



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, July 19, 2011

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 Bona Nabushosi, House of Restoration

#### INFORMATION SHARING

- 11-322**     [Blue Star Presentations:](#)
- :     [Blair VanScoyoc in Honor of Her Husband, Scott VanScoyoc](#)
  - :     [Kimberly & Ed Silva in Honor of Their Son Darrell D. Silva](#)
  - :     [Deanne Glasser in Honor of Her Son, Lee Glasser](#)
- Attachments:**     [Certificate - VanScoyoc](#)  
                                  [Certificate - Silva](#)  
                                  [Certificate - Glasser](#)

#### 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

- 11-323**     [Minutes of the City Council Work Session of June 21, 2011](#)  
**Attachments:**     [Minutes](#)
- 11-324**     [Minutes of the City Council Regular Meeting of June 21, 2011](#)  
**Attachments:**     [Minutes](#)

- 11-325 [Minutes of the City Council Budget Retreat Meeting of June 24, 2011](#)  
**Attachments:** [Minutes](#)
- 11-326 [Minutes of the City Council Special Meeting of June 27, 2011](#)  
**Attachments:** [Minutes](#)
- 11-327 [Minutes of the City Council Work Session of July 8, 2011](#)  
**Attachments:** [Minutes](#)
- 11-328 [Minutes of the Board of Adjustment Board Meeting of April 27, 2011](#)  
**Attachments:** [Minutes](#)
- 11-329 [Minutes of the Library Advisory Board Meeting of May 19, 2011](#)  
**Attachments:** [Minutes](#)
- 11-330 [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of May 23, 2011](#)  
**Attachments:** [Minutes](#)
- 11-331 [Minutes of the McKinney Community Development Corporation Meeting of May 26, 2011](#)  
**Attachments:** [Minutes](#)
- 11-332 [Minutes of the McKinney Economic Development Corporation Board meeting of May 17, 2011](#)  
**Attachments:** [Minutes](#)
- 11-333 [Minutes of the McKinney Housing Authority Board of Commissioners Meeting of May 24, 2011](#)  
**Attachments:** [Minutes](#)
- 11-002PZ [Minutes of the Planning and Zoning Commission Regular Meeting of May 24, 2011](#)  
**Attachments:** [Minutes](#)

**11-003PZ** [Minutes of the Planning and Zoning Commission Regular Meeting of June 14, 2011](#)

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

**11-004PZ** [Minutes of the Planning and Zoning Commission Regular Meeting of June 28, 2011](#)

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

#### ORDINANCES

**11-334** [Consider/Discuss/Act on an Ordinance Reducing the Speed Limit on Virginia Parkway \(FM 3038\) from West Park Drive to Jordan Road](#)

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

**11-335** [Consider/Discuss/Act on the Amendment of Ordinance 2011-04-16 Relating to Reinvestment Zone Number One](#)

**Attachments:** [Ordinance](#)  
[Ordinance - Redline](#)

**11-336** [Consider/Discuss/Act on the Amendment of Ordinance 2011-04-17 Relating to Reinvestment Zone Number Two](#)

**Attachments:** [Ordinance](#)  
[Ordinance - Redline](#)

#### RESOLUTIONS

**11-337** [Consider/Discuss/Act on a Resolution Authorizing a Contract with North Texas Contracting, Inc, for the Construction of the Dudperkins Sanitary Sewer Improvements.](#)

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

**11-338** [Consider/Discuss/Act on a Resolution Authorizing a Contract with PSI, Inc, for Materials Testing Services for the Dudperkins Sanitary Sewer Improvements.](#)

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

11-339 [Consider/Discuss/Act on a Resolution Authorizing a Contract for Professional Services for KIP Realty, LLC for Appraisal Services for the Alma Road Completion Project](#)

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

11-340 [Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance of the U.S. Department of Justice 2010 Byrne Justice Assistance Grant, if Awarded, Preparing a Budget Amendment for Certain Expenditures Related to this Grant, and Designating the City Manager, or his Designee, as Official Representative of the City in Matters Relating to the Program](#)

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

11-341 [Consider/Discuss/Act on an Resolution Amending the 2011-2015 Capital Improvements Program for Facilities for New Parking at the John & Judy Gay Library](#)

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

11-342 [Consider/Discuss/Act on a Resolution Amending the 2011-2015 Capital Improvements Program for Facilities for New Parking at the Public Safety Building](#)

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

11-343 [Consider/Discuss/Act on a Resolution to Authorize a Supplemental Agreement with HDR Engineering, Inc, to Complete the Design of Infrastructure Improvements to West Street from Bonner Street to Erwin Street.](#)

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

11-244 [Consider/Discuss/Act on a Resolution Acknowledging the Withdrawal of the Offer to Lease the McKinney Performing Arts](#)

[Center by Imagine Schools of North Texas](#)**Attachments:** [Resolution](#)**MISCELLANEOUS****11-344** [Consider/Discuss/Act on an Amendment to an Existing Tax Abatement Agreement with Traxxas, L.P.](#)**Attachments:** [Amended Tax Abatement Agreement](#)  
[Amnd Tax Abatement Agrmnt - Redline](#)**END OF CONSENT****REGULAR AGENDA**

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

**11-345** [Consider/Discuss/Act on Appointing Three \(3\) Members to the Tax Increment Reinvestment Zone Number One Board of Directors and Tax Increment Reinvestment Zone Number Two Board of Directors](#)**11-346** [Consider/Discuss/Act on Draft Illustrative Plan Options for Redistricting of Single Member Council Districts Based on 2010 Census Data](#)**Attachments:** [2011-06-067 \(R\) Criteria](#)  
[2011-06-067 \(R\) Criteria - Spanish](#)  
[2011-06-068 \(R\) Guidelines](#)  
[2011-06-068 \(R\) Guidelines - Spanish](#)**PUBLIC HEARINGS****11-347** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the 2011-12 Community Development Block Grant Action Plan](#)

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

**11-348** [Conduct a Public Hearing to Consider/Discuss/Act on Application #11-08 for Construction of Parking Lot Improvements and Related Expenses on a Tract of Land Adjacent to the Flour Mill, between Virginia and Louisiana Street Approximately 500 feet east of S.H. 5, in an Amount not to Exceed \\$225,000](#)

**Attachments:** [6-23-11 Board Summary](#)  
[Legal Notice](#)  
[Opinion of Probable cost-A](#)  
[Opinion of Probable cost-B](#)

**11-092SU2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Esterly, Schneider & Associates, Inc., AIA, on Behalf of O'Reilly Automotive, Inc., to Extend the Approval for an Existing Specific Use Permit for an Indoor Automotive Parts Sales Building \(O'Reilly Auto Parts\), Approximately 0.78 Acres, Located on the West Side of Custer Road and Approximately 900 Feet North of Virginia Parkway, and Accompanying Ordinance.](#)

**Attachments:** [PZ Minutes](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[SUP Ordinance No. 2010-11-048](#)  
[Previous PZ Staff Report](#)  
[Proposed Ordinance](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Landscape Plan](#)  
[Exhibit D - Architectural Elevations](#)  
[PowerPoint Presentation](#)

**11-080Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by J. Volk Consulting, Inc., on Behalf of Scott Community Builders, L.P. and Townhome Builders at Pecan Park, Inc. for Approval of a Request to Rezone Approximately](#)

22.05 Acres from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District, Generally to Modify the Development Standards and for Single Family Detached and Attached Uses, Located on the South Side of McKinney Ranch Parkway and Approximately 1,050 Feet West of Lake Forest Drive, and Accompanying Ordinance.

**Attachments:** [PZ Minutes](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Existing PD 2002-05-038](#)  
[Existing PD 2003-01-007](#)  
[Existing PD 2005-01-005](#)  
[Existing PD 2006-05-054](#)  
[Proposed Ordinance](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - GDP](#)  
[Exhibit C - Development Standards](#)  
[PowerPoint Presentation](#)

**11-077Z2** Conduct a Public Hearing to Consider/Discuss/Act on the Request by JBI Partners, Inc., on Behalf of CLF Group I, for Approval of a Request to Rezone Approximately 23.00 Acres from "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "BG" - General Business District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of Ridge Road and U.S. Highway 380 (University Drive), and Accompanying Ordinance.

**Attachments:** [PZ Staff Report](#)  
[PZ Minutes](#)  
[Maps](#)  
[Letter of Intent](#)  
[Proposed Ordinance](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Metes and Bounds](#)  
[PowerPoint Presentation](#)

## **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
  - Third Monday Trade Days in McKinney
- B. Section 551.087 – Discuss Economic Development Matters
- Project A65
  - Project A72
  - Project A73
  - Project A74

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**



Posted in accordance with the Texas Government Code, Chapter 551, on the 14th day of July, 2011 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.