation of the McKinney Performing Arts Center (MPAC) Project (FC2504) in McKinney, Texas

RESOLUTION NO. 2025-01-003 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH ARCHITEXAS FOR DESIGN AND ARCHITECTURAL SERVICES RELATED TO THE MCKINNEY PERFORMING ARTS CENTER RENOVATION PROJECT

24-2328 Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of All Bids Received Under Solicitation 25-11CSP for Heating, Ventilation, and Air Conditioning (HVAC) Systems Replacement

RESOLUTION NO. 2025-1-004 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE FORMAL REJECTION OF ALL BIDS RECEIVED UNDER SOLICATION 25-11CSP FOR HVAC SYSTEMS REPLACEMENT

Mayor Fuller called for Plat Consideration under Chapter 212 of the Texas Local Government Code.

24-0146RP Consider/Discuss/Act on a Final Plat for Lot(s) 5R - 6, Block A of the

Forest Grove Estates Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), and Located on the Northeast Corner of FM 2933 and County Road 340

Council unanimously approved staff's recommendation on the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Rick Franklin, to approve a Final Plat for Lot(s) 5R - 6, Block A of the Forest Grove Estates Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), and Located on the Northeast Corner of FM 2933 and County Road 340.

24-0035Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Allow for Single-Family Uses and Modify the Development Standards (Kostial Addition), Located at 815 North Kentucky Street, and Accompanying Ordinance

Jason Rose (applicant), 2104 Cosmos Drive, Argyle TX 76226, spoke in support of the request.

There were no other requests to make comments during the public hearing.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Rick Franklin, closed the public hearing and approve a Request to Rezone the Subject Property from "BN" - Neighborhood Business District to "PD" - Planned Development District, Generally to Allow for Single-Family Uses and Modify the Development Standards (Kostial Addition), Located at 815 North Kentucky Street, and Accompanying Ordinance, caption reading as follows:

ORDINANCE NO. 2025-01-002

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 0.378 ACRE PROPERTY, LOCATED AT 815 NORTH KENTUCKY STREET, IS REZONED FROM "BN" – NEIGHBORHOOD BUSINESS DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR SINGLE-FAMILY USES AND 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

24- Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use

0014SUP2 Permit Request for a Minor Vehicle Repair (Take 5 Oil), Located at 12121 West University Drive, and Accompanying Ordinance

There were no requests to make comments during the public hearing.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Michael Jones, close the public hearing and approve a Specific Use Permit Request for a Minor Vehicle Repair (Take 5 Oil), Located at 12121 West University Drive, and Accompanying Ordinance, caption reading as follows:

ORDINANCE NO. 2025-01-003

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 MINOR VEHICLE REPAIR (TAKE 5 OIL), LOCATED ON THE AT 12121 WEST UNIVERSITY DRIVE; 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

24-2329 Consider/Discuss/Act on a Resolution Supporting the Approval of the Site Plan and Design Exceptions to a Site Plan for for the Airport Services Terminal Facilitiesan Airport Terminal (McKinney National Airport), Located at 1915 FM 546

The corrected title (to address typographical errors) is Consider/Discuss/Act on a Resolution Supporting the Approval of a Site Plan with Design Exceptions for the Airport Services Terminal Facilities, Located at 1915 FM 546.

Council approved the motion by Mayor George Fuller, seconded by Council member Michael Jones, to approve a Resolution Supporting the Approval of the Site Plan and Design Exceptions to a Site Plan for for the Airport Services Terminal Facilitiesan Airport Terminal (McKinney National Airport), Located at 1915 FM 546 with a vote of 5 - 2, Council members Justin Beller and Patrick Cloutier voting no.

Resolution captions reads as follows:

RESOLUTION NO. 2025-01-005 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, SUPPORTING THE APPROVAL OF THE SITE PLAN AND REQUESTED DESIGN EXCEPTIONS FOR THE PROPOSED AIRPORT TERMINAL AT MCKINNEY NATIONAL AIRPORT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

The Site Plan related to this item not included on the agenda is included in these minutes as *Appendix B: Agenda Item #24-2329: Airport Site Plan*

24-2330 Consider/Discuss/Act on Appointing an Alternate Member to the Planning & Zoning Commission

Council unanimously approved the motion by Council member Charlie Philips, seconded by Mayor Pro Tem Geré Feltus, to appoint Tim McWilliams to serve as an Alternate Member to the Planning & Zoning Commission, effective this date until September 30, 2025.

Mayor Fuller called for Council and Manager Comments.

Council member Cloutier attended the Menorah Lighting event on January 30 at Mitchell Park, commending the Downtown team who supported the event.

Mayor Pro Tem Feltus commended and thanked Pastor Deborah Bradford and the members of New Jerusalem Church who provided a Christmas event the residents at Woodside Village Apartments.

Council member Philips announced that he would not participate in the upcoming City Council election but expressed his intent to remain active in leadership in McKinney and the North Texas area, as well as seek other leadership opportunities.

Council member Jones thanked Council member Philips for his service to the city and for their personal friendship.

City Manager Grimes made these announcements:

- Residents with Christmas trees can place them curbside for pickup and composting by Frontier Waste Solutions. Trees may also be dropped off at Al Ruschhaupt Soccer Fields and Gabe Nesbitt Parks for recycling until January 19. Mr. Grimes encouraged residents to visit the city website for additional information about the program.
- City offices and parks facilities will be closed Monday, January 20 for the Martin Luther King, Jr. holiday, though trash collection services will continue on the normal schedule.
- McKinney Overnight Warming Station opens when the temperature drops below thirty-two (32) degrees. The warming station is located at First

McKinney Baptist Church at 1615 W. Louisiana Street. Information about the program is available on the Emmanuel Labor Facebook page and telephone number (214) 945-4637.

Mayor Fuller congratulated Council member Philips on his recent marriage engagement and thanked Council member Philips for the gifts he provided.

Council did not meet in Executive Session.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Charlie Philips, to adjourn the meeting at 7:08 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Sunday, January 12, 2025, edition of the McKinney Courier-Gazette newspaper and the Monday, January 13, 2025, edition of the Celina Record newspaper.

These minutes were approved by the City Council on January 21, 2025.

SIGNED:

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

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

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Appendix A: Written Comments – Bruce Mead

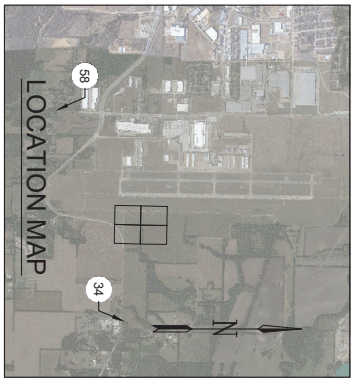
Request to Speak Before McKinney City Council		Date <u>1/7/25</u>
(Print) Full Name <u>Bruce Mead</u>	Phone _____	
Address <u>1232 Gray Branch Rd</u>	City <u>McK</u>	Zip <u>71</u>
Email <u>bmeadgbr@gmail.com</u>		
Public Comments for items ON THE AGENDA <i>Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting. Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.</i>		
<input checked="" type="checkbox"/> I wish to speak in SUPPORT / OPPOSITION of Agenda Item # <u>24-2329</u>		
Public Comments for items NOT ON THE AGENDA <i>Those wishing to speak on non-Agenda items will be called at the end of the meeting.</i>		
<input type="checkbox"/> I wish to speak about: _____		
Submit a Comment without Speaking <u>Airport Site Plan</u>		
I do not wish to speak; however, please record my <u>SUPPORT FOR</u> OPPOSITION AGAINST		
<u>Given the urgency of the interested airlines to be operating in 2026, I suggest moving this process forward without hesitation. Council will still have time to consider public feedback before a final approval is considered.</u>		
<u>Question related to funding - not site plan: what is the timing to determine how the funding gap will be filled?</u>		

CITY OF MCKINNEY STANDARD NOTATIONS:

1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NONRESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

NAME	MON77/WG1	EAST/WG	ELE14/TG0V	DESCR17/TG0V
MONUMENT 34	7113081.06	2557952.48	570.22	MONUMENT IN HEADWALL CONCRETE MONUMENT
MONUMENT 58	7110756.78	2590050.38	542.47	



LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	FIRE LANE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED LIGHT POLE
	PROPOSED HANDHOLE

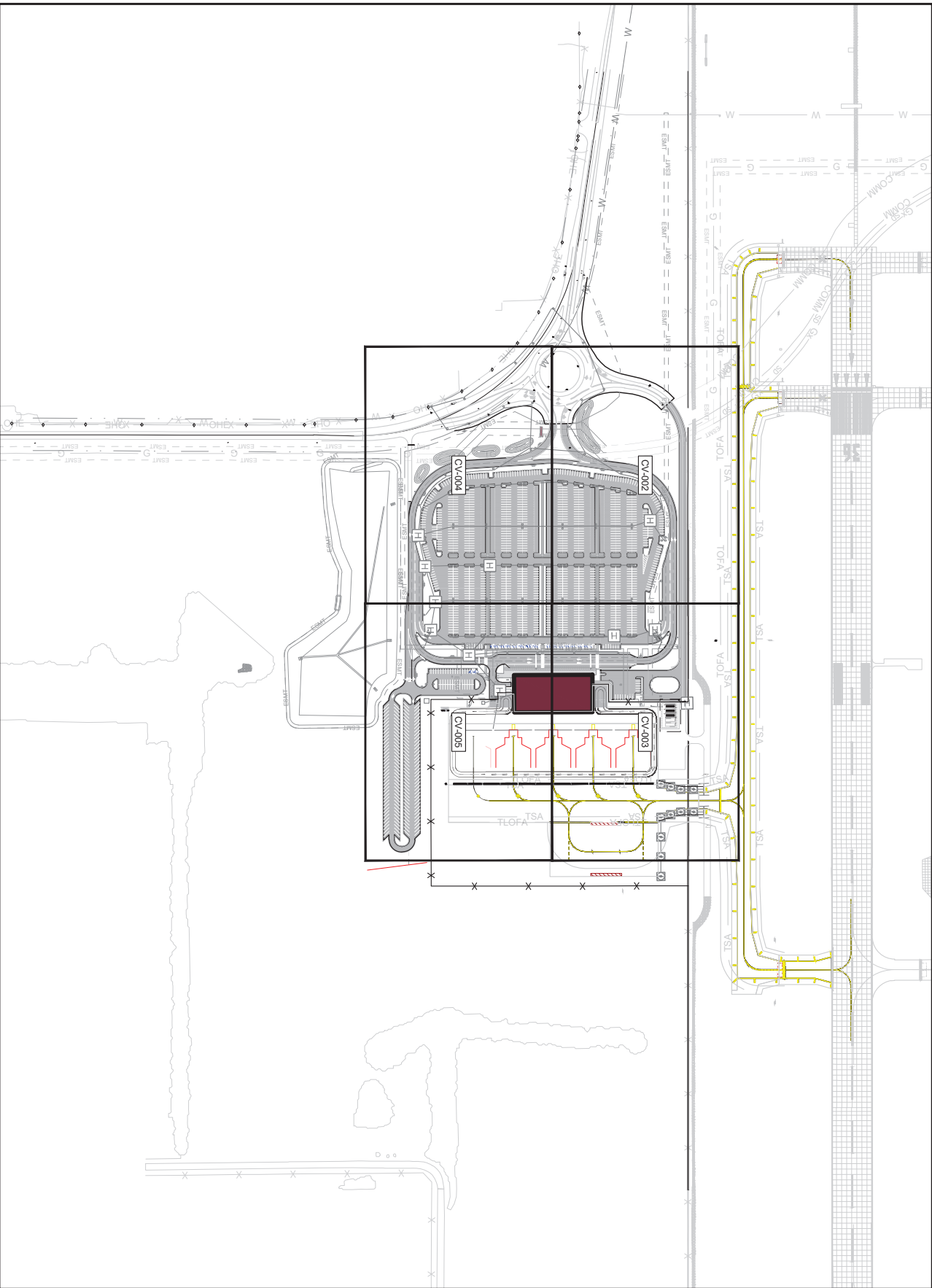
SITE DATA TABLE

PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DETENTION POND AND LANDSCAPE AREAS	507,586 SQ FT (90%)
FLOOR AREA RATIO	48,000 SQ FT (3%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE HANDICAP REQUIRED	1,609 SPACES
PARKING PROVIDED	27 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES	1,639 SPACES
TOTAL SPACES PROVIDED	1,639 SPACES

- NOTE:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. HVAC SHALL BE ROOF MOUNTED.

CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPOSURES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-255-4845. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.



GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6891-001-0030-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 53, 19.2271 ACRES
R-6891-001-0530-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 53, 19.2061 ACRES
R-6817-001-1180-1	ABS A0517 R B LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6891-001-0340-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 34, 1.682 ACRES
R-6891-001-0060-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6891-001-0430-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 43, 33.889 ACRES
R-6891-001-0200-1	ABS A0874 RUPJUS SEWELL SURVEY, TRACT 20, 50.089 ACRES
R-6874-000-0010-1	ABS A0874 RUPJUS SEWELL SURVEY, TRACT 1, 17.8789 ACRES

GARVER

2024 GARVER, L.L.C. IS THE DESIGNER OF RECORD FOR THE DESIGN AND CONSTRUCTION OF THE EASTSIDE TERMINAL INFRASTRUCTURE DESIGN. THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY CODE OF ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

REGISTRATION NO. F-5713

PRELIMINARY DESIGN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RIKKI D. WEAVER, P.E., NO. 133574, ON 10/16/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.

REV.	DATE	DESCRIPTION	BY

MCKINNEY NATIONAL AIRPORT
McKINNEY, TX

Mckinney

EASTSIDE TERMINAL INFRASTRUCTURE DESIGN

SITE PLAN OVERVIEW

JOB NO.: 23A11174
DATE: NOV. 2024
DESIGNED BY: WFM
DRAWN BY: KCP

ABS IS ONE OF THE LEADING PROVIDERS OF PROFESSIONAL SERVICES TO THE PUBLIC SECTOR. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO.

DRAWING NUMBER: CV-001

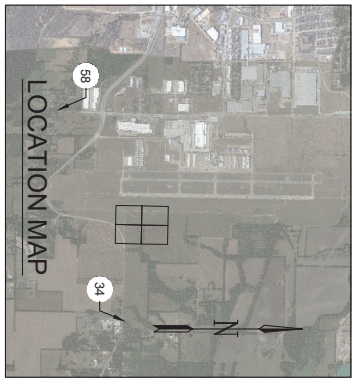
SHEET NUMBER: 5

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CITY SURVEY CONTROL MONUMENTS

NAME	COORDINATE	EASTING	ELEVATION	DESCRIPTION
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MONUMENT 58	7110756.78	2550105.38	542.47	



LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
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- EXISTING PROPERTY LINE
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NOTE:

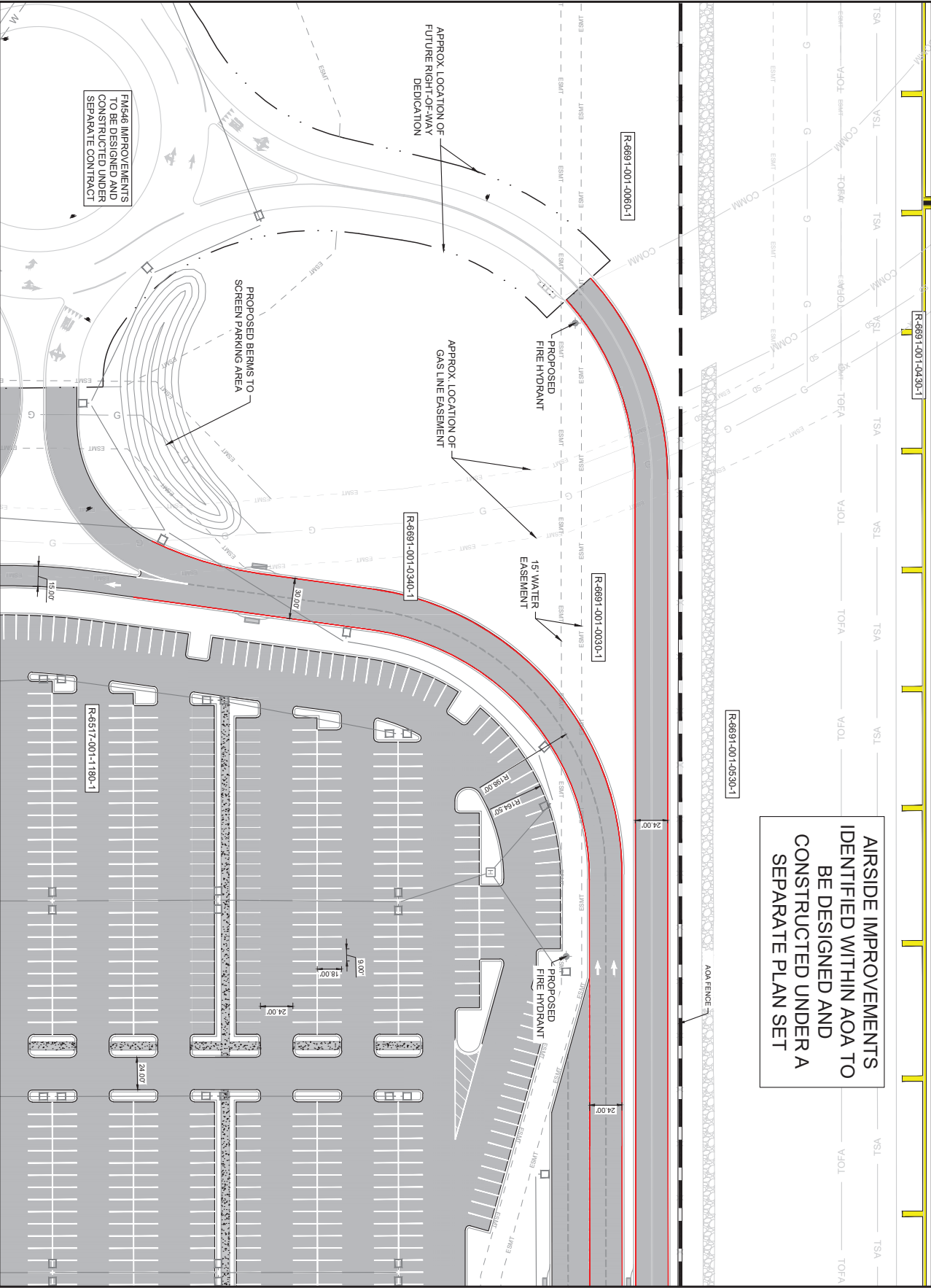
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TEXAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-255-4845. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

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R-6691-001-0530-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 53, 19.4061 ACRES
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R-6691-001-0340-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 94, 1582 ACRES
R-6691-001-0060-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
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R-6691-001-0530-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 1, 17.8789 ACRES

AIRSIDE IMPROVEMENTS IDENTIFIED WITHIN AOA TO BE DESIGNED AND CONSTRUCTED UNDER A SEPARATE PLAN SET



MATCHLINE SHEET CV-003

MATCHLINE SHEET CV-004

BY	DESCRIPTION	DATE	REV.
	PRELIMINARY DESIGN		

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GARVER

3024 GARBER LANE, SUITE 100
 FORT WORTH, TEXAS 76102
 TEL: 817.339.9900
 WWW.GARVERINC.COM

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS, LICENSE NO. 10500
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF TEXAS, LICENSE NO. 10500

PROJECT NO.: 23A11174
 SHEET NO.: 6

MCKINNEY NATIONAL AIRPORT
 McKinney, TX

EASTSIDE TERMINAL INFRASTRUCTURE DESIGN

SITE PLAN 1

JOB NO.: 23A11174
 DATE: NOV. 2024
 DESIGNED BY: WFM
 DRAWN BY: KCP

DATE PLOTTED: 11/20/2024 1:48 PM
 PLOTTER: AutoCAD PDF (General Documentation).pc3

DRAWING NUMBER: **CV-002**

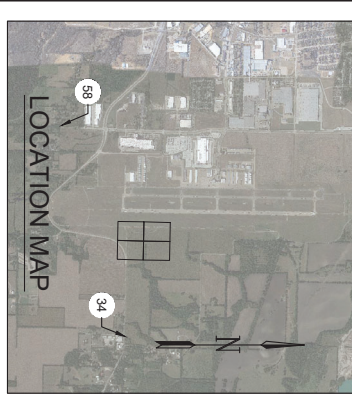
SHEET NUMBER: **6**

CITY OF MCKINNEY STANDARD NOTATIONS:

1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 98 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

NAME	COORDINATE	EASTING	ELEVATION	DESCRIPTION
MONUMENT 34	7113081.06	2557952.48	570.22	MONUMENT IN HEADWALL
MONUMENT 58	7110756.78	2550105.38	542.47	INSTALLED IN 2007



LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FIRE LANE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LIGHT POLE
- PROPOSED HANDHOLE

SITE DATA TABLE

PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DETENTION POND AND LANDSCAPE AREAS	507,586 SQ FT (90%)
FLOOR AREA RATIO	48,000 SQ FT (9%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE HANDICAP PROVIDED	27 SPACES
PARKING PROVIDED	30 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES PROVIDED	1639 SPACES

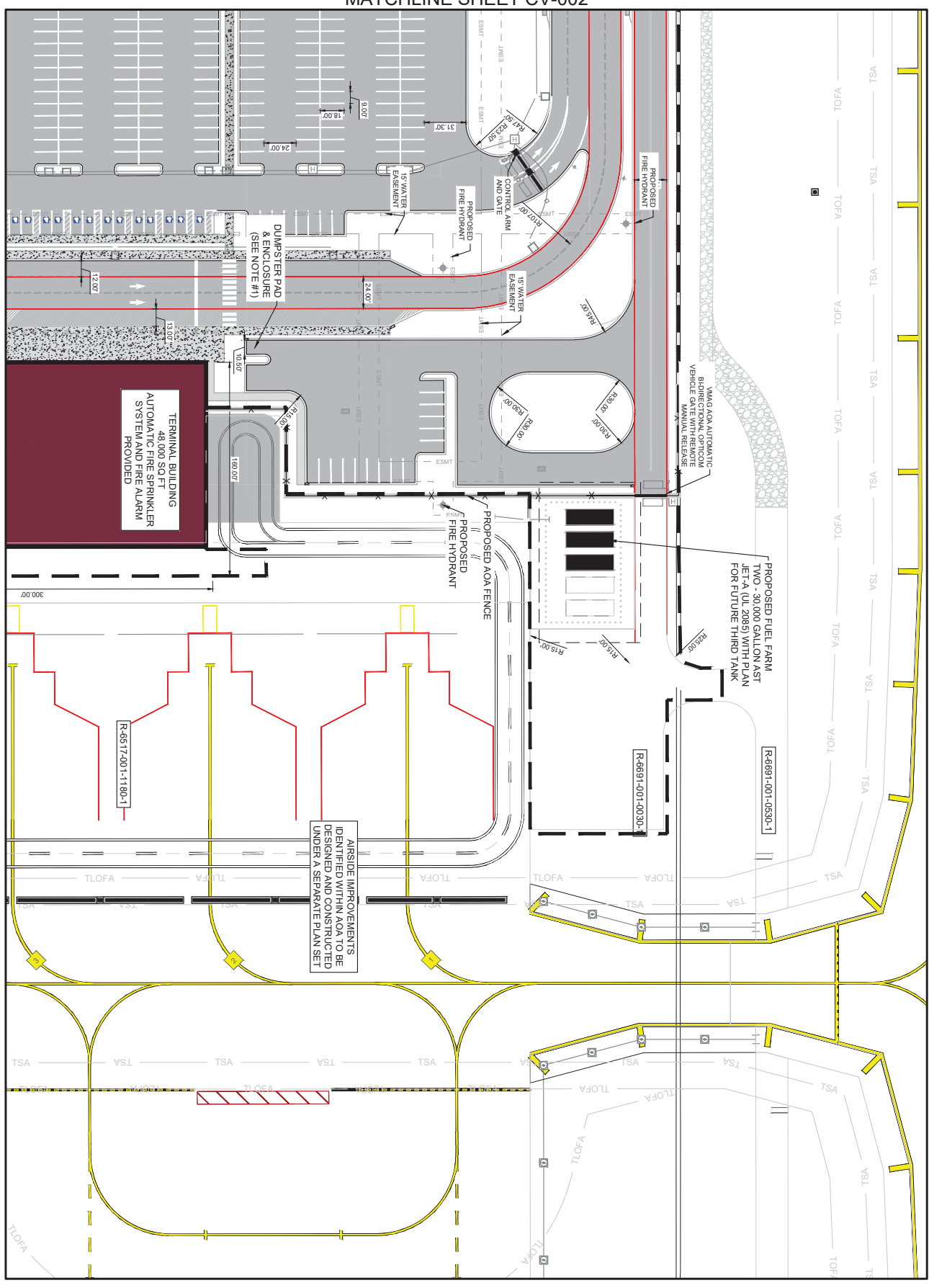
- NOTE:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. H/W/C SHALL BE ROOF MOUNTED.

MATCHLINE SHEET CV-002

CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW: THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPOSURES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-255-4845. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6691-001-0030-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 3, 15.2271 ACRES
R-6691-001-0530-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 3, 19.2067 ACRES
R-6691-001-1180-1	ABS A0517 R H LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6691-001-0340-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 34, 1.682 ACRES
R-6691-001-0060-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6691-001-0430-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 43, 33.889 ACRES
R-6691-001-0200-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 20, 50.099 ACRES
R-6691-001-0200-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 20, 50.099 ACRES
R-6691-001-0200-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 20, 50.099 ACRES



GARVER

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REGISTRATION NO. F-5713

REV.	DATE	DESCRIPTION	BY

MCKINNEY NATIONAL AIRPORT
McKINNEY, TX

EASTSIDE TERMINAL INFRASTRUCTURE DESIGN

SITE PLAN 2

McKinney

JOB NO.: 23A11174
DATE: NOV. 2024
DESIGNED BY: WFM
DRAWN BY: KCP

CV-003

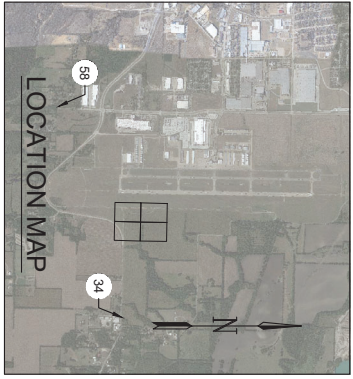
SHEET NUMBER **7**

CITY OF MCKINNEY STANDARD NOTATIONS:

- THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTIFAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE AND CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

CITY SURVEY CONTROL MONUMENTS

NAME	MONUMENT	EASTING	ELEVATION	DESCRIPTION
MONUMENT 34	7113081.06	2557952.48	570.22	MONUMENT IN HEADWALL
MONUMENT 58	7110756.78	2550105.38	542.47	INSTALLED IN 2007



LEGEND

[Grey Box]	PROPOSED CONCRETE PAVEMENT
[Patterned Box]	PROPOSED CONCRETE SIDEWALK
[Red Line]	FIRE LANE
[Dashed Line]	PROPOSED PROPERTY LINE
[Dotted Line]	EXISTING PROPERTY LINE
[Square]	PROPOSED LIGHT POLE
[Square with H]	PROPOSED HANDHOLE

SITE DATA TABLE

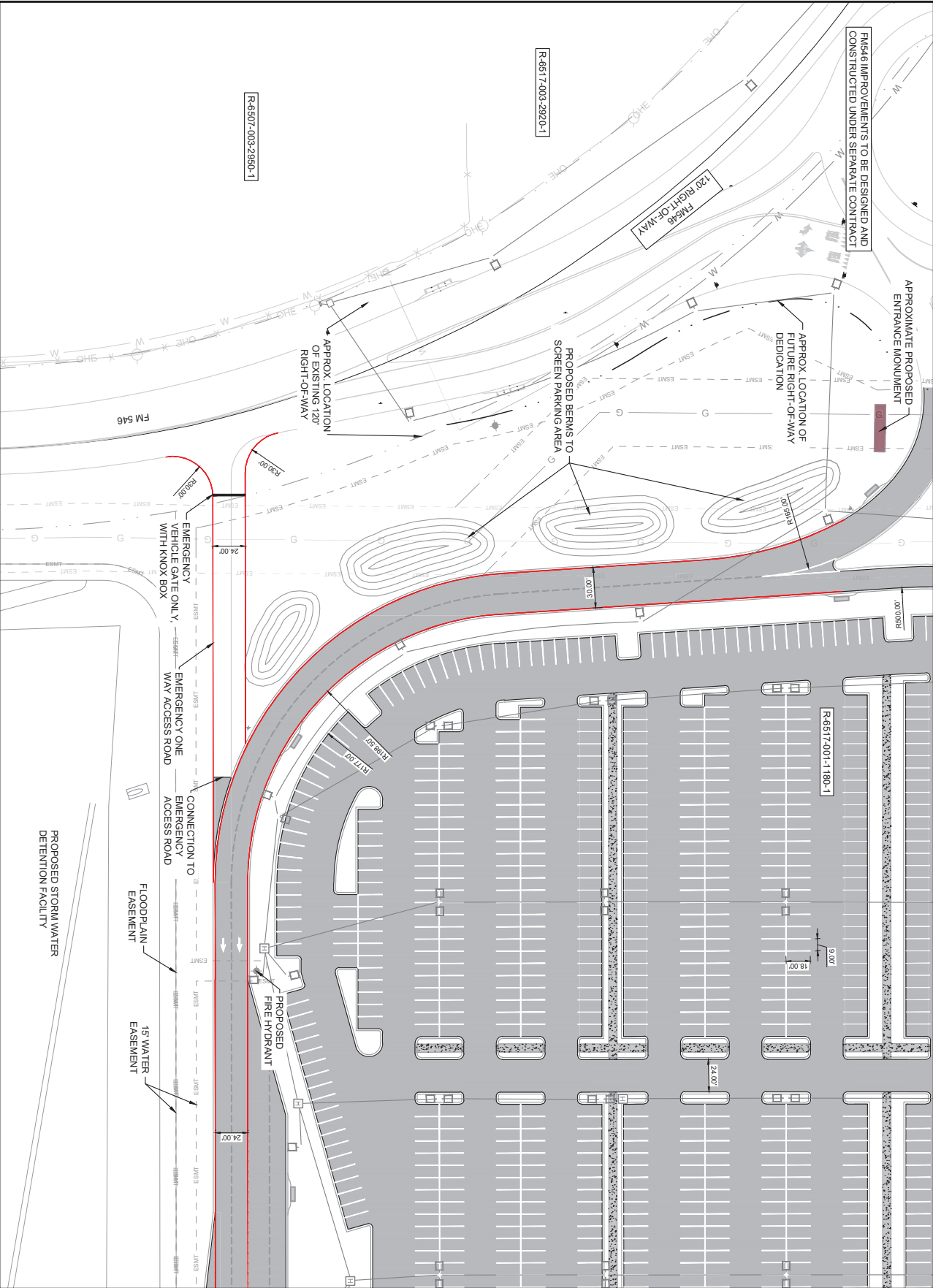
PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DETENTION POND AND LANDSCAPE AREAS	507,586 SQ. FT. (90%)
FLOOR AREA RATIO	48,000 SQ. FT. (9%)
IMPERVIOUS AREA	1,128,010 SQ. FT. (67%)
TOTAL LOT AREA	1,683,595 SQ. FT. (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE HANDICAP PROVIDED	1,609 SPACES
PARKING PROVIDED	27 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES PROVIDED	1,639 SPACES

- NOTE:
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 - H/W/C SHALL BE ROOF MOUNTED.

CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION. AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

TEXAS STATE LAW: THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES SUFFICIENT ADVANCE NOTIFICATION THROUGH THE TEXAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-255-4845. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE TEXAS ONE-CALL SYSTEM. THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES AS WELL AS THE ONE-CALL SYSTEM.

MATCHLINE SHEET CV-002



GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6691-001-0030-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 53, 19.4061 ACRES
R-6691-001-0530-1	ABS A0517 R FLOOD SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6617-001-1180-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 34, 1582 ACRES
R-6691-001-0340-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6691-001-0060-1	ABS A0691 G B PLANT SURVEY, SHEET 1, TRACT 43, 33,888 ACRES
R-6691-001-0430-1	ABS A0674 RUPUS SEWELL SURVEY, TRACT 20, 50.089 ACRES
R-6874-000-0200-1	ABS A0874 RUPUS SEWELL SURVEY, TRACT 1, 17.8789 ACRES
R-6874-000-0010-1	ABS A0874 RUPUS SEWELL SURVEY, TRACT 1, 17.8789 ACRES

MATCHLINE SHEET CV-005

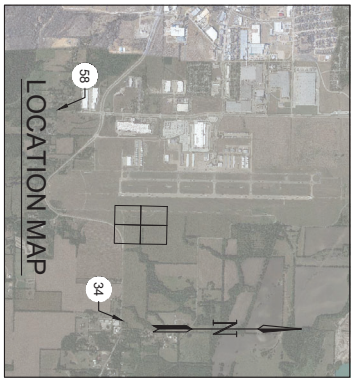
<p>GARVER</p> <p>3024 GARVER LANE SUITE 200 FORT WORTH, TEXAS 76102 PHONE: 817.339.8888 FAX: 817.339.8889 WWW.GARVERINC.COM</p>	<p>REGISTRATION NO. F-5713</p>	<p>PRELIMINARY DESIGN</p> <p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RIKKI D. WEAVER, P.E., NO. 183574, ON 10/18/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY				
	REV.	DATE	DESCRIPTION	BY							
<p>McKINNEY NATIONAL AIRPORT McKINNEY, TX</p> <p>McKinney NATIONAL AIRPORT</p>	<p>JOB NO.: 23A11174 DATE: NOV. 2024 DESIGNED BY: WFM DRAWN BY: KCP</p>	<p>SITE PLAN 3</p> <p>EASTSIDE TERMINAL INFRASTRUCTURE DESIGN</p>	<p>DRAWING NUMBER CV-004</p> <p>SHEET NUMBER 8</p>								

CITY OF MCKINNEY STANDARD NOTATIONS:

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CITY SURVEY CONTROL MONUMENTS

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MONUMENT 58	7110756.78	2550105.38	542.47	INSTALLED IN 2007



LEGEND

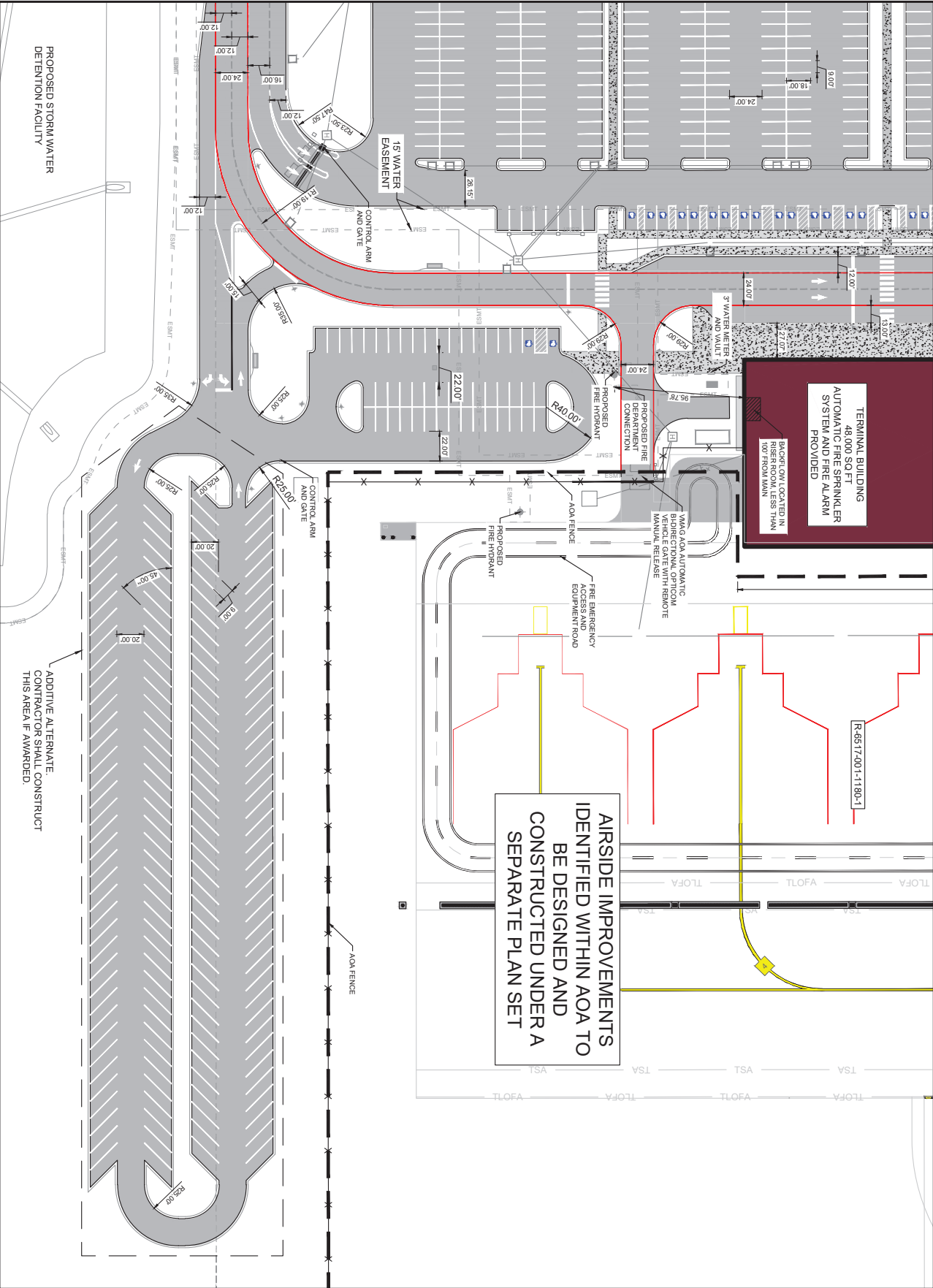
- PROPOSED CONCRETE
- PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FIRE LANE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED LIGHT POLE
- PROPOSED HANDHOLE

SITE DATA TABLE

PROPOSED USE	AIRPORT TERMINAL
ZONING	AP
TOTAL BUILDING AREA	48,000 SF
BUILDING HEIGHT	<30'
DEFENTION FOUND AND LANDSCAPE AREAS	507,586 SQ FT (90%)
FLOOR AREA RATIO	48,000 SQ FT (3%)
IMPERVIOUS AREA	1,128,010 SQ FT (67%)
TOTAL LOT AREA	1,683,595 SQ FT (38.65 ACRES)
PARKING REQUIRED	NO REQUIREMENTS
STANDARD SURFACE PARKING PROVIDED	27 SPACES
HANDICAP PROVIDED	30 SPACES
TOTAL SPACES	1639 SPACES

- NOTE:**
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MATCHLINE SHEET CV-004



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MATCHLINE SHEET CV-003

GEOGRAPHIC ID	LEGAL DESCRIPTION OF PROPERTY
R-6891-001-0030-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 53, 15.2271 ACRES
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R-6817-001-1180-1	ABS A0517 R B LOCKE SURVEY, SHEET 1, TRACT 118, 147.612 ACRES
R-6891-001-0340-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 34, 1582 ACRES
R-6891-001-0060-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 6, 69.511 ACRES
R-6891-001-0430-1	ABS A0891 G B PLANT SURVEY, SHEET 1, TRACT 43, 33.889 ACRES
R-6817-000-0200-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 20, 50.089 ACRES
R-6817-000-0010-1	ABS A0874 RUFUS SEWELL SURVEY, TRACT 1, 17.8789 ACRES

AIRSIDE IMPROVEMENTS IDENTIFIED WITHIN AOA TO BE DESIGNED AND CONSTRUCTED UNDER A SEPARATE PLAN SET

<p>GARVER</p> <p>3024 GARVER LANE SUITE 200 FORT WORTH, TEXAS 76102 PHONE: 817.340.0800 WWW.GARVERINC.COM</p>	<p>REGISTRATION NO. F-5713</p>
	<p>PRELIMINARY DESIGN</p> <p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RIKKI D. WEAVER, P.E., NO. 133574, ON 10/16/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMIT PURPOSES.</p>
<p>MCKINNEY NATIONAL AIRPORT McKinney, TX</p> <p>Mckinney</p>	<p>BY</p> <p>DATE</p> <p>DESCRIPTION</p> <p>REV.</p>
<p>EASTSIDE TERMINAL INFRASTRUCTURE DESIGN</p> <p>SITE PLAN 4</p> <p>JOB NO.: 23A11174 DATE: NOV. 2024 DESIGNED BY: WFM DRAWN BY: KCP</p>	<p>DRAWING NUMBER CV-005</p> <p>SHEET NUMBER 9</p>