



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, November 2, 2010

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Minister James Nored, High Pointe Church of Christ

INFORMATION SHARING

- 10-487** [Recognition of the Preserve Historic McKinney - Historic Home Recognition Program and Calendar](#)

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

- 10-488** [Minutes of the City Council Special Meeting of October 19, 2010](#)

Attachments: [Minutes](#)

- 10-489** [Minutes of the City Council Work Session of October 19, 2010](#)

Attachments: [Minutes](#)

- 10-490** [Minutes of the City Council Regular Meeting of October 19, 2010](#)

Attachments: [Minutes](#)

- 10-491** [Minutes of the City Council and Planning and Zoning](#)

[Commission Joint Meeting of October 25, 2010](#)

Attachments: [Minutes](#)

10-492 [Minutes of the Community Grants Advisory Commission Meeting of July 8, 2010](#)

Attachments: [Minutes](#)

10-493 [Minutes of the Library Advisory Board Meeting of September 16, 2010](#)

Attachments: [Minutes](#)

10-494 [Minutes of the McKinney Airport Development Corporation Meeting of September 9, 2010](#)

Attachments: [Minutes](#)

10-495 [Minutes of the McKinney Armed Services Memorial Board Meeting of September 7, 2010](#)

Attachments: [Minutes](#)

10-496 [Minutes of the McKinney Arts Commission Meeting of July 22, 2010](#)

Attachments: [Minutes](#)

10-497 [Minutes of the McKinney Arts Commission Special Meeting of August 28, 2010](#)

Attachments: [Minutes](#)

10-498 [Minutes of the McKinney Economic Development Corporation Board Meeting of September 21, 2010](#)

Attachments: [Minutes](#)

10-499 [Minutes of the McKinney Housing Authority Meeting of August 3, 2010](#)

Attachments: [Minutes](#)

10-500 [Minutes of the McKinney Housing Authority Meeting of August 31, 2010](#)

Attachments: [Minutes](#)

10-501 [Minutes of the McKinney Housing Finance Corporation Meeting of August 13, 2010](#)

Attachments: [Minutes](#)

10-502 [Minutes of the McKinney Main Street Board Meeting of September 9, 2010](#)

Attachments: [Minutes](#)

10-503 [Minutes of the Parks, Recreation and Open Space Meeting of September 9, 2010](#)

Attachments: [Minutes](#)

10-504 [Minutes of the Planning and Zoning Commission Regular Meeting of October 12, 2010](#)

Attachments: [Minutes](#)

ORDINANCES

10-505 [Consider/Discuss/Act on Ordinance Amending the Fiscal Year 2010-2011 Budget to Re-appropriate Projects/Items Carried from Last Fiscal Year](#)

Attachments: [Ordinance](#)
[Reappropriations Spreadsheet](#)

10-506 [Consider/Discuss/Act on Amendments to the Gas Franchise Code of Ordinances to Provide Continuity Between Current Franchise Agreements and the Code of Ordinances.](#)

Attachments: [Ordinance](#)

RESOLUTIONS

10-507 [Consider/Discuss/Act on a Resolution to Authorize the City Manager to Participate in Execution of a Special Warranty Deed for 815 Fenet Street](#)

Attachments: [Resolution](#)
[Special Warranty Deed 815 Fenet St](#)
[Land Disposition Policy](#)

10-508 [Consider/Discuss/Act on a Resolution Authorizing a Contract for Professional Services with KIP Realty, LLC for Appraisal Services for the US 75 Utility Relocation Project.](#)

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

10-509 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with SFCC, Inc. for the Construction of the Gabe Nesbitt Baseball Spectator Shade Structures Project.](#)

Attachments: [Resolution](#)
[Bid Tabulation](#)
[Location Map](#)

10-510 [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with SFCC, Inc. for the Construction of the Mouzon Baseball Spectator and Dugout Shade Structures Projects.](#)

Attachments: [Resolution](#)
[Bid Tabulation](#)
[Norman Construction Letter](#)
[Location Map](#)

10-511 [Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with SFCC, Inc. for the Construction of the McKinney Soccer Complex Tournament Pavilion](#)

Attachments: [Resolution](#)
[Bid Tabulation](#)
[Location Map](#)

10-512 [Consider/Discuss/Act on a Resolution Amending the 2011-2015](#)

Capital Improvements Program for the Mouzon Baseball Spectator Shade Structures, Mouzon Baseball Dugout Shade Structures, and McKinney Soccer Complex Tournament Pavilion Projects.

Attachments: [Resolution](#)

10-513 Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Clark Condon Associates of Houston, Texas for Design and Engineering Services Associated with the Bonnie Wenk Park Phase I Project.

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

MISCELLANEOUS

10-514 Consider/Discuss/Act on a Request by Baylor Medical Center of McKinney to Defer Collection of Roadway Impact Fees Relating to the Construction of Two Unfinished Floors of the Baylor Medical Center at McKinney located on the Northwest Corner of U.S. Highway 380 (University Drive) and Lake Forest Drive.

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

END OF CONSENT

REGULAR AGENDA

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

10-515 Discuss an Upcoming Rezoning Request (10-115Z) for the Adriatica Development

Attachments: [Applications](#)
[Letter of Intent](#)
[Zoning Exhibit](#)
[Signage Exhibit](#)
[Ordinance No. 2005-02-017](#)
[Ordinance No. 2006-09-104](#)

PUBLIC HEARINGS

10-098Z [Conduct a Public Hearing to Consider/Discuss/Act on the Request by SB Harbor Market, J.V., for Approval of a Request to Rezone Approximately 35.15 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Southeast Corner of Virginia Parkway and Stonebridge Drive. THIS ITEM HAS BEEN WITHDRAWN. NO FURTHER ACTION IS NECESSARY.](#)

Attachments: [Location Map](#)

10-063A2 [Conduct a Public Hearing to Consider/Discuss on the Request by Petsche and Associates, Inc., on Behalf of Blue Star Land L.P., on a Petition to Annex Approximately 238.92 Acres, Located on the Southeast Corner of U.S. Highway 380 \(University Drive\) and Coit Road.](#)

Attachments: [Location Map](#)
[Aerial Exhibit](#)
[Letter of Intent](#)
[Legal Notice](#)
[Property Owner Notice](#)
[Property Owner Notification List](#)
[Petition Requesting Annexation](#)
[Fiscal Analysis](#)
[Draft Service Plan](#)
[Annexation Exhibit](#)

10-082SUP [Conduct a Public Hearing to Consider/Discuss/Act on the Request by O'Reilly Automotive, Inc., for Approval of a Specific Use Permit and Site Plan 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.](#)

Attachments: [Standard Conditions for Site Plan Checklist](#)
[Planning and Zoning Commission Staff Report](#)
[Planning and Zoning Commission Minutes](#)
[Location Map](#)
[Aerial Exhibit](#)
[Letter of Intent](#)
[Legal Notice](#)
[Property Owner Notice](#)
[Property Owner Notification List](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Architectural Elevations](#)
[Planned Development District No. 2006-04-039](#)
[Planned Development District No. 2004-11-116](#)
[Planned Development District No. 2004-01-006](#)
[Planned Development District No. 98-08-44](#)
[Schedule of Uses Exhibit](#)

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 (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

- McKinney Economic Development Corporation v. McKinney Shores Properties, Inc. et al, Civil Action No. 4:09-CV-00284-RAS; United States District Court for the Eastern District of Texas.

C. Section 551.072. Discuss Real Property

- Municipal Facilities

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 28th day of October, 2010 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, 48 hours prior to the scheduled meeting. Reasonable accommodations will be made to assist you.