



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

---

Tuesday, May 17, 2011

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, Texas

---

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Public Safety Chaplain Rickey Hargrave

#### INFORMATION SHARING

**11-222**     [Certificates of Recognition for the Boyd High School Girls 5A State Soccer Champions](#)

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

**11-223**     [National Public Works Week Proclamation](#)

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

#### 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

**11-224**     [Minutes of the City Council Work Session Meeting of May 3, 2011](#)

**Attachments:**     [Minutes](#)

**11-225**     [Minutes of the City Council Regular Meeting of May 3, 2011](#)

**Attachments:**     [Minutes](#)

- 11-226 [Minutes of the Board of Adjustment Work Session of January 26, 2011](#)  
**Attachments:** [Minutes](#)
- 11-227 [Minutes of the Board of Adjustment Meeting of January 26, 2011](#)  
**Attachments:** [Minutes](#)
- 11-228 [Minutes of the Building and Standards Board Meeting of March 7, 2011](#)  
**Attachments:** [Minutes](#)
- 11-229 [Minutes of the Library Advisory Board Meeting of February 17, 2011](#)  
**Attachments:** [Minutes](#)
- 11-230 [Minutes for McKinney Community Development Corporation Board Meeting of March 24, 2011](#)  
**Attachments:** [Minutes](#)
- 11-231 [Minutes of the McKinney Housing Authority Board of Commissioners Meeting of March 22, 2011](#)  
**Attachments:** [Minutes](#)
- 11-232 [Minutes of the McKinney Housing Authority Board of Commissioners Meeting of April 5, 2011](#)  
**Attachments:** [Minutes](#)
- 11-233 [Minutes of the Planning and Zoning Commission Regular Meeting of April 12, 2011](#)  
**Attachments:** [Minutes](#)

**ORDINANCES**

- 11-234 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2010-11 Annual Budget, Including the 2011-2015 Capital Improvements Program, to Furnish Traffic Signal Equipment](#)

Related to the Widening of US 380 from Custer to East of Lake Forest

**Attachments:** Ordinance  
Budget Amendment

**11-235** Consider/Discuss/Act on an Ordinance Amending the 2010-11 Annual Budget, Including the 2010-2014 Capital Improvements Program, from the Park Development Fund Zone 3 to Project PK5029 for the Tennis Complex at 3253 Alma Road

**Attachments:** Ordinance  
Budget Amendment

**11-236** Consider/Discuss/Act on an Ordinance Amending the 2011-2015 Capital Improvements Program for Park Projects for Veterans Memorial Park Project.

**Attachments:** Ordinance

## RESOLUTIONS

**11-237** Consider/Discuss/Act on a Resolution Authorizing a Contract with UtiliTex Construction, LLP, for the US 75 Water and Sanitary Sewer Relocation Project from SH 121 to White Avenue - Phases I and II.

**Attachments:** Resolution  
Location Map

**11-238** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Standard Utility Agreement with TxDOT for Reimbursement of Expenses for the US 75 Water and Sanitary Sewer Relocation Project from SH 121 to White Avenue - Phases I and II.

**Attachments:** Resolution  
Location Map

**11-239** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with JDC Construction Company of Wylie, Texas for the Construction of the Veterans Memorial Park in McKinney Project.

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

**11-240** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Local Project Advance Funding Agreement \(LPAFA\) with the Texas Department of Transportation \(TxDOT\) to Furnish Traffic Signal Equipment Related to the Reconstruction of US 380 from Lake Forest Drive to Custer Road \(FM 2478\)](#)

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

**11-241** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment for a Guaranteed Maximum Price \(GMP\) with Pogue Construction of McKinney, Texas for the Construction Associated with the new Tennis Complex at Gabe Nesbitt Community Park.](#)

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

**11-242** [Consider/Discuss/Act on a Resolution Approving the FY2010-2011 Work Elements to be Performed by Urban Solutions as Part of the Ongoing Urban Solutions Center Contract](#)

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

**11-243** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept a Grant, if Awarded, Under the COPS Hiring Program \(CHP\), Office of Community Oriented Policing Services \(COPS\) of the U.S. Department of Justice](#)

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

**11-244** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Negotiate an Agreement with Imagine Schools-North Texas for Use of McKinney Performing Arts Center as a School Site for the 2011-2012 School Year](#)

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

**END OF CONSENT****REGULAR AGENDA**

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

**11-245**     [Consider/Discuss/Act on a Resolution Adopting the City Council's 2011-2012 Strategic Plan](#)

**Attachments:**    [Resolution](#)  
                          [Strategic Plan - Executive Summary](#)  
                          [Policy - Management Action Agendas](#)  
                          [Leader's Guide](#)

**PUBLIC HEARINGS****11-246**     [Conduct a Public Hearing to Consider/Discuss/Act on Application #11-04 as Submitted by North Collin County Habitat for Humanity \(NCCHH\) Requesting \\$140,000 for the Purchase of a Building to Consolidate Multiple NCCHH Functions and Expand the Organization's Capacity to Serve the Community.](#)

**Attachments:**    [Habitat Application](#)  
                          [ReStore PowerPoint](#)  
                          [Letter of Intent](#)  
                          [Bank Loan Letter](#)  
                          [Letter of Support-IESI](#)  
                          [MCDC Meeting Summary](#)

**11-247**     [Conduct a Public Hearing to Consider/Discuss/Act on a Request by Elwiss Soldevila of Wilo Signs Appealing the Denial of a Sign Permit to Allow a 118 Square Foot, 24 Foot Tall, Illuminated, Multi-Tenant Shopping Center Sign, in Addition to the Existing Shopping Center Sign, Located on the Northwest Corner of North McDonald Street \(State Highway 5\) and Smith Street, at the McKinney Plaza Shopping Center.](#)

**Attachments:** [Location Map](#)  
[Site Layout](#)  
[Pictures of Ex McKinney Plaza Sign](#)  
[Proposed Multi-Tenant Sign](#)

**11-040Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Carrington Partners, for Approval of a Request to Rezone Approximately 3.60 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow Neighborhood Business Uses, Located on the Southwest Corner of Eldorado Parkway and Hudson Crossing, and Accompanying Ordinance.](#)

**Attachments:** [PZ Commission Minutes](#)  
[PZ Staff Report](#)  
[Location Map](#)  
[Aerial Exhibit](#)  
[Letter of Intent](#)  
[Legal Notice](#)  
[Property Owner Notice](#)  
[Property Owner Notification List](#)  
[Letter of Support](#)  
[Base Zoning District Map](#)  
[Uses Comparison Chart](#)  
[Proposed Ordinance](#)  
[Prop. Exhibit A - Location Map](#)  
[Prop Exhibit B](#)  
[PowerPoint Presentation](#)

**11-041SP3** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Blackard Group, for Approval of a Site Plan for an Office Building \(Camwest Traditions at Adriatica\), Approximately 2.89 Acres, Located on the East Side of Adriatic Parkway and Approximately 350 Feet South of Virginia Parkway.](#)

**Attachments:** [PZ Meeting Minutes](#)  
[PZ Staff Report](#)  
[PZ PowerPoint Presentation](#)  
[Standard Cond. Site Plan Apprvl Chcklist](#)  
[Location Map](#)  
[Aerial Exhibit](#)  
[Letter of Intent](#)  
[Property Owner Notice](#)  
[Property Owner Notification List](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Generalized Building Elevations](#)

**10-137M2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Modify Chapter 146 of the Code of Ordinances to Add Section 146-101 and Create the "CC" - Corridor Commercial Overlay District, and Accompanying Ordinance.](#)

**Attachments:** [PZ Meeting Minutes 5.10.11](#)  
[PZ Meeting Minutes 4.26.11](#)  
[PZ Staff Report 5.10.11](#)  
[PZ Staff Report 4.26.11](#)  
[Location Map](#)  
[CC Legal Notice](#)  
[PZ Legal Notice](#)  
[Property Owner Notice](#)  
[PO Notice List](#)  
[Highway Corridor Height Policy](#)  
[Proposed Ordinance](#)  
[Exhibit A](#)

**11-046Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd & Joplin, on Behalf of Zerga Investments, for Approval of a Request to Rezone Approximately 2.26 Acres from "PD" - Planned Development District to "C" - Planned Center District, Located on the Southwest Corner of North Brook Drive and U.S. Highway 75](#)

(Central Expressway), and Accompanying Ordinance.

**Attachments:** [PZ Commission Minutes](#)  
[PZ Commission Staff Report](#)  
[Location Map](#)  
[Aerial Exhibit](#)  
[Letter of Intent](#)  
[Legal Notice](#)  
[Property Owner Notice](#)  
[Property Owner Notification List](#)  
[Proposed Ordinance](#)  
[Prop. Exhibit A - Location Map](#)  
[Prop. Exhibit B - Boundary Map](#)  
[PowerPoint Presentation](#)

**11-050Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Doug Parker, for Approval of a Request to Rezone Approximately 0.33 Acres from "BN" - Neighborhood Business District to "PD" - Planned Development District, to Allow a Billboard, Located on the Southeast Corner of Rockhill Road and U.S. Highway 75 \(Central Expressway\) \(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map](#)

## **COUNCIL AND MANAGER COMMENTS AND LIAISON REPORTS**

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 (1) (A). Litigation / Anticipated Litigation
- Newland Communities—Ridge Road Bridge
- B. Section 551.087 – Discuss Economic Development Matters
- Project A-65
  - Project A-69

**ACTION ON EXECUTIVE SESSION ITEMS**

**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 13th day of May, 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.