



# City of McKinney Manager's Notes

**April 15, 2022**

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## **Administration:**

- **Tours of the Wylie Water Treatment Plant** complex have begun. City Officials are invited to join us on **Friday, May 6 from 9 a.m. to Noon**. The morning will begin with a briefing at the new Water Operations Center followed by a tour of key facilities at the plant showcasing the journey of water. This is a great opportunity to get an overview of NTMWD water operations, major projects and see first-hand what it takes to collect, treat and test water before delivery to your cities. We encourage those who may have been on a previous tour, to come back and see some of our most recent enhancements and expansions to continue providing safe, reliable water around the clock for your communities.
- **McDonald Street connector between downtown and Flour Mill District:** As you know, the “deck park,” “inverted deck park,” or surface grade crossing scenarios are being vetted by staff and the council. Staff will be mailing a generic letter to property owners along this route that may or may not be impacted informing them that these discussions will be forthcoming. The intent is to ensure that they have an opportunity to give attention to this topic and that they have a courtesy notification. The letters will NOT suggest that any decision is imminent or that a particular solution is inevitable, only that the discussions are underway.
- **CCAD Board replacement:** The agenda for next Tuesday will include an item for nomination of a CCAD Board replacement for Board member Burke. Mr. Burke, a Plano-elected board member, resigned from his seat after over 30 years on the board. The CCAD Board will select Mr. Burke’s replacement; it will not be done through the normal election process. We will have a list of candidates for your consideration for nomination. By way of setting expectations, please note that the very likely scenario is that the CCAD board gives some deference toward a Plano-nominated replacement.

## **City Secretary**

- **ELECTIONS**
  - **Uniform Election of May 7, 2022**

There are no City of McKinney ballot items, though some city-owned facilities will serve as voting locations for residents to vote in other elections. Early Voting will be Apr 25-May 3 (except May 1)



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- **Primary Runoff Election (May 24, 2022)**  
There are no City of McKinney ballot items, though these city-owned facilities serve as voting locations for residents to vote. Early voting will be May 16-20.
- **Uniform Election of November 8, 2022**  
The City of McKinney will conduct an election to determine whether to legalize the sale of all alcoholic beverages for off-premise consumption only. The deadline for the City Council to order any additional ballot measures is Aug 22. The city Elections webpage will be updated with additional information. <https://www.mckinneytexas.org/139/Elections>

## ALCOHOL PERMITS QUARTERLY REPORT (attached)

- **BOARDS & COMMISSIONS**

- **Collin Central Appraisal District (CCAD) Board of Directors** - On April 19, the City Council will consider an item for nominating a candidate for the CCAD Board. Director Earnest R. Burke resigned, which resulted in a vacancy to be filled. A new member will be selected by the CCAD Board and serve through Dec 31, 2024.  
  
Vacancy Notice and Applicant information will be provided to the City Council from the City Secretary Office. Information about CCAD is available online at <https://www.collincad.org/>
- **Boards & Commissions Applications Period** – On August 23, 2022, the City Council will appoint members to the various boards and commissions of the city. The deadline to apply is Friday, June 17. Complete the application online at <https://www.mckinneytexas.org/136/Boards-Commissions>

## Attachment #1- Alcohol Permits Quarterly Report

### Engineering:

- The most recent Engineering CIP Report is attached.
- **FM 546 Virtual Public Meeting Notice (Airport Drive to CR 309 in Lowry Crossing):** Collin County in collaboration with the Texas Department of Transportation (TxDOT) is proposing to reconstruct and widen Farm to Market (FM) 546 from Airport Drive in McKinney to County Road (CR) 393 in Lowry Crossing. The improvements along FM 546 include constructing a 4-lane divided urban arterial roadway with pedestrian accommodations. The median would allow for future expansion to a 6-lane roadway. The eastern portion of the project would reconstruct the existing FM 546, a 2-lane rural arterial



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roadway. The western portion of the project would realign and construct a new FM 546 corridor. This corridor was established in the 2014 Update of the Collin County Mobility Plan to improve future mobility in central Collin County and to improve the east-west connectivity to US 380. The FM 546 corridor was divided into two parts, the eastern segment (FM 546/CR 400 Phase I) from CR 393 to US 380 and the western segment (FM 546 Phase II) from Airport Drive to CR 393. This public meeting will focus on FM 546 Phase II from Airport Drive to CR 393. An in-person public meeting was held April 12, 2022 and a virtual public meeting will be available through April 27, 2022 and can be accessed at [Bit.ly/FM546West](https://bit.ly/FM546West). Comments from the public regarding the proposed project are requested and may be submitted by mail to FM 546, P.O. Box 570, Allen, TX 75013 or by email to [FM546@piacommunications.com](mailto:FM546@piacommunications.com). Verbal comments may be submitted by leaving a voicemail at (817) 381-2473. All comments must be received or postmarked by Wednesday, April 27, 2022.

- **East McKinney Streets & Traffic Study Update:** Staff from the Engineering Department and Public Works Department attended the March 24, 2022 East McKinney Community Meeting at Old Settlers to provide additional information and receive comments on the East McKinney Streets & Traffic Study that has been underway since January 2021. Two short presentations regarding the study were also provided at this meeting. No additional written public comments related to this study were received. As staff has worked over the past 11 months to present information related to this study and receive input, it is anticipated that a final informational update to City Council will be provided at a work session meeting in May providing a recommended street network. A resolution supporting the proposed street network may be included on the regular council meeting that same evening.

## Attachment #2 CIP Report

### Development Services:

- March Interactive Development Snapshot Portal
  - View the interactive development related data at [www.mckinneytexas.org/snapshot](http://www.mckinneytexas.org/snapshot)
    - The snapshot is best viewed on Google Chrome, Mozilla Firefox, Apple Safari, or Microsoft Edge.
  - New Commercial Permits (including building additions)
    - 28 permits issued through March 2022 with a total valuation of \$155.2 million compared to 14 permits issued through March 2021 with a total valuation of \$18 million
  - Single Family Residential Permits



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- 171 single family permits issued with a total valuation of \$58.8 million compared to 210 permits issued in March 2021 with a total valuation of \$62 million
- Cumulatively through March 2022, 410 new single-family permits issued with a total valuation of \$144.3 million compared to 516 permits issued through March 2021 with a total valuation of \$148.6 million
- Noteworthy Project Updates
  - Collin County Adult Detention Facility Expansion (4300 Community Avenue)
    - Permit issued to expand detention facility and sheriff's office with a total valuation of \$2.7 million
  - Airport Trade Center (south side of FM 546 and west of Almeta Lane)
    - Permits issued for three light industrial buildings, totaling 320,103 square feet and total valuation of \$18.9 million
  - Improvements to Mary Will Craig Park (southeast corner of Bois D Arc Road and Dowell Street)
    - Permit issued to renovate ballfield, resurface basketball court, and add pavilions, skate spot, and playground facilities with total valuation of \$2.7 million

## Housing & Community Development Department

### Neighborhood Services Division:

#### Community Conversation - Event goals and actuals (highlighted):

- 200+ number of attendees- we had **119 individuals sign in**. We noted that not all individuals signed in and we believe that there were over 200 in attendance based on the size of the crowd.
- 40+ neighborhood nametags distributed- our estimate is that there were **20+ neighborhood related nametags issued**. We noted that many individuals did not know the names of their neighborhoods. When we could, we assisted with locating their address on the map.
- 40+ comment cards with feedback-**not many actual comment cards were turned in. We did send out a reminder email to those that attended to access our on-line comment card.**
- 30+ responses to the Neighborhood Preservation survey- **we've received 31 responses to the Neighborhood Preservation survey. (Note: there will be another social media push for the survey in about a week, followed by a mailer, pop-up event and direct email outreach)**
- 10+ historical ideas for the Municipal Complex historical panels- **we solicited ideas from those who visited the Redevelopment table. Most said they wanted to think about it.** We received one written idea.
- 5+ residents in each breakout session- **the first 4 sessions were well attended (5-15 people). The 6:30 and 6:45 sessions only had one person attend.**
- 5+ new responses to the Potential Throckmorton Street name change survey- **21 responses for the Throckmorton Street name change were received.**



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- **Visible neighborhood connections being made- observed individuals with neighborhood nametags introducing themselves to each other.**
- Target audience:
- Primary - East McKinney residents: 1115 residents live in the defined area
- Secondary – McKinney residents outside of the defined area: Over 200,000 residents

## Community Services Division

- The Community Grants Advisory Commission meets April 21, 2022, at 6:30 PM, McKinney City Hall, 2<sup>nd</sup> Floor to prepare for the upcoming FY 2022-23 Consolidated Grant public hearings. Twenty-five (25) applications were received at deadline, with total requests of \$ 661,266. The total available funding pool will be under \$200,000 combined, from the Community Support Grant (CSG) and the Community Development Block Grant (CDBG). The Commission will conduct public hearings on May 4<sup>th</sup> and 5<sup>th</sup> at 6:30 PM each night.
- The city celebrates National Community Development Week, April 10-15, 2022, under the theme, *"Building Equitable Communities."* The national week features CDBG funding and local funding efforts that improve physical environments through housing and infrastructure; supporting access and inclusion through public services and equitable community development efforts. The city held a proclamation on April 5<sup>th</sup> and will run a video on the McKinney channel that showcases public service agencies and the housing rehabilitation program.
- April is National Fair Housing Month. The department is in partnership with the Code Services and Building Inspections Departments to hold an in-house training on Fair Housing and Tenants Rights, Thursday, April 28, 2022, 10 AM at the Delaney Room of the Roy & Helen Hall Library. Presenters will include Legal Aid of Northwest Texas, McKinney office and the North Texas Fair Housing Office. This training will leverage the knowledge of our front-line staff as they work with residents in their perspective departments.

## Transit Services Division

- The McKinney Urban Transit District (MUTD) Board will meet on Tuesday, April 19<sup>th</sup> at 3pm in City Council Chambers. A service update and transit budget overview will be provided.

## Housing Services Division

- Three (3) housing reconstructs are scheduled to start on June 1, 2022. Demolition is being delayed due to supply chain issues for construction materials, specifically windows. Contracts have been executed and materials have been ordered with clients remaining in their homes until June 1<sup>st</sup>.
- The department has three (3) current housing rehabilitation projects:
  - Joyce Lane – \$33,700
  - Austin Lane - \$32,426
  - Florence Street - \$66,939

Department updates for April 15, 2022



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- In addition, the department is income qualifying two (2) CDBG funded rehabs and one (1) PMP funded rehab.
  - The RFQ for the next McKinney Housing Finance Corporation (MHFC) co-development partnership will be coming to City Council for approval on April 19, 2022.

## Library

- Both library locations will be closed on Sunday, April 17<sup>th</sup> in observation of the Easter Holiday.
- The library will resume normal operating hours on Monday, April 18<sup>th</sup>.

## MCDC:

- Project Grants
  - MCDC board members voted on seven project grant applications at the March 3<sup>rd</sup> meeting (delayed from scheduled date of February 24 due to weather).
  - Four project grants, totaling \$1.8 million in grant support, were received prior to the March 31 deadline. Summary of the applications is attached.
- Promotional and Community Event Grants
  - The next application period for Promotional and Community Events will be open May 1-31, 2022.
  - Upcoming events, supported by MCDC Promotional Grants include:
    - 4/22 Ovation – Junie B Jones is a Crook
    - 4/23 ManeGait – Live at the Gait
    - 4/24 Kiwanis Triathlon
    - 4/28 Farm Fresh Food Walk
    - May Collin County History Museum Memorial Day/Fallen Warriors
    - 5/5-5/6 Ovation – The Tempest
    - 5/7-5/8 Millhouse – Spring Outdoor Artfest
    - 5/7 McKinney Philharmonic Orchestra – Side-by-Side with Youth
    - 5/12 Empty Bowls
- Retail Development Infrastructure Grants
  - The first application period for 2022 grants was open January 1-31. No applications were received.
  - The second cycle for 2022 will open July 1. Applications will be accepted through July 31. Eligible expenses include horizontal infrastructure exterior to a building – site work, drainage, sewer, water, utilities and in addition, fire



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suppression equipment. Façade improvements are not permitted. The maximum award is \$25,000 – and requires an equal match from the applicant.

- TUPPS Brewery Expansion
  - SpawGlass received a development permit in late February which allows some site and utility work.
  - SG mobilized on-site February 28. Site work and soil preparation is underway.
  - Buyout of subcontractors/vendors is approximately 90% complete.
  - Target date for full completion of project is November 2, 2022.
  - Improvements to future Coffee House building (Lelo's) used as "construction trailer" complete and occupied
  
- Strategic Priorities
  - Board members began a discussion regarding strategic priorities for FY23-24, with a review of current priorities and projects/initiatives approved in support of those priorities; and a review of grants awarded, by category.
  - Discussion will continue at a work session scheduled for April 22<sup>nd</sup>.

## Attachment #3 Project Grants Cycle- Applications Recap

### Planning:

- **Best Price Auto SUP**  
Case Number: 22-0003SUP  
Location: 751 North Central Expressway

*This item was presented to the Planning and Zoning Commission at the April 12 meeting and received a favorable recommendation from the Commission in a 5-2 vote. The item is scheduled to be considered by the City Council at the May 3 Council meeting.*

- City Staff has received a specific use permit (SUP) request on behalf of Best Price Auto Group seeking approval of an automobile sales dealership located at 751 North Central Expressway.
  
- **A similar SUP request was presented to City Council at the November 16, 2021 meeting and was ultimately denied in a unanimous vote.**
  
- This new SUP submittal is different from the previous request and includes expansion of the building size, incorporation of an indoor showroom, reduction of the outdoor car display, and removal of the automobile service uses.



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- Similar to the last request, Staff has paid special attention to this new request given the concerns raised by City Council in 2018 regarding the prevalence of auto-related uses along many of the city's major corridors. In our research, we have found that there are seven existing car dealerships less than one mile away from the proposed subject property. With these things in mind, Staff is unable to support the SUP request.
- Given the previous request and denial for an automobile sales dealership in this location, we wanted to make the Council aware of the new activity on this site.
- **SPCA Commercial, Townhome, and Multi-Family Zoning**  
Case Number: 21-0117Z  
Location: South Side of Stacy Rd and Approximately 1,550ft East of Custer Rd  
  
*This item was presented to the Planning and Zoning Commission at the March 22<sup>nd</sup> meeting and received a favorable recommendation from the Commission in a 6-0 vote (one commission member was absent). The item is scheduled to be considered by the City Council at the April 19 Council meeting.*
  - Towards the end of last year, staff received a request to rezone the former SPCA site to allow for a mix of commercial, townhome, and multi-family uses. The site is approximately 30 acres in size.
  - Staff does not have any concerns with the proposed rezoning request, as the property is designated as the Urban Living place type on the comprehensive plan and the proposed townhomes and limited multi-family should provide a mix of housing products on the site. The applicant proposes to utilize a private street subdivision (gated community) and has also included a layout which outlines the transition of the proposed multi-family uses to the townhomes. A detailed summary of the request will be included in the staff report at the April 19 Council meeting.
  - Staff has currently received 3 letters of support and no letters of opposition or citizen comments for this request. However, this does not include any emails that may have been sent directly to the Council.
  - Given the amount of public interest that multi-family rezoning requests typically bring, we wanted to make you aware of the upcoming public hearing.
- **Certificate of Appropriateness Appeal – New Construction**  
Case Number: 21-091COA





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Location: 308 North Waddill Street

- Over the last 8 months, Planning and Building Inspections Staff have been working with the homeowner at 308 N Waddill Street to bring the newly constructed house into compliance with the necessary Certificate of Appropriateness (COA) and permitting process.
  - The project received a Certificate of Appropriateness in 2019 and subsequent building permits. However, during the course of construction, several modifications were made to the house out of compliance with the approved COA and permit documents.
  - Following construction of the new house, the owner/applicant submitted a new Certificate of Appropriateness application for the project, which was considered and approved by the Historic Preservation Advisory Board (HPAB) at their March 3, 2022 meeting the condition that lap siding installed on the gabled area above the front porch roof be modified to match the profile of the siding on the remainder of the house.
  - The owner/applicant is appealing the HPAB's conditional approval of the COA to the City Council. Per the owner's request, consideration of this appeal will be placed on the May 17 Council agenda.
  - Given that this will be the first COA appeal considered by the City Council in almost 10 years, we wanted to advise you of the upcoming item.
- **Certificate of Appropriateness Appeal – Fence**  
Case Number: 21-092COA  
Location: 308 North Waddill Street
    - Planning and Building Inspections Staff have also been working with the homeowner at 308 N Waddill Street to bring their newly constructed fence into compliance with the necessary Certificate of Appropriateness (COA) and permitting process.
    - The property owner received a fence permit from the Building Inspections Department in August of 2021 and subsequently began construction on the fence. However, a COA application was not submitted or approved.
    - The property owner built the fence to include an 18-in tall low masonry wall with 4-ft tall masonry columns. Thin wire was installed above the low wall between the posts and a solid horizontal lap wood gate was installed with a matching

section of horizontal lap wood fencing along the southern edge of the front yard. This construction deviated significantly from the fence design that was approved with the fence permit and still lacked the necessary COA approval.

- Following construction, the owner submitted a Certificate of Appropriateness for the fence as it was constructed. Staff approved the COA with the condition that the low masonry wall sections be removed and the gate and southern portion of the front yard fence be made to provide 50% through vision. These modifications would make the fence compatible with the general appearance of front yard fences in the historic district.
  - The owner appealed staff's decision to the Historic Preservation Advisory Board (HPAB) at the April 7 meeting. The HPAB denied the appeal by a vote of 5-2.
  - The owner is now appealing the decision of HPAB and the conditional requirements for the fence COA to the City Council. Per the owner's request, consideration of this appeal will be placed on the May 17 Council agenda.
  - Although not subject to the COA process/appeal, it is worth noting that the transparency issues with the constructed fence also do not comply with the fence requirements of Chapter 122 of the City's Code of Ordinances pertaining to transparency. If the City Council desires to approve the owners appeal to allow the fence as constructed, there may still be the need for additional variances/consideration by either the City Council or Board of Adjustment (BOA) to address the fence permit violation(s).
- **Monthly Population Estimate**
    - The estimated population as of April 1, 2022 is 208,521.
    - The estimated population as of March 1, 2022 was 207,998.

## **Parks and Recreation**

- **Tennis Services Management Agreement**
  - A councilmember inquired about the proposed third amendment to the current management agreement that will appear on the April 19<sup>th</sup> agenda.
  - Impact Activities has provided management services at the Courts of McKinney Tennis Facility since we opened the complex in 2012. Their performance has been excellent.
  - The third amendment will extend their contract from 2027 to 2037, with an additional 5-year extension option.



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- Furthermore, the amendment will require Impact Activities to contribute \$150,000 to the city for our use in purchasing furniture and equipment for the new indoor tennis facility and require a cash payment of \$500,000 to the city for our use in our parks system. This is in addition to a \$700,000 grant we received from Texas Parks & Wildlife for this project.
- The amendment also modifies the yearly operating payments from a percentage of gross revenue (8%) to a flat fee with escalations. The year-1 payment is \$160,000 and increases every 5-years.
- These amendments were mutually agreed to in anticipation of the forthcoming indoor tennis facility, which is scheduled to be completed before the end of the year.
- Erwin Park Event – Grand Opening of New Skills Area
  - We are pleased to present to the public our newest parks & recreation feature: a skills course for mountain bikers designed for all skill levels.
  - This project was delivered in partnership with the Dallas Off Road Bike Association (DORBA) who provided 2,000+ hours of volunteer time over the past 18-months.
  - The Grand Opening festivities will take place on Saturday, April 23<sup>rd</sup> at Erwin Park, between 8am and noon.
  - The ribbon cutting will take place at 9am, so we recommend that dignitaries arrive by 8:45am. Director Kowski will provide details on VIP parking prior to the event date.
  - The DOBRA volunteers will MC the event.

## Public Works

- Streets & Drainage Division
  - Due to supply chain issues with cement, the availability of concrete from local suppliers has been limited. High demand, low inventories and labor shortages have resulted in limited supply of cement to this region, which is one of the main components in concrete. Suppliers of ready-mix concrete have been prioritizing large customers such as roadway contractors, which has resulted in limited availability for the City. We are working with vendors to plan City projects in advance, and also plan to use a new piece of equipment that produces concrete on site to help address the limited supply of cement to keep pace with concrete roadway patches and sidewalk repairs.
  - Street crews are working on replacing sidewalk and pavement on High Point Blvd. and Timberland Drive for the next four weeks, weather permitting.
  - Sidewalk and pavement repairs continue on White Street. Repairs are estimated to be completed within four to five months, weather permitting.



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- Facilities Construction Division
  - AI2068 – Airport Executive Terminal: Construction continues with both exterior and interior work ongoing; the projected project construction completion is estimated by the CMAR to be the end of May 2022; at this time, it appears that this date is overly optimistic.
  - FC1729 – Public Safety Phase 5 Expansion and Renovations Project: Phase 1 and 2 are both complete and fully functional; furniture delivery and installations are complete; work on the impound lot nears completion.
  - FC2117 – East Louisiana Parking Lot: SpawGlass Contractors has begun initial site preparations and paving demolition is about to begin.
  - FC2058 – McKinney Municipal Service Center – North Campus (formerly John Deere Facility): Construction continues with all finish work; completion of construction and move-in are both scheduled for May 2022; moving bids were obtained for the relocations required and a PO executed.
  
- Wastewater
  - Each year the City evaluates the quantity of inflow and infiltration from groundwater and stormwater entering the City’s sanitary sewer system. This is an important activity to identify and limit the sources of inflow and infiltration to decrease operational costs and improve capacity of the City’s sewer system. The study consists of manhole inspections, flow monitors and SL-rat acoustic pipe inspections. The flow monitors are in place and now we are waiting on spring rain events to identify basins with high inflow and infiltration amounts. Crews have also started with detailed acoustic inspections to determine pipe segments that are in need of repair. We expect to conclude this study in the next few months.
  
- Environmental Services Division
  - Outreach & Engagement
    - May 12-15 – AT&T Byron Nelson golf tournament. Environmental Services is coordinating with the approximately 50 volunteers from the Collin County Master Gardeners Association who will be “Zero Waste Ambassadors” encouraging guests to recycle at the event.

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### **1. Introduction**

The Texas Alcoholic Beverage Commission (TABC) is the state agency which serves to supervise and regulate alcohol licensees and permittees, and their places of business in matters affecting the public.

Under Texas Alcoholic Beverage Code Chapter 6, the appropriate license or permit (LP) is required for the right or privilege to manufacture, distill, brew, sell, import, export, transport, distribute, warehouse, store, possess, possess for the purpose of sale, bottle, rectify, blend, treat, fortify, mix, or process alcoholic beverages or possess equipment or material designed for or capable of use for manufacturing alcoholic beverages.

Under Texas Alcoholic Beverage Code Chapter 109, Sub Chapter C, municipalities are permitted to prohibit or regulate alcohol by charter or by ordinance. In 2004, McKinney voters approved the Sale of Beer and Wine for Off-Premise Consumption, and the Sale of Mixed Beverages in Restaurants in the City. Additionally, McKinney Code of Ordinances, Sec.138-19, requires a Private Club within the City to first obtain a Special Use Permit approved by the City Council for the consumption of alcoholic beverages.

To operate in the City, an operator must hold the appropriate LP for both the state and local levels.

The Office of the McKinney City Secretary serves in an administrative capacity to confirm wet / dry status of a location (whether alcoholic activity is permissible), collect fees, and to issue approved city licenses and permits. The City Secretary Office works continuously with TABC, City departments and businesses to assist proper and timely LP issuance. (TABC Chapter 11, McKinney Code Sec. 14-51)

Each October, January, April and July, the Office of the City Secretary will provide a report on the status of license and permit holders for the most recent fiscal quarter.

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## 2. Licenses & Permits: General Procedures

***TABC Licenses and Permits*** Before obtaining a City of McKinney Alcoholic License or Permit, the applicant must first obtain the appropriate permissions from the state (TABC). The required permissions are dependent upon the applicant's intended alcohol uses.

As part of the state prequalification process, the City Secretary in coordination with Development Services, may certify the proper zoning and permissible alcohol activity for the applicant's physical location. The complete list of state LP types and related application forms are provided on the TABC website.

State licenses and permits are generally issued for a period of two (2) years and must be renewed at expiration.

The City Secretary does not provide advice regarding the completion of state level forms.

The TABC Arlington Regional Office aids with state level applications:

TABC Regional Office  
2225 East Randol Mill Road, Ste 200  
Arlington, TX 76011  
817.652.5912 | [tabc.texas.gov](http://tabc.texas.gov)

***Local Permits and Licenses*** The holder of a state level LP is eligible for the same type LP within the City, upon satisfying the following criteria as applicable:

- ✓ Submit a City application
- ✓ Submit fees
- ✓ Provide proof of State level licensure
- ✓ Have a valid Certificate of Occupancy on file with the City
- ✓ Have a valid Health Permit on file with the City

City licenses and permits are generally issued with an expiration date aligned to the holder's state level LP and must be renewed annually.

The Office of the City Secretary aids with local level applications:

McKinney City Secretary  
222 N. Tennessee St.  
McKinney, TX 75069  
972.547.75069 | [mckinneytexas.org](http://mckinneytexas.org)

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3. **Common LP Types** – the following list of licenses and permits are most for establishments within the City. TABC provides the complete listing of LP types at <https://www.tabc.texas.gov/services/abc-licenses-permits/abc-license-permit-types/>
- **Mixed Beverage Restaurant Permit (RM):** Allows a restaurant to sell mixed drinks, wine, beer, ale and malt liquor for consumption on the premises. The restaurant must be in an area that allows the legal sale of mixed beverages in restaurants by FB holders. An RM Permit holder is also required to hold a Food and Beverage Certificate (FB).
  - **Package Store Permit (Wine Only) (Q):** Allows the holder to sell ale, malt liquor, wine and vinous liquors on or from the licensed premises at retail to consumers for off-premise consumption. Permittees whose premises are in an area allowing the sale of wine for off-premise consumption — determined by an election held under Alcoholic Beverage Code §251.19 — may purchase, sell or possess vinous liquor only and no ale or malt liquor. (A vinous liquor is produced by fermenting the juice of sound ripe grapes, fruits, berries or honey, and includes wine coolers. Sake is also included as a “rice wine,” according to the [TTB](#).)
  - **Retail Dealer's Off-Premise License (BF):** Allows the holder to sell beer in a lawful container directly to the consumer. The beer can't be sold for resale and can't be opened or consumed on or near the premises where sold.
  - **Wine and Beer Retailer's Permit (BG):** Holder can sell for consumption beer, ale, malt liquor and wine not more than 14% or 17% alcohol by volume (Code §251.81) on or off the premises where the product is sold. Products can't be sold for resale. This permit requires adequate seating area for customers.
  - **Wine and Beer Retailer's Off Premise (BQ):** Holder can sell for off-premise consumption wine, beer and malt liquors containing alcohol in excess of 0.5% by volume and not more than 14% or 17% alcohol by volume (Code Section 251.81). Products can't be sold for resale and must be in their unbroken original containers.

#### 4. New Updates

The Texas Legislature underwent Sunset Review in the 2018-2019 review cycle. From this review, the TABC conducted major changes that started September 1, 2021. Changes include technology updates, License types, and fee changes.

A complete list on the changes can be found [here](#).

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#### 5.(a) Temporary Event Permits Update

Holders of certain licenses and permits, including Catering and Winery Festival, must notify in advance or request permission in advance to conduct alcoholic activities off-premises away from the physical address of their establishment.

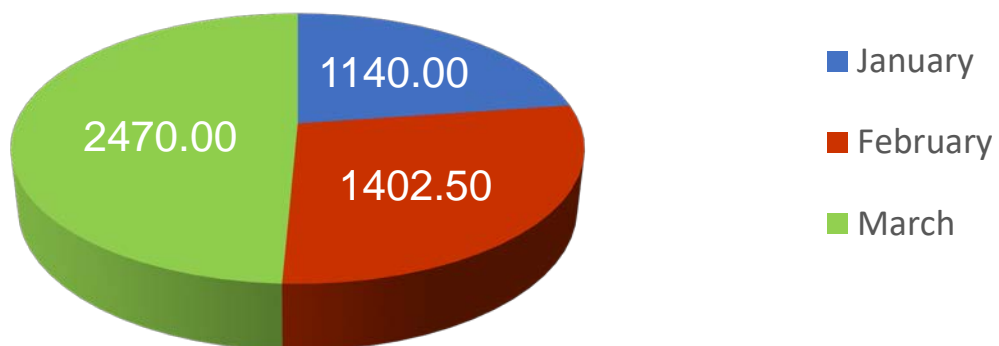
The City Secretary's Office received no requests for temporary event permits during the period of January 2022 – March 2022.

#### 5.(b) Financial Performance - FY22, Q2

By law, a municipality will assess for its annual LP fee according to TABC requirements for the same license or permit.

Category	Revenue
Fees Due in Q2	3,540.00
Early Renewals (payment due after Q2)	0.00
Delinquent Renewals (payments due before Q2)	1,472.50
<b>Total Q2 Revenue</b>	<b>\$ 5,012.50</b>

Q2 Revenue by Month





5.(c) Alcohol License and Permit Holders

Reporting FY22, Q2 (Jan-Mar 2022)

January				
Location Name	Physical Address	LP Type(s)	Status	Comments
ANAMIA'S TEX-MEX	1821 N. LAKE FOREST STE. 100	RM, FB, PE, CB	VALID	
CRISTINA'S MEXICAN RESTAURANT	2811 CRAIG DR. 110	RM, FB, PE	VALID	
DOLLAR GENERAL 3634	902 N. MCDONALD ST.	BQ	PENDING	CITY APP., PAYMENT
EL FENIX	3450 CENTRAL EXPY.	RM, PE, FB	PENDING	CITY APP., PAYMENT
FIRST WATCH RESTAURANTS TEXAS, INC 291	3530 W. UNIVERSITY DR. STE. 300	RM, FB, PE	VALID	
FRANCONIA BREWING COMPANY, LLC	495 MCKINNEY PKWY.	BA, DB	PENDING	TABC, CITY APP., PAYMENT
GENGHIS GRILL - THE MONGOLIAN STIR FRY	1920 ELDORADO PKWY STE. 400	RM, FB	VALID	
<del>HONEYLU'S COFFEE</del>	7910 COLLIN MCKINNEY PKWY.	BG, FB		CLOSED
JALAPENOS MEXICAN GRILL	1502 W. UNIVERSITY DR.	RM, PE, FB	PENDING	CITY APP., PAYMENT
JUAREZ RESTAURANT	311 E. LOUISIANA	RM, FB, PE	VALID	
<del>JUNGLE BURGER</del>	318 N. CENTRAL EXPWY.	BG, FB		CLOSED
LAYERED	111 E. VIRGINIA ST.	RM, FB, LB	PENDING	TABC, CITY APP., PAYMENT
MCKINNEY EXPRESS	103 S. MCDONALD ST.	BQ	VALID	
MIGHTY QUICK FOOD STORE	727 N. MCDONALD ST.	BQ	VALID	
<del>PANCHEROS MEXICAN GRILL</del>	3905 W. UNIVERSITY DR. STE. 500	BG		CLOSED
RAZZOO'S CAJUN CAFÉ	3270 S. CENTRAL EXPWY.	RM, PE, FB	VALID	
THE CELT IRISH PUB	100 N TENNESSEE STREET	RM	VALID	
TOM THUMB 3853	3001 S. HARDIN	BQ	VALID	

February				
Location Name	Physical Address	LP Type(s)	Status	Comments
CHIPOTLE MEXICAN GRILL	2811 CRAIG DR. STE. 100	RM, PE, FB	PENDING	CITY APP., PAYMENT
CINEMARK MCKINNEY XD14	1701 N. HARDIN BLVD.	RM, PE, FB, LB	VALID	
DADDY'S TACOS	1800 S. INDEPENDENCE PKWY STE. 120	RM, FB, PE	VALID	
FOXII'S RESTAURANT AND GRILL	301 E. VIRGINIA ST. STE. 103	RM, FB	PENDING	CITY APP., PAYMENT
GREGORY'S BISTRO	6675 MEDITERRANEAN DR. STE. 3120	BG	PENDING	CITY APP., PAYMENT

5.(c) Alcohol License and Permit Holders

OKADA JAPANESE STEAK & SUSHI BAR	2750 S. CENTRAL EXPWY. STE. 100	RM, PE	VALID	
PETRA-FRESH MEXICAN BISTRO	7200 W. UNIVERSITY DR. STE. 100	RM, FB, PE	PENDING	CITY APP., PAYMENT
QUIKTRIP 919	2285 W. UNIVERSITY DR.	BQ	VALID	
SHOP N GO 6	101 INDUSTRIAL BLVD.	BQ	VALID	
STONEBRIDGE RANCH COUNTRY CLUB	7000-03 BEACON HILL	RM, PE, FB	PENDING	CITY APP., PAYMENT
THE BODEGA	7951 COLLIN MCKINNEY PKWY STE. 1560	BG, FB	PENDING	TABC, CITY APP., PAYMENT
<del>THE CELT IRISH PUB</del>	100 N. TENNESSEE ST.	NL, PE, N		CHANGED PERMIT
THE RANCH COUNTRY CLUB	5901 GLEN OAKS	RM, PE, FB	PENDING	CITY APP., PAYMENT
TUPP'S BREWERY, LLC	721 ANDERSON ST.	B, DA, O	PENDING	CITY APP., PAYMENT
URBAN GRILL AND WINE BAR	218 E LOUISIANA ST STE 300		VALID	
VALUE MART	300 E. UNIVERSITY DR.	BQ	PENDING	CITY APP., PAYMENT
WALGREENS 16031	4994 W. UNIVERSITY DR.	BQ	VALID	
ZIN ZEN WINE BISTRO	6841 VIRGINIA PKWY, STE. 104	RM, PE, FB	VALID	

March				
Location Name	Physical Address	LP Type(s)	Status	Comments
APPLEBEE'S NEIGHBORHOOD GRILL & BAR	1820 W. UNIVERSITY DR.	RM	VALID	
<del>BARNHAUS VINEYARDS AND WINERY, LLC</del>	110 E. LOUISIANA ST.	G, GF, O		N/A
BERMUDA'S BAR & GRILL	6145 ALMA RD.	RM, FB	VALID	
CIRCLE K (CORNER STORE)2741585	5010 ALMA RD.	BQ	VALID	
CVS PHARMACY 5952	2313 W. UNIVERSITY DR.	BQ	VALID	
DELANEY'S IRISH PUB	6150 W. ELDORADO PKWY. STE. 120	RM, PE, LB, FB	VALID	
EL PRIMO CONVENIENCE STORE	403 SHORT ST.	BQ	VALID	
<del>HANK'S TEXAS GRILL PRIVATE CLUB, INC.</del>	1310 N. CENTRAL EXPWY.	N, PE		CHANGED PERMIT
HARBORCHASE OF MCKINNEY	265 PLATEAU DR.	RM, PE	VALID	
LA MADELEINE	3625 W UNIVERSITY DR STE 200	BG	PENDING	TABC, CITY APP., PAYMENT
MCKINNEY WINE MERCHANT	120 W. VIRGINIA ST. STE. 100	Q, BF	VALID	
MOD PIZZA N. LAKE FOREST	1871 N. LAKE FOREST DR. STE. 900	BG	VALID	
MURPHY USA 7408	9091 W. UNIVERSITY DR.	BQ	PENDING	CITY APP., PAYMENT

5.(c) Alcohol License and Permit Holders

NEW YORK PIZZA & PINTS II	4900 ELDORADO PKWY. STE. 140	BG	VALID	
PATINA GREEN HOME AND MARKET	116 N. TENNESSEE ST. STE. 102	BG	VALID	
ROLL ON IN SUSHI	7001 S CUSTER RD STE 600	RM	VALID	
TACO OCHO	3041 S CUSTER RD STE 800	RM	VALID	
THE COMEDY ARENA	305 E. VIRGINIA ST. STE. 104	RM, FB	VALID	
TRADER JOE'S	2851 CRAIG DR. STE. 100	Q, PS, BF	VALID	
WESTRIDGE GOLF COURSE	9055 N. COTTON RIDGE RD.	RM, PE	PENDING	CITY APP., PAYMENT

End of Listing - FY22 Q2

Listing Only - FY22, Q3 (Apr-Jun 2022)

April		
Location Name	Physical Address	LP Type(s)
7-ELEVEN CONVENIENCE STORE 33118B	5020 W. VIRGINIA PARKWAY	BQ
CVS/PHARMACY 6821	159 S CENTRAL EXPRESSWAY	BQ
MELLOW MUSHROOM	218 E. LOUISIANA ST. STE 101	RM, FB
PHO BISTRO	2058 W. UNIVERSITY DR. STE. 820	BG, FB
PIAZZA ON THE GREEN/ ARISTIDE	6200 TPC DR.	RM, LB, PE, CB, FB
RED ROAD VINEYARD AND WINERY	105 W. FRONT ST.	G, GF, O
RICK'S CHOPHOUSE	107 N. KENTUCKY ST.	RM, PE, CB, FB
SQUARE BURGER	115 N. KENTUCKY ST.	RM, CB, FB, PE
TACOS LOS CHANOS	345 INDUSTRIAL BLVD. STE. D	BG, FB
TARGET STORE T-2142	8900 HWY 121	BQ
TARGET STORE T-2335	2025 N. CENTRAL EXPWY.	BQ
THE GRIND BURGER BAR	7500 STACY RD. STE. 150	RM, FB
WINGSTOP RESTAURANT N. CUSTER	1521 N. CUSTER RD. STE. 222	RM, FB
WINGSTOP RESTAURANT S. CUSTER	7645 S. CUSTER RD. STE. 4201	BG, FB

May		
Location Name	Physical Address	LP Type(s)

5.(c) Alcohol License and Permit Holders

1 STOP FOOD STORE	103 N. GRAVES STREET	BQ
7-ELEVEN CONVENIENCE STORE 33688A	7990 W. ELDORADO PKWY.	BQ
ALDI 47	8801 STACY RD	BQ
CIRCLE K (CORNER STORE) 116	801 E. UNIVERSITY DR.	BF
CIRCLE K (CORNER STORE) 116	801 E. UNIVERSITY DR.	Q
COTTON PATCH CAFÉ	1925 N. CENTRAL EXPRESSWAY #480	RM, FB
CVS/PHARMACY 8321	2100 ELDORADO PKWY	BQ
DURKIN'S PIZZA II	2014 W. UNIVERSITY DR., SUITE 310	BG, FB
END ZONE	4150 ELDORADO PKWY. STE. #800	RM, LB
ERNESTOS FINE MEXICAN FOOD	1521 N. CUSTER RD. STE. 3000	RM, FB
GUITARS & GROWLERS	2741 VIRGINIAL PKWY. STE. 500	BG, FB
LA MICHOACANA MEAT MARKET	311 W. UNIVERSITY DR.	BQ
LOCAL YOCAL BBQ & GRILL	350 E. LOUISIANA ST. STE A	RM, CB, FB, PE
LONE STAR WINE CELLARS	103 E. VIRGINIA ST	G, GF, O
NOM NOMS MEXICAN GRILL	6840 VIRGINIA PKWY STE 125	BG, FB
QUIKTRIP 916	1700 S. MCDONALD STREET	BQ
RACETRAC 155	1004 E. UNIVERSITY DR.	BQ
SILK ROAD	6851 VIRGINIA PKWY, STE. 300	RM
SUPER SHACK RESTAURANT	2901 S. CENTRAL EXPWY.	RM, FB
TACO CRUSH	2960 ELDORADO PKWY. STE. 5	RM, FB
THE PUB PRIVATE CLUB	204 W. VIRGINIA ST.	N, NL, PE
TOURNAMENT PLAYERS AT CRAIG RANCH	8000 COLLIN MCKINNEY PKWY.	RM, CB, FB, LB, PE
WALMART 206 (Quality Licensing Corp)	2041 N REDBUD BLVD	BF
WALMART 206 (Quality Licensing Corp)	2041 N REDBUD BLVD	Q, PS
WING BUCKET	3510 W. UNIVERSITY DR. STE. 100	RM, FB

<b>June</b>		
<b>Location Name</b>	<b>Physical Address</b>	<b>LP Type(s)</b>
7-ELEVEN CONVENIENCE STORE #34222A	8885 W. UNIVERSITY DR.	BQ

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BUFFALO WILD WINGS GRILL & BAR #207	2035 N. CENTRAL EXPRESSWAY SUITE 61	RM, FB
CADILLAC PIZZA PUB	112 S. KENTUCKY ST.	RM, FB, PE
CIRCLE K (CORNER STORE) 2471879	8001 W. UNIVERSITY DR.	BQ
DURKIN'S PIZZA I	8930 Highway 121, STE. 594	BG
EL CORAZON DE TEJAS	1222 N. CENTRAL EXPWY.	RM
FAMILY DOLLAR STORE 5430	617 N. MCDONALD ST.	BQ
HARVEST	112 E. LOUISIANA	RM, BP,FB,PE
MOD SUPER FAST PIZZA	3009 S. CUSTER RD. STE. 100	BG, FB
MOVIE HOUSE & EATERY	8450 SH 121 N.	RM, CB, FB, PE
PIZZA HUT	4987 W. UNIVERSITY DR.	BE, FB
RACETRAC 130	1608 S. MCDONALD ST.	BQ
SPRING CREEK BARBECUE	1993 N. CENTRAL EXPWY.	BG, FB
TEXAS ROADHOUSE	3101 S. CENTRAL EXPWY.	RM, FB, PE
THE YARD	107 S. CHURCH ST.	RM, FB, PE

End of Listing - FY22 Q3

Listing Only - FY22, Q4 (Jul-Sep 2022)

July		
Location Name	Physical Address	LP Type(s)
ARCADE 92	305 E. VIRGINIA ST. STE 103	RM, FB
BLUE GOOSE CANTINA	2020 N. CENTRAL EXPWY.	RM, FB
CHILIS GRILL & BAR	7675 CUSTER RD.	RM, FB, PE
COSTCO TEXAS BEVERAGE 1284	3650 W. UNIVERSITY DR.	BQ
EMERSON, CHASE LLC- 11/17	1910 N. STONEBRIDGE DR. STE. 180	RM, FB
HANDY MART FOOD STORE	1000 S. MCDONALD ST.	BQ
KOBE STEAK & SUSHI	3300 W. ELDORADO PWY. STE. 100	RM, FB
KWIK SHOP	215 E. UNIVERSITY DR. 119	BQ
MCKINNEY EXXON MART	202 N. CENTRAL EXPWY.	BQ
QUALITY LICENSING - SAMS - 4906	1670 W. UNIVERSITY DR.	Q, E, PS

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QUALITY LICENSING - SAMS - 4906	1670 W. UNIVERSITY DR.	BF
THE GUAVA TREE	1700 N. CENTRAL EXPWY.	RM, FB
THE OLIVE GARDEN ITALIAN RESTAURANT # 1573	1700 N CENTRAL EXPWY.	RM, FB, PE
UMAI SUSHI	470 ADRIATIC PKWY. STE. 1106	BG, FB
WALMART 6966	3400 VIRGINIA PKWY.	BQ
WALMART FUEL CENTER 6966	3450 VIRGINIA PKWY.	BQ
WINGSTOP	4550 ELDORADO PKWY. STE. 105	RM, FB
EDEN HILL VINEYARD	4910 EDEN HILL LANE	G, GF, O
QUALITY LICENSING STORE 6966 - SAMS	3400 VIRGINIA PKWY.	Q
QUALITY LICENSING STORE 6966 - SAMS	3401 VIRGINIA PKWY.	BF
CT PROVISIONS	205 W. LOUISIANA ST. STE 102	RM, CB, FB, LB, PE

**August**

Location Name	Physical Address	LP Type(s)
7-ELEVEN CONVENIENCE STORE 37296A	3911 MEDICAL CENTER DR.	BQ
CHASERS (HOLIDAY INN)	3220 CRAIG DRIVE	RM, FB, PE
CHOICE BEVERAGE	4600 ELDORADO PKWY. STE. 700	BQ
EJ WILLS GASTROPUB	1910 N. STONEBRIDGE DR. STE. 100	RM, FB, LB
FILTERED	218 E. LOUISIANA ST. STE 400	BG, FB
FIRST WATCH RESTAURANTS TEXAS, INC 292	3009 s. CUSTER RD. STE. 600	RM, FB, PE
FUZZY'S TACO SHOP	3190 S. CENTRAL EXPWY. STE. 570	RM, FB
GOOD SPIRITS LLC	3001 S. CENTRAL EXPWY	BQ
HAT GREEK BURGER	3321 S. CUSTER RD.	BG, FB
HOOTERS	1775 N CENTRAL EXPY.	RM, FB, LB, PE
ICHIBAN ASIAN CUISINE	210 N. CUSTER RD. STE. 130	BG, FB
IMPERIAL GARDEN & GRILL	4610 ELDORADO PKWY. #200	BG, FB
KROGER 567	2901 S LAKE FOREST DR.	BQ
KROGER 488	1707 W. UNIVERSITY DR.	BQ
MARY'S (ARLENE'S RESAURANT & BAR)	4150 ELDORADO PKWY. STE. 500	RM, FB, LB, PE
OAK HOLLOW BEVERAGE	3005 N. McDONALD ST.	RM, FB, PE
ONE AND ONLY BURGERS AND FRIES	1330 N. MCDONALD ST. STE. 100	BG, FB

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PEI WEI FRESH KITCHEN	3000 S. CENTRAL EXPWY.	RM, FB, PE
SHOGUN	1230 N CENTRAL EXPWY.	RM, FB, PE
SMITH ART'S CRAFT FOOD & CHEERS	1751 W. ELDORADO PKWY. STE. 310	RM, CB, FB, LB, PE
SPOONS	100 E. LOUISIANA ST.	RM, FB, PE
SPROUTS FARMERS MARKET	9241 VIRGINIA PKWY.	BQ
TAQUERIA HIDALGO	901 N. MCDONALD ST. STE. 107	RM, FB
TOM THUMB 296	6800 W VIRGINIA PKWY	BQ
UNITED MARKET STREET 561	6100 W. ELDORADO PKWY.	BQ
URBAN VALUE CORNER STORE	6501 MEYER WAY STE. 100	BQ

September		
Location Name	Physical Address	LP Type(s)
7-ELEVEN CONVENIENCE STORE 34108	1814 N. CENTRAL EXWY.	BQ
CAVALLI PIZZERIA	6851 VIRGINIA PKWY.	RM, CB, FB, PE
CHILI'S GRILL & BAR	1940 N CENTRAL EXPWY.	RM, FB, PE
CIRCLE K (CORNER STORE) 2741583	1710 S. INDEPENDENCE PKWY.	BQ
CIRCLE K (CORNER STORE) 2741198	4991 W. UNIVERSITY DR.	BQ
CIRCLE K (CORNER STORE) 2741759	1801 ELDORADO PKWY.	BQ
DICKEY'S BARBECUE 076	600 N. CENTRAL EXPWY.	BG, FB
JIMMIE GEIGAS AMERICAN LEGION POST 96	1505 N. CHURCH ST.	NE, PE
MCKINNEY PIZZA TAVERN	1705 W. UNIVERSITY DR.	RM, FB, LB
NINETEEN DEGREES SPORTS BAR	6996 STARS AVE.	RM, FB
ON THE BORDER	8930 STATE HIGHWAY 121 STE. 530	RM, FB, PE
QUIKTRIP 913	4151 STACY RD.	BQ
QUIKTRIP 914	7349 S. CUSTER RD.	BQ
SANTORINI GREEK	7810 ELDORADO PKWY STE 280	RM, FB
WALGREENS 04663	3001 ELDORADO PKWY.	BQ
WALGREENS 09908	1651 W. UNIVERSITY DR.	BQ
WALGREENS 11908	8996 STACY RD.	BQ

End of Listing - FY22 Q4

5.(c) Alcohol License and Permit Holders

Listing Only - FY23, Q1 (Oct-Dec 2022)

October		
Location Name	Physical Address	LP Type(s)
7-ELEVEN CONVENIENCE STORE #32811A	3100 ELDORADO PARKWAY	BQ
7-ELEVEN CONVENIENCE STORE #38091H	2689 N LAKE FOREST DRIVE	BQ
7-ELEVEN CONVENIENCE STORE #38447A	204 N COIT ROAD	BQ
7-ELEVEN CONVENIENCE STORE #41244A	1550 HARDIN BLVD	BQ
CIRCLE K 2706318	2400 VIRGINIA PKWY	BQ
CVS PHARMACY 5799	6301 ELDORADO PARKWAY	BQ
KROGER #565	1801 N LAKE FOREST DR	BQ
LONE STAR FOOD STORE 37	101 S. CENTRAL EXWY.	BF, Q
LONE STAR FOOD STORE 57	1815 N. CENTRAL EXWY.	Q, BF
NEIGHBORHOOD NOSH	4100 S. RIDGE RD.	BQ
RACETRAC 219	2032 S. UNIVERSITY DR.	BQ
RACETRAC 340	5588 S. LAKE FOREST DR.	BQ
RICE & NOODLE	1521 N. CUSTER RD STE 2600	BG
RIVERA'S SALVA TEX-MEX	1321 N. TENNESSEE ST. STRE. 100	BG, BL, FB
RSRSL INVESTMENTS INCORPORATED	4951 W. ELDORADO	BQ
SALTGRASS STEAKHOUSE #24	2801 CRAIG DR.	RM, FB, PE
STORMING CRAB	2045 N CENTRAL EXPY STE 700	RM
SUPER 1 STOP	1313 N CHURCH STREET	Q
THE GRIND BURGER BAR Y TAQUERIA	3350 VIRGINIA PKWY STE 400	RM
TOKYO JOE'S	7645 S. CUSTER RD. STE. D444	BG, FB
ESCAPOLOGY AND URBAN AIR ADVENTURE PARK	3150 S HARDIN RD.	BG, FB
WALGREENS #07195	7080 VIRGINIA PARKWAY	BQ
VFW LONE STAR POST	1710 N. CHURCH ST	PE, NE
HIDDEN HANGAR LLC	273 MIDDLE RD.	GF
BLUE DUCK WINERY		



5.(c) Alcohol License and Permit Holders

7-ELEVEN CONVENIENCE #41378H	3601 VIRGINIA PKWY	BQ
VALLEY VINES		

November		
Location Name	Physical Address	LP Type(s)
7-ELEVEN CONCENIENCE STORE #37099A	100 S CUSTER RD	BQ
TACO CABANA BEVERAGES INC.		RM
CVS PHARMACY #334	8995 STACY RD.	BQ
CVS #5380	8953 VIRGINIA PARKWAY	BQ
CVS #10675	6161 W. UNIVERSITY DR	BQ
DOLLAR GENERAL #10421	1420 S. MCDONALD ST.	BQ
ÉCLAIR BISTRO	216 E VIRGINIA STREET	RM
EL POLLO ALLEGRE	1211 N. TENNESSEE ST.	RM, FB, PE
GREGORY'S BISTRO	6675 MEDITERRANEAN DRIVE SUITE 3120	BG
HARRY'S AT THE HARBOR	6601 MEDITERRANEAN DRIVE #6101	RM
LA PALOMA MCKINNEY	1213 S MCDONALD STREET	RM
LANDON WINERY	101 N. KENTUCKY ST.	G, GF, O
MIGHTY QUICK FOOD STORE	727 N MCDONALD ST.	BQ
MITAS HILL VINEYARD	2300 VINEYARD HL	G
RACETRAC #157	2152 VIRGINIA PKWY	BQ
ROCKFISH SEAFOOD GRILL	2780 S. CENTRAL EXPWY.	RM, FB, PE
RYE	111 W. VIRGINIA	RM, FB
STARNES TRUCKING INC.	641 FM 2933	C
UNCOR'D BAR & GRILL	301 N CUSTER RD. STE. 180	RM, FB
WINCO FOODS	1800 N. GRAVES ST.	BQ
ZEN SUSHI & GRILL	3751 S. STONEBRIDGE DR. 500	RM, FB
CHECKERED PAST WINERY		
SILVER LAKE CELLARS		

5.(c) Alcohol License and Permit Holders

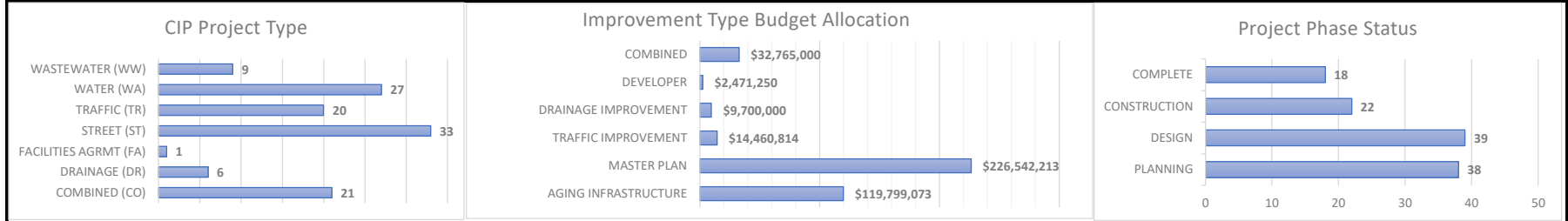
December		
Location Name	Physical Address	LP Type(s)
7-ELEVEN CONVENIENCE STORE #38091A	2689 N LAKE FOREST DRIVE	BQ
7-ELEVEN CONVENIENCE STORE #38108A	8400 S.H. 121 S.	BQ
CHIPOTLE MEXICAN GRILL	2811 CRAIG DR. STE 100	RM, FB, PE
DOS CHARROS TEX MEX RESTAURANT	4150 W ELDORADO PARKWAY #500	RM
ELDORADO COUNTRY CLUB	2604 COUNTRY CLUB DR.	RM, FB, PE
FUZZY'S TACO SHOP	8031 W UNIVERSITY DRIVE SUITE 100	RM
KOJI SUSHI	101 N. MCDONALD ST. STE. 105B.	BG, FB
KROGER #565 Fuel Center	1881 N LAKE FOREST DR.	BQ
MESA'S MEXICAN GRILL	7820 ELDORADO PKWY STE 160	RM, FB, PE
MITZI'S SONOMA	110 N. TENNESSEE ST.	Q, PS
QUIKTRIP #963	1750 WILMETH RD.	BQ
SAN MIGUEL GRILL	506 W UNIVERSITY DR.	RM
SHERATON MCKINNEY HOTEL	1900 GATEWAY BLVD.	RM, PE, CB
COOLEY BAY WINERY	292 CARTWRIGHT RD.	GF
TETCO 602	101 S. CENTRAL EXWY.	BQ

End of Listing - FY23 Q1

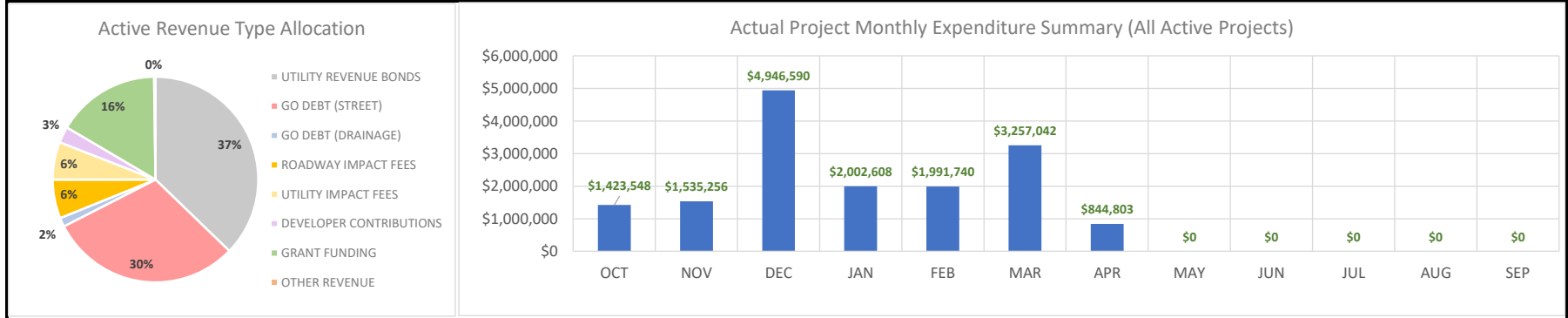


# FY22 ENGINEERING CIP DASHBOARD SUMMARY

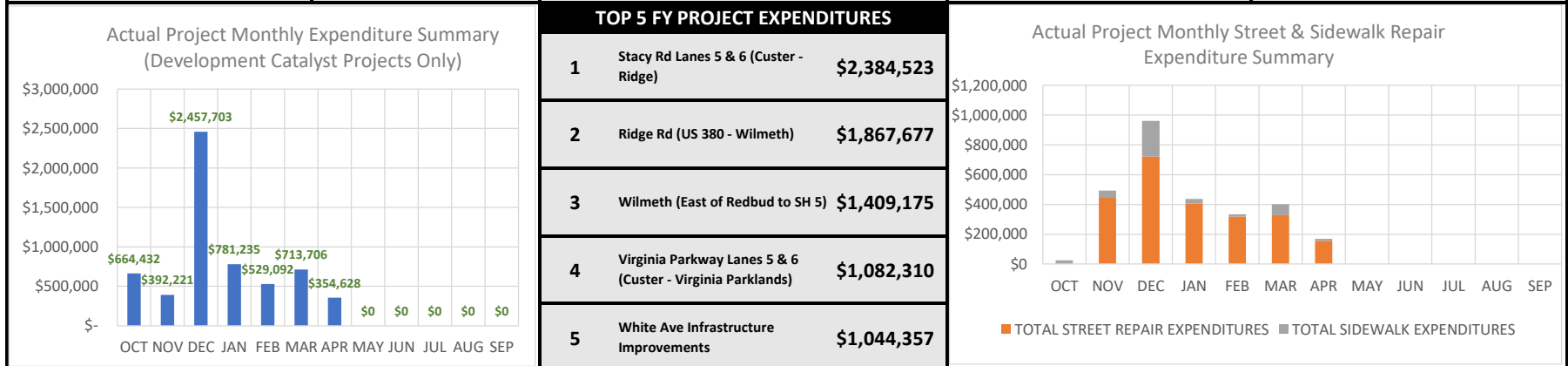
REPORT DATE: 4/13/2022



<b>TOTAL FUNDED PROJECTS</b> <b>117</b>	<b>CURRENT PROJECT REVENUE TOTAL</b> <b>\$405,738,350</b>	<b>CURRENT PROJECT ENCUMBRANCE TOTAL</b> <b>\$246,017,250</b>
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<b>TOTAL EXPENDITURES TO DATE</b> <b>\$16,001,588</b>	<b>DEVELOPMENT CATALYST EXPENDITURE (% OF TOTAL)</b> <b>36.8%</b>	<b>PROJECTED FY EXPENDITURES</b> <b>\$30,262,070</b>	<b>STREET REPAIR EXPENDITURES TO DATE</b> <b>\$2,376,403</b>	<b>SIDEWALK EXPENDITURES TO DATE</b> <b>\$443,603</b>
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## ENGINEERING CAPITAL IMPROVEMENTS PROJECT SUMMARY (FY22)

[VIEW THE INTERACTIVE CIP WEBMAP AT WWW.MCKINNEYTEXAS.ORG/PROJECTSTATUS](http://www.mckinneytexas.org/projectstatus)

Report Date: 4/13/2022

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	CURRENT STATUS	CURRENT PROJECT REVENUE	PROJECT START	PLANNING	DESIGN OR STUDY	FRANCHISE UTILITY	LAND ACQUISITION	BID PHASE	CONSTRUCTION	PROJECT COMPLETE
<b>COMBINED INFRASTRUCTURE PROJECTS (21 PROJECTS)</b>												
CO1633	SH 5 Utility Relocations - Phase 1	Relocation and betterment of existing water and wastewater mains in advance of the planned reconstruction of SH 5 by the Texas Department of Transportation (TxDOT).	DESIGN	\$ 27,415,000	12/4/2019	100%	90%	27%	52%	0%	0%	11/20/2023
CO1817	East Louisiana Infrastructure Improvements	Comprehensive infrastructure improvements (paving, drainage, utilities, pedestrian, hardscape) along East Louisiana Street.	DESIGN	\$ 7,702,800	10/1/2020	100%	100%	100%	100%	94%	0%	6/25/2023
CO1902	Main Replacements & Street Rehab (Northwood Park / Westwood Park Area)	Replacement of water/wastewater mains including associated street pavement.	COMPLETE	\$ 6,021,684	2/24/2019	100%	100%	100%	100%	100%	100%	3/31/2022
CO2006	Griffin St and Pine St Infrastructure Improvements	Complete reconstruction including utilities, drainage, and paving.	CONSTRUCTION	\$ 2,160,000	1/13/2020	100%	100%	100%	N/A	100%	71%	7/4/2022
CO2007	McKinney Infrastructure Initiative (Programmed)	Programmed improvements to substandard residential streets including paving, utilities, drainage, and sidewalk.	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2009	Infrastructure Asset Management Planning	Initial implementation of an asset management and project prioritization strategy utilizing existing street, water, and wastewater asset data.	DESIGN	\$ 170,000	1/8/2020	100%	98%	0%	0%	0%	0%	4/30/2022
CO2133	N Tennessee Infrastructure Improvements (Lamar - US 380)	Rehabilitation of street paving including minor utility and sidewalk improvements.	COMPLETE	\$ 1,200,000	10/16/2020	100%	100%	N/A	N/A	N/A	100%	11/30/2021
CO2134	Lela Jones Foote Bradley Infrastructure Improvements	Renewal of substandard infrastructure including streets, drainage and utilities	DESIGN	\$ 4,150,000	1/17/2021	100%	88%	75%	75%	0%	0%	9/13/2023
CO2136	SH 5 TxDOT Local Contribution (Frisco Rd Powerhouse)	Local contribution for land acquisition (by TxDOT) and supplemental drainage design.	DESIGN	\$ 950,000	8/1/2019	100%	92%	39%	39%	0%	0%	6/3/2027
CO2137	White Ave Infrastructure Improvements	Reconstruction of street paving including complete replacement of water & wastewater mains	CONSTRUCTION	\$ 4,400,000	12/1/2020	100%	N/A	N/A	N/A	N/A	91%	6/1/2022
CO2138	Public Works Utility Main Improvements	Renewal of water and wastewater mains by public works utilizing available buyboard contracts.	CONSTRUCTION	\$ 3,950,000	11/1/2020	100%	N/A	N/A	N/A	N/A	76%	9/30/2022
CO2213	Church, Henry, McKinney Infrastructure Improvements	Replacement of aging street, utility and drainage infrastructure	PLANNING	\$ 700,000	7/1/2022	0%	0%	0%	0%	0%	0%	9/30/2024
CO2214	Water & Wastewater Master Plan (2023)	Required update to Water and Wastewater Master Plan	PLANNING	\$ 800,000	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2215	Water & Wastewater Main Capacity Improvements (Programmed)	Programming source for construction of water/wastewater master plan improvements in areas of existing development	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2216	Industrial Blvd Utility Improvements	Various utility improvements required by the master plan and/or based on identified replacement need	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2222	Main Replacement & Street Rehab (FY22)	Replacement of water mains, wastewater mains, street paving and sidewalks	DESIGN	\$ 4,000,000	3/24/2022	100%	5%	0%	0%	0%	0%	6/23/2024
CO2223	Main Replacement & Street Rehab (Programmed)	New combined programming source for annual main replacement and street repair projects	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2235	Virginia and Throckmorton Infrastructure Improvements (Municipal Complex)	Various infrastructure improvements in the vicinity of a future municipal complex utilizing TIRZ funding.	DESIGN	\$ 1,350,000	2/16/2022	100%	14%	0%	N/A	0%	0%	5/15/2024
CO2266	SH 5 Utility Relocations - Phase 2	Relocation and betterment of water and wastewater mains along State Highway 5 in advance of the planned reconstruction by TxDOT	PLANNING	\$ 3,600,000	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2267	Green and Andrews Infrastructure Improvements	Comprehensive infrastructure improvements (paving, drainage, utilities, pedestrian).	DESIGN	\$ 4,750,000	10/1/2020	100%	100%	72%	95%	94%	0%	6/25/2023



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CO4238	Town Center Infrastructure Improvements	Various improvements to existing infrastructure along Louisiana Street.	COMPLETE	\$ 6,500,000	3/18/2019	100%	100%	100%	N/A	100%	100%	3/31/2022
<b>DRAINAGE INFRASTRUCTURE PROJECTS (6 PROJECTS)</b>												
DR1646	Glenwood Estates Erosion Study	Study to determine potential improvements to address creek erosion through Glenwood Estates	DESIGN	\$ 550,000	9/30/2021	100%	92%	N/A	N/A	N/A	0%	9/30/2022
DR1809	Finch Creek Drainage Improvements	1D and 2D study of the Finch Creek watershed to analyze existing infrastructure to determine the need for improvements and, if needed, come up with improvement	DESIGN	\$ 550,000	7/1/2020	100%	89%	100%	N/A	N/A	N/A	7/1/2022
DR2028	Mallard Lakes Dr Headwall Repair	Culvert headwall repair	DESIGN	\$ 100,000	3/1/2022	100%	34%	N/A	N/A	0%	0%	12/31/2022
DR2118	Wattley Park Drainage & Erosion Improvements	Drainage & Erosion Improvements	DESIGN	\$ 300,000	3/1/2021	100%	100%	N/A	N/A	N/A	0%	12/31/2022
DR2224	East McKinney Drainage Study	Drainage study to include recommendations for future drainage improvements in East McKinney	PLANNING	\$ 200,000	TBD	0%	0%	0%	0%	0%	0%	TBD
DR4319	NRCS Lake 15 & 16 Dam Rehabilitation	Upgrade principal spillway pipes, upgrade auxiliary spillways, and reshape both dams.	DESIGN	\$ 8,000,000	11/20/2020	100%	75%	N/A	N/A	N/A	N/A	9/30/2022
<b>FACILITY AGREEMENT INFRASTRUCTURE PROJECTS (1 PROJECTS)</b>												
FA0000	Miscellaneous Facility Agreements	Executed facility agreements for future deferred infrastructure.	PLANNING	\$ 2,188,044	TBD	53%	N/A	N/A	N/A	N/A	N/A	TBD
<b>STREET INFRASTRUCTURE PROJECTS (33 PROJECTS)</b>												
ST1219	Virginia Parkway Lanes 5 & 6 (Bellegrove - US 75)	Widen Virginia Parkway from 4-lanes to 6-lanes, including the bridge over Wilson Creek. Right-of-way acquisition, utility adjustments, water and wastewater line construction are	COMPLETE	\$ 11,861,032	10/17/2013	100%	100%	100%	100%	100%	100%	3/14/2022
ST1231	Virginia Parkway Lanes 5 & 6 (Ridge - Bellegrove)	Widen Virginia Parkway from 4-lanes to 6-lanes from just east of Ridge Road to Bellegrove. Traffic signals will be added at the Virginia Parkway intersections with	COMPLETE	\$ 4,980,737	8/17/2014	100%	100%	100%	100%	100%	100%	3/14/2022
ST1617	Ridge Rd (US 380 - Wilmeth)	Construct Ridge Road from its current terminus at US 380 to Wilmeth Road	CONSTRUCTION	\$ 23,931,900	10/10/2017	100%	100%	98%	100%	100%	43%	1/28/2023
ST1622	Citywide Street Rehab (Programmed)	Programming project for replacement of streets as needed to keep up standards	PLANNING	\$ 4,643,730	TBD	0%	0%	0%	0%	0%	0%	TBD
ST1719	Wilmeth (Hardin to Lake Forest)	Construction of Wilmeth Rd (G4D) from Hardin to Lake Forest, including roundabouts at Hardin, CR 943, and Lake Forest.	CONSTRUCTION	\$ 25,123,930	10/14/2019	100%	100%	97%	100%	100%	3%	3/2/2024
ST1722	Ridge Road (Wilmeth to Bloomdale)	Construction of Ridge Road (M6D) lanes 1 & 2 of ultimate planned 6-lane arterial.	PLANNING	\$ 758,934	TBD	0%	0%	0%	0%	0%	0%	TBD
ST1723	Wilmeth (East of Redbud to SH 5)	Construction of Lanes 3 & 4 West of SH 5 and construction of median lighting between US 75 and SH 5.	CONSTRUCTION	\$ 4,064,681	5/14/2019	100%	100%	100%	100%	100%	84%	6/9/2022
ST1834	Accessibility Improvements (Eastside Phase 2)	Various pedestrian improvements (sidewalk, curb ramps, and intersections) in the Downtown McKinney area. Continuation of improvements for Phase 1 (ST1649).	DESIGN	\$ 2,470,000	7/1/2019	100%	100%	N/A	N/A	0%	0%	3/21/2023
ST1835	Arterial Intersection Capacity Improvements (FY19)	McKinney Ranch @ Lake Forest, Alma @ Eldorado, Virginia @ Stonebridge, Hardin @ White	COMPLETE	\$ 2,600,000	4/3/2019	100%	100%	100%	100%	100%	100%	3/31/2022
ST1838	Eldorado and Custer Intersection / Bridge Improvements	Widening of existing bridge over Rowlett Creek to include lanes 5 & 6 including various intersection capacity improvements.	DESIGN	\$ 3,500,000	5/4/2020	100%	100%	90%	N/A	0%	0%	4/1/2023
ST1839	Virginia Parkway Lanes 5 & 6 (Custer - Virginia Parklands)	Addition of Lanes 5 & 6	CONSTRUCTION	\$ 3,900,395	3/15/2019	100%	100%	100%	N/A	100%	76%	7/1/2022



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ST1841	Collin McKinney Pkwy (Lake Forest - Hardin)	Construction of remaining lanes 1 & 2 (westbound), lanes 3 & 4 (eastbound) including signal improvements at Lake Forest and Hardin.	DESIGN	\$ 14,018,589	7/1/2019	100%	98%	100%	100%	0%	0%	7/4/2023
ST2011	Intersection Capacity Improvements (US 380 & Community Ave)	Construction of intersection capacity improvements at US 380 & Community.	DESIGN	\$ 2,000,000	3/16/2022	100%	8%	0%	0%	0%	0%	12/31/2023
ST2012	Intersection Capacity Improvements (Programmed)	Programming source for future intersection capacity improvements.	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
ST2102	Citywide street rehabilitation (FY21)	Replacement/renewal of street pavement	COMPLETE	\$ 4,500,000	10/1/2020	100%	100%	N/A	N/A	N/A	100%	11/30/2021
ST2103	FM 1461 TxDOT Local Contribution (Custer - Bloomdale)	Local contribution for land acquisition (by TxDOT) associated with TxDOT reconstruction of FM1461	COMPLETE	\$ 300,000	10/15/2020	100%	100%	N/A	N/A	N/A	N/A	10/31/2021
ST2105	Medical Center Drive Improvements (Frisco - Spur 399)	Widening to a 4 lane undivided roadway including connection to new Frisco Road alignment	PLANNING	\$ 1,000,000	TBD	0%	0%	0%	0%	0%	0%	TBD
ST2106	Stonebrige Drive (US 380 - Tucker Hill)	Construction of NB lanes 1 & 2 of Stonebridge to Tucker Hill southern boundary; full intersection construction at US 380	PLANNING	\$ 2,000,000	TBD	77%	0%	0%	0%	0%	0%	TBD
ST2107	East McKinney mobility alignment studies	Mobility and alignment study to determine feasible mobility and roadway improvements including connection(s) to Airport	DESIGN	\$ 200,000	12/2/2020	100%	96%	N/A	N/A	N/A	N/A	4/30/2022
ST2124	Craig Ranch Intersection Improvements	Removal and/or reconstruction of intersection bump outs to improve area mobility and traffic flow.	CONSTRUCTION	\$ 300,000	10/2/2021	100%	100%	N/A	N/A	100%	93%	4/15/2022
ST2225	US 380 East TxDOT Local Contribution	Local match required in advance of TxDOT improvements to US 380.	COMPLETE	\$ 91,411	10/2/2021	100%	100%	N/A	N/A	N/A	N/A	10/10/2021
ST2226	Citywide Street Rehabilitation (FY22)	Concrete and asphal street repair and/or reconstruction	DESIGN	\$ 4,000,000	12/1/2021	100%	100%	N/A	N/A	41%	0%	3/7/2023
ST2227	Taylor Burk Lanes 1 & 2 (South of Bloomdale)	Construction of master planned roadway	PLANNING	\$ 500,000	4/18/2022	69%	0%	0%	0%	0%	0%	7/17/2022
ST2228	Wilmeth Road Extension (East of SH 5)	Construction of master planned roadway	PLANNING	\$ 2,200,000	TBD	0%	0%	0%	0%	0%	0%	TBD
ST2230	Glen Oaks & Ridge Road Roundabout	Reconstruction of intersection from all-way stop to multi-lane roundabout	PLANNING	\$ 400,000	6/1/2022	46%	0%	0%	0%	0%	0%	10/1/2023
ST2233	James Pitts Realignment	Proposed realignment and construction of James Pitts as a collector roadway into Bloomdale Road	PLANNING	\$ 300,000	TBD	0%	0%	0%	0%	0%	0%	TBD
ST2234	SH 5 Deck Park Feasibility Study (NCTCOG)	Feasibility study funded through NCTCOG for possible construction of a deck park over SH5 adjacent to downtown	DESIGN	\$ 2,400,000	11/17/2021	100%	65%	N/A	N/A	N/A	N/A	6/30/2022
ST3212	Stacy Rd Lanes 5 & 6 (Custer - Ridge)	Construction of Lanes 5 & 6 including signalization of Stacy Rd at McKinney Ranch Pkwy	CONSTRUCTION	\$ 8,203,803	9/9/2019	100%	100%	100%	100%	100%	98%	4/21/2022
ST4215	Accessibility improvements for PROW (Programmed)	Accessibility improvements for PROW (Programmed)	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
ST4227	Bloomdale Road Extension - Community to Hardin	Extension of Bloomdale from Hardin Blvd to Community Ave with a 4 lane divided roadway.	CONSTRUCTION	\$ 13,498,343	3/9/2017	100%	100%	96%	100%	100%	94%	5/31/2022
ST4229	Bloomdale Road and FM 543 Realignment	Construct remaining planned lanes along Bloomdale (West of SH 5) and establish new planned intersection of Bloomdale/FM543	DESIGN	\$ 2,161,523	1/19/2022	100%	59%	N/A	N/A	N/A	N/A	6/9/2022
ST4375	Transportation development catalyst (umbrella)	Projects to provide infrastructure to help with economic development and/or contribute towards additional master-planned infrastructure adjacent to planned development.	PLANNING	\$ 1,378,538	TBD	53%	N/A	N/A	N/A	N/A	N/A	TBD



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ST9115	Custer Road (US 380 - FM 1461) design & ROW	Design of 4 lane (ultimate 6) arterial roadway	CONSTRUCTION	\$ 4,780,403	2/2/2009	100%	100%	N/A	N/A	100%	51%	7/1/2023
<b>TRAFFIC INFRASTRUCTURE PROJECTS (20 PROJECTS)</b>												
TR0220	Traffic signalization (programmed)	Funding to construction traffic signals as they are warranted by traffic conditions	PLANNING	\$ 4,480	TBD	0%	0%	0%	0%	0%	0%	TBD
TR1843	Traffic Signalization (FY19)	Construction of permanent traffic signals (See TR1845, TR1846)	CONSTRUCTION	\$ 1,158,650	12/3/2018	100%	100%	N/A	N/A	N/A	99%	4/19/2022
TR1845	Traffic Signalization (FY19) - RIF Zone H	Construction of permanent traffic signals at Alma Drive at Henneman and Stacy at Collin McKinney.	CONSTRUCTION	\$ 500,000	2/28/2019	100%	100%	N/A	N/A	N/A	91%	4/30/2022
TR1849	Traffic signal detection upgrades	Upgrades to signal controllers based on new technology	COMPLETE	\$ 350,000	2/28/2019	100%	100%	N/A	N/A	N/A	N/A	11/15/2021
TR1850	Citywide future roundabout planning and evaluation	Evaluation, planning and assessment of future roundabout intersection construction	DESIGN	\$ 100,000	11/12/2018	100%	96%	N/A	N/A	N/A	N/A	5/31/2022
TR2020	SH 5 Illumination (Stewart - US 380)	Installation of continuous median illumination (construction to occur concurrent with TxDOT reconstruction of SH 5).	DESIGN	\$ 250,000	6/24/2021	100%	48%	N/A	N/A	0%	0%	6/3/2027
TR2021	Harry McKillop Illumination (SH 5 - Airport)	Installation of continuous median illumination.	DESIGN	\$ 1,540,000	6/9/2020	100%	100%	N/A	N/A	100%	0%	10/28/2022
TR2022	Traffic Signalization (FY20)	Installation of new traffic signals at Airport & Harry McKillop, Ridge & Berkshire, and McKinney Ranch & Silverado.	DESIGN	\$ 1,290,000	3/2/2020	100%	91%	N/A	100%	N/A	65%	12/30/2022
TR2023	Traffic Signal Detection Upgrades (TxDOT HSIP)	Upgrade of traffic signal vehicle detection equipment.	CONSTRUCTION	\$ 956,863	8/3/2020	100%	100%	N/A	N/A	N/A	60%	6/1/2022
TR2024	US 380 Illumination (Custer - Bois D Arc)	Installation of new median illumination along US 380	DESIGN	\$ 150,000	6/18/2021	100%	79%	N/A	N/A	0%	0%	9/1/2025
TR2025	Citywide Wayfinding Planning	Planning and implementation for enhanced citywide wayfinding.	DESIGN	\$ 300,000	2/22/2021	100%	84%	N/A	N/A	N/A	N/A	6/30/2022
TR2026	US 75 Lighting Upgrades	Replace high mast lighting with LED ballasts; improve lighting at bridge overpass locations	CONSTRUCTION	\$ 270,000	10/1/2019	100%	100%	N/A	N/A	N/A	31%	9/30/2025
TR2027	Industrial Blvd Illumination (SH 5 - Airport)	Installation of new median illumination along Industrial Blvd	DESIGN	\$ 240,939	2/1/2022	100%	51%	0%	0%	0%	0%	6/17/2022
TR2115	Auburn Hills Pkwy / US 380 traffic signal installation	Developer-funded construction of a new traffic signal	COMPLETE	\$ 268,632	5/10/2021	100%	N/A	N/A	N/A	N/A	100%	8/24/2021
TR2123	US 380 at C&D Landfill Traffic Signal Installation	Installation of a new traffic signal.	CONSTRUCTION	\$ 340,000	6/15/2021	100%	100%	N/A	N/A	N/A	5%	8/1/2022
TR2125	Downtown Lighting Study	Data collection of existing downtown lighting and photometric study of the downtown lighting infrastructure.	DESIGN	\$ 250,000	7/30/2021	100%	95%	N/A	N/A	N/A	N/A	4/25/2022
TR2237	Wayfinding Implementation	Implementation / Construction of wayfinding citywide	PLANNING	\$ 500,000	7/1/2022	12%	0%	N/A	N/A	0%	0%	12/31/2024
TR2268	Alma @ Ballfields Traffic Signal	Installation of new traffic signal at Alma and Ballfields Private Driveway	DESIGN	\$ 240,000	1/1/2022	100%	100%	N/A	42%	N/A	0%	2/1/2023
TR4235	Traffic Signal Controller Upgrade	Various upgrades to existing traffic signal controllers	COMPLETE	\$ 451,250	1/30/2018	100%	N/A	N/A	N/A	N/A	100%	11/30/2021



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TR9127	Fiber Optic / Intelligent transportation systems	Update ITS master plan and implementation of some projects	DESIGN	\$ 631,628	9/20/2017	1	1	N/A	N/A	N/A	0	9/30/2020
<b>WATER INFRASTRUCTURE PROJECTS (27 PROJECTS)</b>												
WA0210	Independence Parkway 24 Inch Waterline	Installation of master-planned 24" water main.	DESIGN	\$ 2,500,000	5/3/2021	100%	70%	N/A	N/A	0%	0%	6/5/2023
WA1610	Service Line Replacement - Residential 10 Year	Replacement of water service lines as identified by Public Works (ongoing).	CONSTRUCTION	\$ 1,500,000	12/1/2016	100%	N/A	N/A	N/A	N/A	54%	12/1/2026
WA1626	McKinney Ranch Pump Station Improvements	Various pump, facility, and electrical improvements at the McKinney Ranch Pump Station facility.	CONSTRUCTION	\$ 21,650,000	11/1/2018	100%	100%	N/A	N/A	100%	4%	10/17/2024
WA1629	Water storage tank maintenance (programmed)	Repainting of elevated storage tanks as determined by yearly inspections by Public Works	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA1630	Custer Road utility relocations	Water line relocations for the Custer Road widening project	COMPLETE	\$ 10,673,240	1/23/2018	100%	100%	N/A	100%	100%	100%	11/30/2021
WA1631	Stonebridge water line from US 380 to Bloomdale 920 PP	11,000 LF of 42 inch water main	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA1632	Stonebridge water line from Tucker Hill to Bloomdale - 850 PP	7,000 LF of 12 inch water main	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA1713	Misc. water facility improvements (Umbrella)	Various annual improvements as determined by Public Works (beyond scope of O&M budgets)	PLANNING	\$ 511,445	TBD	53%	N/A	N/A	N/A	0%	0%	TBD
WA1714	Stacy Road elevated storage tank	Proposed 3 MG elevated water storage tank in the 920 PP	DESIGN	\$ 3,000,000	2/16/2022	100%	17%	N/A	N/A	0%	0%	5/3/2025
WA1810	NTMWD Meter Vault	Construction of a NTMWD meter vault	COMPLETE	\$ 2,471,250	6/23/2016	100%	100%	N/A	N/A	100%	100%	12/21/2021
WA1851	Elevated Storage Tank Maintenance (Wilmeth / Independence)	Routine evaluation and required maintenance for the existing elevated storage tank.	CONSTRUCTION	\$ 1,400,000	9/15/2020	100%	100%	N/A	N/A	100%	65%	6/18/2022
WA1852	FM 1461 utility relocations (TxDOT roadway construction)	Relocation and betterment (per water master plan) of city water mains in advance of TxDOT reconstruction of FM 1461	DESIGN	\$ 13,600,000	12/7/2021	100%	79%	0%	0%	0%	0%	5/15/2022
WA2051	AMI Meter Replacements	Automated water meter infrastructure	PLANNING	\$ 11,260,000	TBD	0%	0%	0%	0%	0%	0%	TBD
WA2052	McLary 36 Inch Water Line (Trinity Falls East Feed)	City obligation of master planned water infrastructure to connect to Trinity Falls East Feed distribution line.	CONSTRUCTION	\$ 2,700,000	12/3/2019	100%	100%	N/A	100%	100%	49%	12/2/2022
WA2053	New water pressure plan study west of Independence Parkway	Study to determine need for a new water pressure plane or improvements to infrastructure in the existing 920 pressure plane	DESIGN	\$ 150,000	11/16/2020	100%	91%	N/A	N/A	0%	0%	5/31/2022
WA2108	Water System SCADA Upgrades	Redundency and security improvements to SCADA system requested by Public Works	DESIGN	\$ 180,000	4/6/2022	100%	1%	0%	0%	0%	0%	9/30/2023
WA2238	Elevated Storage Tank Maintenance (Industrial)	Major planned maintenance to existing elevated water storage tank	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA2240	Chestnut Tank Improvements	Rehab and formal decommissioning of old water tower including re-painting and site improvements	PLANNING	\$ 1,400,000	5/17/2022	84%	0%	0%	N/A	0%	0%	2/17/2024
WA2241	University Pump Station No 1 - VFD Replacement	Replacement of variable frequency drive pump components per Public Works priority	DESIGN	\$ 900,000	TBD	100%	0%	N/A	N/A	0%	0%	TBD





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WA4202	Water Master Plan	Water Master Plan and Utility Impact Fee Update	COMPLETE	\$ 178,000	1/16/2018	100%	100%	N/A	N/A	N/A	N/A	12/31/2020
WA4337	Undesigned oversize participation	Oversize participation with developers for non-impact fee projects	PLANNING	\$ 300,000	TBD	77%	0%	0%	N/A	0%	0%	TBD
WA4339	Airport South & Harry McKillop Water Mains	Master planned 24" water mains along Airport Boulevard (Industrial to Harry McKillop/FM546) & Harry McKillop/FM 546 (SH 5 to Airport)	DESIGN	\$ 8,635,000	7/17/2019	100%	100%	100%	74%	0%	0%	7/27/2023
WA4340	Redbud Pump Station 850PP Discharge Water Line	Construction of master-planned water lines.	COMPLETE	\$ 7,235,000	2/21/2017	100%	100%	N/A	100%	100%	100%	3/1/2022
WA4401	Water line condition assessments	Provide condition assessments based on list provided by Public Works	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA4402	Water Development Catalyst (Umbrella)	Provide catalyst for future development related to water infrastructure	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA8132	Redbud Pump Station Site Development	Water pump station and ground storage facility serving the 794 and 850 service areas	COMPLETE	\$ 25,200,000	6/23/2016	100%	100%	N/A	N/A	100%	100%	12/21/2021
WA9145	Virginia Water Main (Dogwood Trail - US 75)	2,600 LF of 12 inch water line along Virginia Parkway	COMPLETE	\$ 1,045,000	6/1/2014	100%	100%	100%	100%	100%	100%	3/14/2022
<b>WASTEWATER INFRASTRUCTURE PROJECTS (9 PROJECTS)</b>												
WW1638	Honey Creek SS Trunk Main to MH-HC124	Construction of master planned 36" to 48" wastewater trunk main along Honey Creek.	DESIGN	\$ 15,650,000	10/16/2019	100%	93%	N/A	60%	0%	0%	6/4/2023
WW1853	Lift Station Improvements	Planned improvements to six (6) existing lift stations to increase capacity and service life.	CONSTRUCTION	\$ 6,850,000	7/16/2020	100%	100%	N/A	100%	100%	75%	6/20/2022
WW1855	Wastewater Main CIPP Lining	Cured-In-Place-Pipe (CIPP) lining of existing large diameter wastewater trunk mains identified by Public Works as being in substandard condition.	CONSTRUCTION	\$ 10,200,306	12/1/2019	100%	N/A	N/A	N/A	N/A	49%	9/30/2024
WW4209	Wastewater Master Plan	Update the wastewater master plan	PLANNING	\$ 344,000	TBD	0%	0%	0%	0%	0%	0%	TBD
WW4348	Aerial Wastewater Crossing Improvements	Improvement / Reconstruction of existing wastewater aerial main crossings as identified by Public Works as being in substandard condition.	PLANNING	\$ 400,000	TBD	0%	0%	0%	0%	0%	0%	TBD
WW4354	Undesigned oversize participation	Oversized participation with developers for non-impact fee projects	PLANNING	\$ 778,082	TBD	77%	0%	0%	N/A	0%	0%	TBD
WW4359	Stonebridge Lift Station Abandonment	Abandon existing life station and install 24 inch sanitary sewer trunk main from Stonebridge LS to existing 24 inch ss trunk main	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WW4404	Sanitary Sewer Line Condition Assessments	Ongoing condition assessments of existing large diameter wastewater mains	PLANNING	\$ 909,108	TBD	0%	0%	0%	0%	0%	0%	TBD
WW4405	Wastewater Development Catalyst (Umbrella)	Provide catalyst for future development	PLANNING	\$ 550,000	TBD	77%	0%	0%	0%	0%	0%	TBD

2022 MCDC Project Grants				
Cycle II Applications				
			Requested	Awarded
20-08 <b>Amended Request</b>	District 121, LLC	Additional funding for The Commons at District 121. Original grant approved for \$2,040,250, which would bring total MCDC investment to \$,2897,893. Additional request due to inflation and expanded project scope including park size increased 10%, turf instead of grass, and addition of restrooms behind the stage.	\$857,643.00	
22-08	Hugs Greenhouse	Upgrades to second greenhouse structure to include benchtops and irrigation to accommodate increasing wholesale business, expand propagation inventory and improve driveway and grounds surrounding the greenhouse.	\$14,158.93	
22-09	Archstreet McKinney District 121 Hotel	Infrastructure costs related to construction of 102 room select service hotel located within District 121. Construction to begin September 2022 and hotel to	\$250,000.00	
22-10	Habitat for Humanity	\$400,000 for land purchase for new affordable home sites through the Homeownership Program and \$300,000 for 11 home repairs through the Home	\$700,000.00	
<b>TOTAL</b>			\$1,821,801.93	\$ -