



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, December 4, 2012

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Dr. Richard Mark Lee, First Baptist McKinney

INFORMATION SHARING

12-1074 [Presentation to Wistron GreenTech \(Texas\) Corporation](#)

Attachments: [Agenda Item Summary](#)
[Welcome Letter](#)
[Wistron Presentation](#)
[Mayor Presentation](#)

12-1075 [Presentation of Athletic Certificates of Accomplishment](#)

Attachments: [Certificates](#)

12-1076 [Presentation of the Calendar for the "Preserve Historic McKinney - Home Recognition Program"](#)

Attachments: [Agenda Item Summary](#)
[Calendar Evaluation Criteria](#)

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

- 12-1077** [Minutes of the City Council and McKinney Independent School District Joint Meeting of October 29, 2012](#)
Attachments: [Minutes](#)
- 12-1078** [Minutes of the City Council and the Planning and Zoning Commission Joint Meeting of November 5, 2012](#)
Attachments: [Minutes](#)
- 12-1079** [Minutes of the City Council Work Session of November 6, 2012](#)
Attachments: [Minutes](#)
- 12-1080** [Minutes of the City Council Regular Meeting of November 6, 2012](#)
Attachments: [Minutes](#)
- 12-1081** [Minutes of the City Council Work Session of November 26, 2012](#)
Attachments: [Minutes](#)
- 12-1082** [Minutes of the City Council and Planning and Zoning Commission Joint Meeting of November 26, 2012](#)
Attachments: [Minutes](#)
- 12-1001** [Minutes of the Animal Services Facility Advisory Board 12:00 Noon Meeting of September 19, 2012](#)
Attachments: [Minutes](#)
- 12-1002** [Minutes of the Animal Services Facility Advisory Board 12:15 p.m. Meeting of September 19, 2012](#)
Attachments: [Minutes](#)
- 12-1005** [Minutes of the Building and Standards Meeting of February 20, 2012](#)
Attachments: [Minutes](#)
- 12-982** [Minutes of the Collin County Airport Development Meeting of](#)

[October 11, 2012](#)

Attachments: [Minutes](#)

- 12-952 [Minutes of the Historic Preservation Advisory Board Regular Meeting of October 4, 2012](#)
Attachments: [Minutes](#)
- 12-1031 [Minutes of the Library Advisory Board Meeting of October 18, 2012](#)
Attachments: [Minutes](#)
- 12-955 [Minutes of the McKinney Armed Services Memorial Board meeting of October 10, 2012.](#)
Attachments: [Minutes](#)
- 12-1025 [Minutes of the McKinney Arts Commission Meeting of October 18, 2012](#)
Attachments: [Minutes](#)
- 12-1019 [Minutes of the McKinney Community Development Corporation Board Meeting of October 16, 2012](#)
Attachments: [Minutes](#)
- 12-1039 [Minutes of the McKinney Economic Development Corporation Board Meeting of October 16, 2012](#)
Attachments: [Minutes](#)
- 12-1083 [Minutes of the McKinney Housing Authority Meeting of October 23, 2012](#)
Attachments: [Minutes](#)
- 12-994 [Minutes of the McKinney Housing Finance Corporation Meeting of October 19, 2012](#)
Attachments: [Minutes](#)
- 12-1014 [Minutes of the McKinney Main Street Board meeting of October 11, 2012](#)

Attachments: [Minutes](#)

12-1011 [Minutes of the Parks, Recreation and Advisory Board Meeting of October 11, 2012.](#)

Attachments: [Minutes](#)

12-1037 [Minutes of the Planning and Zoning Commission Regular Meeting of October 23, 2012](#)

Attachments: [Minutes](#)

RESOLUTIONS

12-208M2 [Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)

Attachments: [Agenda Item Summary](#)
[EOY Semiannual Impact Fee Report 2012](#)
[Report Section F Appendix](#)
[Resolution](#)

12-1084 [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Miscellaneous Surveying Services and Authorizing the City Manager to Execute Agreements for Professional Services](#)

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

12-1085 [Consider/Discuss/Act on a Resolution to Authorize City Manager to Participate in Execution of Special Warranty Deed for 407 S Kentucky Street](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

12-1086 [Consider/Discuss/Act on a Resolution to Authorize City Manager to Participate in Execution of Special Warranty Deed for 1302 Lela Street](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

12-1087 [Consider/Discuss/Act on a Resolution to Authorize City Manager to Participate in Execution of Special Warranty Deed for 405 N Chestnut Street](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

12-1088 [Consider/Discuss/Act on a Resolution to Authorize City Manager to Participate in Execution of Special Warranty Deed for Lot 385 of the McKinney Outlots Addition](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

12-1089 [Consider/Discuss/Act on a Resolution to Authorize City Manager to Participate in Execution of Special Warranty Deed for 806 Throckmorton Street](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

12-1090 [Consider/Discuss/Act on a Resolution to Authorize City Manager to Participate in Execution of Special Warranty Deed for 1208 E Standifer Street](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

- 12-1091** [Consider/Discuss/Act on a Resolution to Authorize City Manager to Participate in Execution of Special Warranty Deed for 217 W Graham Street](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Special Warranty Deed](#)
 [Land Disposition Policy](#)
- 12-1092** [Consider/Discuss/Act on a Resolution to Authorize City Manager to Participate in Execution of Special Warranty Deed for 408 Rice Street](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
 [Special Warranty Deed](#)
 [Land Disposition Policy](#)
- 12-1093** [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Miscellaneous Drainage and Floodplain Management Services and Authorizing the City Manager to Execute Agreements for Professional Services](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
- 12-1094** [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Geotechnical and Materials Testing Services and Authorizing the City Manager to Execute Agreements for Professional Services](#)
Attachments: [Agenda Item Summary](#)
 [Resolution](#)
- 12-1095** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement For State Legislative Consulting Services from Red Media Group of Austin, Texas](#)
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.

- 12-1096** [Consider/Discuss/Act on Designating Chairman of the Reinvestment Zone Number One](#)
Attachments: [Agenda Item Summary](#)
- 12-1097** [Consider/Discuss/Act on Designating Chairman of the Reinvestment Zone Number Two](#)
Attachments: [Agenda Item Summary](#)
- 12-1098** [Consider/Discuss/Act on a Resolution Adopting the City of McKinney and McKinney Chamber of Commerce 2013 Joint Legislative Agenda](#)
Attachments: [Agenda Item Summary](#)
 [Legislative Agenda](#)
 [Resolution](#)
- 12-207Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a Request to Rezone Approximately 20.05 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located Approximately 200 Feet South of Virginia Parkway and Approximately 200 Feet East of Stonebridge Drive, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes](#)
[PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Existing PD Ordinance 2005-02-017](#)
[Proposed Ordinance with Exhibits](#)
[Proposed Zoning Exhibit A](#)
[Proposed Zoning Exhibit B](#)
[PowerPoint Presentation](#)

12-163Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Churchill Residential, on Behalf of Donald M. Motsenbocker, for a Request to Rezone Approximately 5.50 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of College Street and Approximately 875 Feet North of Eldorado Parkway, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes](#)
[PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Existing PD 1452](#)
[Proposed Ordinance with Exhibits](#)
[Zoning Exhibit A - Location Map](#)
[Zoning Exhibit B - Survey](#)
[PowerPoint Presentation](#)

12-175Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by North Collin County Habitat for Humanity, for Approval of a Request to Rezone Approximately 0.46 Acres from "RS 60" - Single Family Residence District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Lively Hill and Monterey Street, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[11.13.12 PZ Minutes](#)
[PZ Staff Report](#)
[Location Map and Aerial Exhibits](#)
[Letter of Intent](#)
[Proposed Ordinance with Exhibits](#)
[Zoning Exhibit A - Location Map](#)
[Zoning Exhibit B - Metes and Bounds](#)
[PowerPoint Presentation](#)

12-188Z3 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dallas Design Build, on Behalf of V.F.B. Family, Ltd. Partnership for Approval of a Request to Rezone Approximately 0.80 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 Modify the Development Standards, Located Approximately 1,100 Feet West of Bois D'Arc Road and on the South Side of U.S. Highway 380 \(University Drive\), and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[111312 PZ Minutes](#)
[Revised PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Fiscal Analysis](#)
[Proposed Ordinance with Exhibits](#)
[Zoning Exhibit A - Location Map](#)
[Zoning Exhibit B - Metes and Bounds](#)
[PowerPoint Presentation](#)

12-1099 [Consider/Discuss/Act on Consent Agreement, Development Agreement, Strategic Partnership Agreement and Amended and Restated Park Development and Disbursement Agreement for Two \(2\) Existing Municipal Utility Districts: Municipal Utility District No. 1 and Municipal Utility District No. 2-Trinity Falls](#)

Attachments: [Agenda Item Summary](#)
[Consent Agreement MUD 1](#)
[Consent Agreement MUD 2](#)
[Development Agreement with Exhibits](#)
[Exhibit J - Strategic Partnership Agreement MUD 1](#)
[Exhibit J - Strategic Partnership Agreement MUD 2](#)
[Amended Park Agreement with Exhibits](#)
[Ordinance 2006-12-140](#)
[Ordinance 2006-12-141](#)
[Trinity Falls Presentation](#)

12-189M2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend the Comprehensive Plan, Including the Parks, Recreation and Open Space Section, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[10.23.12 PZ Minutes](#)
[PZ Staff Report](#)
[Redlined PROS Section](#)
[Proposed Ordinance with Exhibits](#)
[Exhibit A - PROS Section](#)
[Exhibit B - Hike and Bike Trails Plan](#)
[Exhibit C - Preservation Plan](#)
[Existing PROS Section](#)
[Existing Hike and Bike Trails Plan](#)
[Existing Preservation Plan](#)
[Powerpoint Presentation](#)

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
- Potential vendor litigation
- C. Section 551.072. Deliberations about Real Property
- John R. Jones Survey, Abstract 497, Tract 2, 102.52 Acres
 - John Crutchfield Survey, Abstract 206, Tracts 6, 27 and 28
 - o 3550 N. Custer Road
 - o 3598 N. Custer Road
- D. Section 551.087 – Discuss Economic Development Matters
- Project A71
 - Project A86
 - Project A87
 - Project A90

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 29th day of November, 2012 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.