



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, March 6, 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 Tommy Brumett, First United Methodist

#### 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

**12-115**     [Minutes of the City Council Work Session of February 21, 2012](#)

**Attachments:**     [Minutes](#)

**12-116**     [Minutes of the City Council Regular Meeting of February 21, 2012](#)

**Attachments:**     [Minutes](#)

**12-117**     [Minutes of the City Council Work Session of February 27, 2012](#)

**Attachments:**     [Minutes](#)

**12-118**     [Minutes of the Building and Standards Board Meeting of December 12, 2011](#)

**Attachments:**     [Minutes](#)

**12-119**     [Minutes of the Library Advisory Board Meeting of January 19, 2012](#)

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

**12-088** [Minutes of the Planning and Zoning Commission Regular Meeting of January 24, 2012](#)

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

## RESOLUTIONS

**12-059** [Consider/Discuss/Act on a Resolution Approving the Fifth Amended Bylaws of the McKinney Community Development Corporation](#)

**Attachments:** [Resolution](#)  
[Fifth Amended MCDL ByLaws Redline](#)

**12-120** [Consider/Discuss/Act on a Resolution Authorizing a Contract for the Construction of Alma Road from Stacy Road to Fire Station #8, and Silverado Trail from Alma Road to Comstock Elementary](#)

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

**12-121** [Consider/Discuss/Act on a Resolution Authorizing a Contract for Material Testing on the Alma Road from Stacy Road to Fire Station #8, and Silverado Trail from Alma Road to Comstock Elementary](#)

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

**12-122** [Consider/Discuss/Act on a Resolution Amending the 2012-2016 Capital Improvements Program to Provide Funds for Alma Road from Stacy Road to Fire Station #8, and Silverado Trail from Alma Road to Comstock Elementary](#)

**Attachments:** [Resolution](#)  
[Budget Amendment Summary](#)

**12-123** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Civil Consulting Group, PLLC, for Engineering and Urban Design Services for the](#)

[Historic Town Center Infrastructure Phase 2 Project](#)

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

**12-124** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Landscape Maintenance Agreement for Custer Road](#)

**Attachments:** [Resolution](#)  
[Landscape Maintenance Agreement](#)  
[Location Map](#)

**12-125** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Purchase Library Radio Frequency Identification \(RFID\) Conversion Equipment](#)

**Attachments:** [Resolution](#)  
[Library RFID Scope of Work](#)  
[Library RFID Components](#)

**12-126** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept a STEP \(Selective Traffic Enforcement Program\) Impaired Driving Mobilization Grant](#)

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

**12-127** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with SFCC for the Construction of a Parking Lot Expansion at the Public Safety Building and a Parking Lot Expansion at the John & Judy Gay Library](#)

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

**12-128** [Consider/Discuss/Act on a Resolution Authorizing a Change Order to the Design/Build Contract for the Skatepark at Gabe Nesbitt Community Park.](#)

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

**12-129** [Consider/Discuss/Act on a Resolution Adopting the Project](#)

Priorities for Funding by the Regional Transportation Council

**Attachments:** [Resolution](#)  
[Priority Groups Revised](#)  
[Revised Projects Map](#)  
[Revised RTR Project Descriptions](#)

**MISCELLANEOUS**

**12-007CP2** [Consider/Discuss/Act on the Request by The Keller Salons of Volterra, L.L.C., on Behalf of Liberty Federal Savings Bank, for Approval of a Concept Plan for Parcel 506, Phase 2, Approximately 4.63 Acres, Located on the North Side of Virginia Parkway and Approximately 1,400 Feet West of Ridge Road.](#)

**Attachments:** [PZ Staff Report](#)  
[Maps](#)  
[Letter of Intent](#)  
[Proposed Concept Plan \(Exhibit A\)](#)

**END OF CONSENT**

**REGULAR AGENDA**

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

**12-130** [Consider/Discuss/Act on Acceptance of the Comprehensive Annual Financial Report \(CAFR\), Federal Single Audit Report, and Management Letter](#)

**Attachments:** [Audit Highlights](#)  
[CAFR](#)  
[Management Letter](#)  
[Single Audit](#)

**PUBLIC HEARINGS**

**12-011Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by QuikTrip Corporation, on Behalf of Oakwood Village](#)

[Apartments, Inc., for Approval of a Request to Rezone Approximately 7.48 Acres from "C" - Planned Center 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 on the Northeast Corner of Wilmeth Road and U.S. Highway 75 \(Central Expressway\), and Accompanying Ordinance.](#)

**Attachments:** [PZ Minutes from 021412](#)  
[PZ Staff Report from 021412](#)  
[PZ Report from 012412](#)  
[Maps](#)  
[Letter of Intent](#)  
[MISD Letter](#)  
[Proposed Ordinance](#)  
[Resolution 2012-02-024 \(R\)](#)  
[Zoning Exhibit A - Location Map](#)  
[Zoning Exhibit B - Metes and Bounds](#)  
[Zoning Exhibit C - Site and Landscape Plan](#)  
[PowerPoint Presentation](#)

**12-131** [Conduct a Public Hearing to Consider/Discuss/Act on a Sign Variance Request by QuikTrip, Appealing the Denial of a Sign Permit to Allow Additional Signage Located on the Northeast Corner of U.S. Highway 75 and Wilmeth Road.](#)

**Attachments:** [Sign Comparison Chart](#)  
[Proposed Sign Detail](#)  
[Site Plan of Property](#)  
[QT Sign Exhibit Photo](#)  
[US 75 Photos](#)  
[US 75 TXDOT Detail](#)  
[NB US 75 at 380](#)  
[US 75 NB Sight Lne](#)

**11-191Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Douglas Properties, on Behalf of David Huang, for Approval of a Request to Rezone Approximately 65.24 Acres](#)

from "AG" - Agricultural District to "PD" - Planned Development District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the West Side of McDonald Street and Approximately 1,400 Feet North of Wilmeth Road, and Accompanying Ordinance

**Attachments:** [PZ Meeting Minutes](#)  
[REVISED PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Fiscal Impact Analysis](#)  
[Proposed Zoning Exhibit](#)  
[Proposed Development Regulations](#)  
[Proposed Ordinance](#)  
[PowerPoint Presentation](#)

**11-184Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Abernathy, Roeder, Boyd, Joplin, P.C., on Behalf of McKinney Medical Center, for Approval of a Request to Rezone Approximately 48.16 Acres from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Frisco Road and McDonald Street \(State Highway 5\), and Accompanying Ordinance](#)

**Attachments:** [PZ Meeting Minutes](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[PD 96-11-51](#)  
[Proposed Development Regulations](#)  
[Proposed Ordinance](#)  
[PowerPoint Presentation](#)  
[Applicant Presentation](#)

**11-167Z2** [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Lenity Group, L.L.C., on Behalf of Linkside Drive Investment Group, L.L.C., for Approval of a Request to Rezone Approximately 5.24 Acres, from "PD" - Planned Development District to "PD" - Planned Development District, Generally to](#)

[Allow for a Nursing Home Use, Located on the Northwest Corner of Stonebridge Drive and Linkside Point Drive, and Accompanying Ordinance.](#)

**Attachments:** [PZ Meeting Minutes](#)  
[PZ Staff Report](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[PD 2000-11-092](#)  
[Proposed Ordinance](#)  
[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 551.074 Discuss Personnel Matters
  - City Manager Annual Performance Evaluation
  - McKinney Economic Development Corporation President Search
  - City Attorney Transition Plan
- D. Section 551.087 – Discuss Economic Development Matters
  - Project A65
  - Project A66
  - Project A71
  - Project A78
  - Project A80

**ACTION ON EXECUTIVE SESSION ITEMS**

**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 1st day of March, 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.