



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, October 18, 2011

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas

AMENDED AGENDA

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Father Harold Lowe, Church of the Holy Family

INFORMATION SHARING

11-480 [City of McKinney Named Recipient of 2011 Downtown Merit Award by the International Downtown Association](#)

Attachments: [Summary](#)
 [Presentation](#)

CITIZEN COMMENTS

CONSENT AGENDA

These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

MINUTES

11-481 [Minutes of the City Council Work Session of October 4, 2011](#)

Attachments: [Minutes](#)

11-482 [Minutes of the City Council Regular Meeting of October 4, 2011](#)

Attachments: [Minutes](#)

11-473 [Minutes of the Historic Preservation Advisory Board Regular](#)

[Meeting of September 7, 2011](#)**Attachments:** [Minutes](#)

- 11-456 [Minutes of the Planning and Zoning Commission Regular Meeting of September 13, 2011](#)

Attachments: [Minutes](#)

- 11-478 [Minutes of the Planning and Zoning Commission Regular Meeting of September 27, 2011](#)

Attachments: [Minutes](#)**ORDINANCES**

- 11-483 [Consider/Discuss/Act on an Ordinance Designating Three-Hour Parking for the Spaces along Tennessee Street between Cloyd Street and Davis Street and the Removal of the No Parking Zone on Davis Street between Tennessee Street and McDonald Street](#)

Attachments: [Ordinance](#)
[Locator Map](#)

- 11-484 [Consider/Discuss/Act on an Ordinance Granting to Denton County Electric Cooperative, Inc., D/B/A CoServ Electric, a Non-Exclusive Franchise to Use and Occupy Public Rights-of-Way Within the City of McKinney for the Constructing and Operating of an Electric transmission and Distribution System](#)

Attachments: [Ordinance](#)

- 11-485 [Consider/Discuss/Act on an Ordinance Authorizing an Amendment to the Code of Ordinances, Section 62-801 "Control Requirements for Motor Vehicle Idling", Prohibiting Drivers from Idling While Using a Vehicle's Sleeper Berth at a Service Station, Fueling Station or Gasoline Station and Limiting the Number of Motor Vehicles Allowed to Idle While Waiting to Access a Fueling Pump, and Accompanying Ordinance.](#)

Attachments: [Proposed Ordinance](#)
[Section 62-801 Changes](#)
[Ordinance No. 2009-03-016](#)

RESOLUTIONS

- 11-486** [Consider/Discuss/Act on a Resolution Adopting the 2011 Investment Policy](#)
Attachments: [Resolution](#)
[2011 Investment Policy - Redline](#)
[2011 Investment Policy](#)
[Summary of Changes](#)
- 11-487** [Consider/Discuss/ Act on a Resolution Authorizing an Increase for Redistricting Consulting Services with Bickerstaff Heath Delgado Acosta LLP](#)
Attachments: [Resolution](#)
- 11-488** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Real Estate Exchange Agreement with Standard Pacific of Texas, Inc.](#)
Attachments: [Resolution](#)

END OF CONSENT

REGULAR AGENDA

This portion of the agenda consists of items requiring individual consideration by the Council.

- 11-489** [Discuss Specific Provisions of the Proposed Improvements to the Historic District Zoning Ordinances](#)
Attachments: [Historic Preservation Board-redline](#)
[Historic Preservation Overlay District-redline](#)
- 11-490** [Consider/Discuss/Act on a Resolution Amending Stage 3 Policy](#)

[for the Drought Contingency Plan](#)

Attachments: [Resolution](#)
[Stage 3 policy-Amended 2011](#)

11-503 [Consider/Discuss/Act on an Ordinance Amending Chapter 110, Article VI of the Code of Ordinances Relating to Drought Contingency Plans](#)

Attachments: [Ordinance](#)

PUBLIC HEARINGS

10-032SU2 [Conduct a Public Hearing to Consider/Discuss/Act on the Apparent Noncompliance with an Approved Specific Use Permit for a Private Club \(Dawgs N Hawgs\), Approximately 0.11 Acres, Located on the South Side of Louisiana Street and Approximately 100 Feet West of McDonald Street.](#)

Attachments: [Ordinance No. 2010-06-015](#)
[Dawgs n Hawgs 2010 Financial Report](#)
[Dawgs N Hawgs Alcohol Revocation Letter](#)

11-124Z3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering and Development Company, Inc., on Behalf of Covenant Church for Approval of a Request to Rezone Approximately 3.07 Acres, from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "C" - Planned Center District and "CC" - Corridor Commercial Overlay District, Located on the East Side of United States Highway 75 and Approximately 800 Feet North of Park View Avenue, and Accompanying Ordinance.](#)

Attachments: [PZ Minutes](#)
[PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Existing PD 98-05-31](#)
[Proposed Ordinance](#)
[Prop Ex A - Location Map](#)
[Prop Ex B - Legal Description](#)
[PowerPoint Presentation](#)

11-131M2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Baylor Healthcare Systems, for Approval of a Comprehensive Sign Package for Baylor Hospital, Approximately 57.75 Acres, Located on the Northwest Corner of Lake Forest Drive and U.S. Highway 380 \(University Drive\).](#)

Attachments: [PZ Staff Report](#)
[PZ Minutes](#)
[Maps](#)
[Letter of Intent](#)
[All Saints Development Identity Signage](#)
[Governing PD Ordinance No. 2007-07-068](#)
[Ex. A - City Allowance vs Proposed Signage](#)
[Ex. B - Prop. Signage Locations and Elevations](#)
[11-131M Baylor PowerPoint](#)

10-063A9 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche and Associates, Inc., on Behalf of Blue Star Land L.P. and 206 McKinney L.L.C., on a Petition to Annex Approximately 238.92 Acres, Located on the Southeast Corner of U.S. Highway 380 \(University Drive\) and Coit Road, and Accompanying Ordinance.](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Petition Requesting Annexation](#)
[Proposed Ordinance](#)
[Ex A - Location Map](#)
[Ex B - Legal Description](#)
[Ex C - Service Plan](#)
[Ex D - Annexation Exhibit](#)

10-064Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of Blue Star Land, L.P. and 206 McKinney, L.L.C., for Approval of a Request to Zone Approximately 238.92 Acres, Planning Area 17, to "PD" - Planned Development District, Generally for Single Family Residential, Retail, Elementary School, and Open Space Uses, Located on the Southeast Corner of U.S. Highway 380](#)

[\(University Drive\) and Coit Road, and Accompanying Ordinance.](#)

Attachments: [PZ Minutes](#)
[PZ Staff Report](#)
[PowerPoint Presentation](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Module Tracking Spreadsheet](#)
[Cost-Benefit Analysis](#)
[Citizen Emails](#)
[Proposed Ordinance](#)
[Ex A - Location Map](#)
[Ex B - Legal Description](#)
[Ex C - Concept Site Plan](#)
[Ex D - GDP](#)
[Ex E - Development Matrix](#)

11-491 [Consider/Discuss/Act on the Second Amended and Restated Development Agreement with Blue Star Coit 32, LLC, 206 McKinney, LLC and D.R. Horton-Texas, Ltd., as Transferees of Custer West Partners, L.P., regarding approximately 238.92 Acres, Located Generally on the Southeast Corner of U.S. Highway 380 \(University Drive\) and Coit Road.](#)

Attachments: [Location Map](#)
[Proposed Development Agreement](#)

COUNCIL AND MANAGER COMMENTS

Council and Manager Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, requests of the City Manager for items to be placed on upcoming agendas, and condolences.

CITIZEN COMMENTS

EXECUTIVE SESSION

In Accordance with the Texas Government Code:

A. Section 551.071 (2). Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

- City-Innoprise Agreement and Assignment thereof to N. Harris Computer Corporation

B. Section 551.071 (1) (A). Litigation / Anticipated Litigation

- Newland Communities—Ridge Road Bridge
- City of McKinney, Texas v. Hunter 38042, L.P. - Cause No. 006-1651-2009
- City of McKinney, Texas, v. Crow-Billingsley McKinney 380, Ltd. - Cause No. 006-1654-2009
- City of McKinney, Texas v. Texas Medical Data Systems, Inc., National Reimbursement Services, Inc., and Robert Sarlay; Cause No. 429-01966-2010; 429th District Court of Collin County, Texas.

C. Section 551.087 – Discuss Economic Development Matters

- Project A65
- Project A66
- Project A71
- Project A72
- Project A74
- Project A76
- Project A77

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 14th day of October, 2011 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Sandy Hart, City Secretary at 972-547-7505 or Blanca Garcia, Assistant City Secretary at 972-547-7504, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.