



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, October 16, 2012

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

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#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Rick Ballard Sr., Waddill Street Baptist Church

#### INFORMATION SHARING

**12-907**      [Presentation of "Certificate of Achievement for Planning Excellence"](#)

**Attachments:**    [Planning Excellence Award Letter](#)  
[Planning Excellence Award Certificate](#)

#### 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

**12-908**      [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of October 1, 2012](#)

**Attachments:**    [Minutes](#)

**12-909**      [Minutes of the City Council Work Session of October 2, 2012](#)

**Attachments:**    [Minutes](#)

**12-910**      [Minutes of the City Council Regular Meeting of October 2, 2012](#)

**Attachments:**    [Minutes](#)

- 12-911     [Minutes of the City Council Work Session of October 8, 2012](#)  
**Attachments:**   [Minutes](#)
- 12-789     [Minutes of the Board of Adjustment Regular Meeting of July 25, 2012](#)  
**Attachments:**   [Minutes](#)
- 12-826     [Minutes of the Historic Preservation Advisory Board Regular Meeting of September 12, 2012.](#)  
**Attachments:**   [Minutes](#)
- 12-790     [Minutes of the McKinney Community Development Corporation Board Meeting of August 23, 2012](#)  
**Attachments:**   [Minutes](#)
- 12-912     [Minutes of the McKinney Housing Authority Board Meeting of April 24, 2012](#)  
**Attachments:**   [Minutes](#)
- 12-913     [Minutes of the McKinney Housing Authority Board Meeting of August 28, 2012](#)  
**Attachments:**   [Minutes](#)
- 12-798     [Minutes of the Planning and Zoning Commission Regular Meeting of September 11, 2012.](#)  
**Attachments:**   [Minutes](#)

**ORDINANCES**

- 12-914     [Consider/Discuss/Act on an Ordinance Establishing School Zones and Crosswalks for Various Schools in McKinney](#)  
**Attachments:**   [Agenda Item Summary](#)  
                          [Ordinance](#)  
                          [Location Map - Mooneyham](#)  
                          [Location Map - Scoggins](#)

**RESOLUTIONS**

**12-915**     [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept and Implement Urban Area Security Initiative \(UASI\) Program Grant Funding from the Department of Homeland Security through the North Central Texas Council of Governments \(NCTCOG\) for a Training Lab Use of Force Simulator](#)

**Attachments:**   [Agenda Item Summary](#)  
                          [Resolution](#)

**12-916**     [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept and Implement Urban Area Security Initiative \(UASI\) Program Grant Funding from the Department of Homeland Security through the North Central Texas Council of Governments \(NCTCOG\) for Enhancements to Existing Police Surveillance Van](#)

**Attachments:**   [Agenda Item Summary](#)  
                          [Resolution](#)

**12-917**     [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept and Implement Urban Area Security Initiative \(UASI\) Program Grant Funding from the Department of Homeland Security through the North Central Texas Council of Governments \(NCTCOG\) for Training and Equipment for Members of the McKinney Vertical Rescue Team](#)

**Attachments:**   [Agenda Item Summary](#)  
                          [Resolution](#)

**END OF CONSENT****REGULAR AGENDA AND PUBLIC HEARINGS**

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

**12-918**     [McKinney Housing Authority Update](#)

**Attachments:** [MHA Master Development Update](#)  
[MHA Update](#)  
[Millenium Project Presentation](#)

**12-103GDP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a General Development Plan for a Portion of the Adriatica Town Center District, Approximately 13.40 Acres, Located on the Northwest Corner of Adriatic Parkway and Mediterranean Drive](#)

**Attachments:** [Agenda Item Summary](#)  
[CC Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed General Development Plan](#)  
[Exisiting General Development Plan](#)  
[Existing Ordinance PD 2005-02-017](#)  
[PowerPoint Presentation](#)

**12-104SP** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a Site Plan for the Adriatica St. Paul's Square Apartments, Approximately 13.32 Acres, Located on the Northwest Corner of Adriatic Parkway and Mediterranean Drive](#)

**Attachments:** [Agenda Item Summary](#)  
[CC Staff Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed Elevations Bldg A](#)  
[Proposed Elevations Bldg B](#)  
[PowerPoint Presentation](#)

**12-164AA** [Conduct a Public Hearing to Consider/Consider/Discuss/Act on the Request by Clint and JoAnn Scofield, for Approval of a Right-of-Way Vacation for an Unimproved Portion of an](#)

[East/West Alley, Approximately 0.17 Acres, Located Between Francis Street and Byrne Street, and Approximately 155 Feet South of Hill Street, and Accompanying Ordinance](#)

**Attachments:** [Agenda Item Summary](#)  
[Staff Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Alley/Street Closing Petition](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Right-of-Way and Metes and Bounds Exhibit](#)  
[Proposed Ordinance](#)  
[PowerPoint Presentation](#)

**12-174Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney, for Approval of a Request to Rezone Approximately 5.13 Acres, from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Clarify the Applicable Regulations, Located on the Northwest Corner of U.S. Highway 380 \(University Drive\) and Skyline Drive, and Accompanying Ordinance](#)

**Attachments:** [Agenda Item Summary](#)  
[PZ Meeting Minutes](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ordinance No. 2010-05-011](#)  
[Ordinance No. 2010-12-053](#)  
[Proposed Ordinance with Exhibit](#)  
[PowerPoint Presentation](#)

**12-919** [Consider/Discuss/Act on a 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:** [Agenda Item Summary](#)

- 12-920** [Consider/Discuss/Act Upon Adoption of a Resolution Determining a Public Necessity to Acquire Certain Properties for Public Use by Eminent Domain for Right-of-Way \(in Fee Simple\), Drainage Easements, Slope Easements and Temporary Construction Easements for the Construction, Access and Maintenance Associated with the FM 543 Realignment Project Commencing from US 75 Continuing Northwesterly for Approximately 2400 Feet; Authorizing the City Manager to Establish Procedures for Acquiring the Right of Way \(in Fee Simple\) and Easements on Said Properties, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions](#)

**Attachments:** [Agenda Item Summary](#)  
[Resolution](#)  
[Location Map](#)

- 12-921** [Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Abandoning County Road 160 North of US 380](#)

**Attachments:** [Agenda Item Summary](#)  
[Ordinance](#)  
[Location Map](#)  
[Petition](#)  
[Exhibit](#)

- 12-922** [Consider/Discuss/Act on Approving a Development Agreement, Economic Development Agreement, Ground Lease Hotel Agreement, a Ground Lease Agreement, an Event Center Lease Agreement, and Covenants, Conditions and Restrictions for Gateway](#)

- 12-923** [Consider/Discuss/Approve a Resolution Authorizing the City Manager to Execute a Letter of Intent with VCIM Partners, L.P. to Initiate a Chapter 380 Agreement to Provide Incentives to the Craig Ranch Corporate Center](#)

**Attachments:** [Resolution](#)

**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)
  
- B. Section 551.071 (1) (A). Litigation / Anticipated Litigation
  - Hank's Restaurant Group LP vs City of McKinney and City of McKinney vs Hank's Restaurant Group LP
  
- C. Section 551.072. Deliberations about Real Property
  - Land Development – Virginia Parkway to US 380 and Stonebridge Drive to Ridge Road
  
- D. Section 551.087 – Discuss Economic Development Matters
  - Project A66
  - Project A71
  - Project A74
  - Project A78
  - Project A85
  - Project A86
  - Project A87
  - Project A89

**ACTION ON EXECUTIVE SESSION ITEMS****ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of October, 2012 at or before 5:00 p.m.

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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.