



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, November 6, 2012

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Major Robert Winters, Salvation Army

INFORMATION SHARING

12-961 [Salvation Army Red Kettle Proclamation](#)

Attachments: [Proclamation](#)

12-962 [2012 Citation of Honor Award from the Texas Society for the American Institute of Architects](#)

Attachments: [AIA Dallas Chapter Submittal](#)

12-963 [McKinney High School Presentation](#)

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

12-964 [Minutes of the City Council Work Session of October 15, 2012](#)

Attachments: [Minutes](#)

12-965 [Minutes of the City Council Regular Meeting of October 16, 2012](#)

Attachments: [Minutes](#)

12-966 [Minutes of the City Council, McKinney Economic Development Corporation, and the McKinney Community Development Corporation Joint Meeting of October 22, 2012](#)

Attachments: [Minutes](#)

12-831 [Minutes of the Collin County Airport Development Meeting of September 13, 2012](#)

Attachments: [Minutes](#)

12-905 [Minutes of the Library Advisory Board of September 20, 2012](#)

Attachments: [Minutes](#)

12-842 [Minutes of the McKinney Armed Services Memorial Board meeting of September 12, 2012](#)

Attachments: [Minutes](#)

12-861 [Minutes of the McKinney Arts Commission Meeting of July 11, 2012](#)

Attachments: [Minutes](#)

12-862 [Minutes of the McKinney Arts Commission Meeting of July 19, 2012](#)

Attachments: [Minutes](#)

12-863 [Minutes of the McKinney Arts Commission Meeting of August 15, 2012](#)

Attachments: [Minutes](#)

12-864 [Minutes of the McKinney Arts Commission Meeting of August 16, 2012](#)

Attachments: [Minutes](#)

12-865 [Minutes of the McKinney Arts Commission Meeting of September 12, 2012](#)

Attachments: [Minutes](#)

- 12-884 [Minutes of the McKinney Community Development Corporation Board Meeting of September 27, 2012](#)
Attachments: [Minutes](#)
- 12-927 [Minutes of the McKinney Convention & Visitors Bureau Meeting of September 8, 2012](#)
Attachments: [Minutes](#)
- 12-928 [Minutes of the McKinney Convention & Visitors Bureau Meeting of September 18, 2012](#)
Attachments: [Minutes](#)
- 12-929 [Minutes of the McKinney Convention & Visitors Bureau Meeting of September 25, 2012](#)
Attachments: [Minutes](#)
- 12-930 [Minutes of the McKinney Convention & Visitors Bureau Meeting of October 9, 2012](#)
Attachments: [Minutes](#)
- 12-892 [Minutes of the McKinney Economic Development Corporation Board Meeting of September 18, 2012](#)
Attachments: [Minutes](#)
- 12-967 [Minutes of the McKinney Housing Authority Meeting of September 25, 2012](#)
Attachments: [Minutes](#)
- 12-876 [Minutes of the McKinney Housing Finance Corporation Meeting of May 11, 2012](#)
Attachments: [Minutes](#)
- 12-852 [Minutes of the McKinney Main Street Board meeting of September 13, 2012](#)
Attachments: [Minutes](#)

12-848 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of September 13, 2012](#)

Attachments: [Minutes](#)

12-851 [Minutes of the Planning and Zoning Commission Regular Meeting of September 25, 2012.](#)

Attachments: [Minutes](#)

12-944 [Minutes of the Planning and Zoning Commission Regular Meeting of October 9, 2012](#)

Attachments: [Minutes](#)

ORDINANCES

12-968 [Consider/Discuss/Act on an Ordinance Amending the 2012-13 Annual Budget, Including the 2013-2017 Capital Improvements Program, from the Park Construction Fund to Project PK3240 for the Tom Allen, Jr. Park Parking Lot Lighting Project](#)

Attachments: [Agenda Item Summary](#)
 [Budget Amendment](#)
 [Ordinance](#)

RESOLUTIONS

12-969 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept and Implement Urban Area Security Initiative \(UASI\) Program Grant Funding from the Department of Homeland Security through the North Central Texas Council of Governments \(NCTCOG\) to Enhance the Existing CBRNE/SWAT Vehicle to Further Protect the Safety of Citizens and Responders During Tactical Operations](#)

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

12-970 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept and Implement Urban Area Security Initiative \(UASI\) Program Grant Funding from the Department of Homeland Security through the North Central Texas Council of Governments \(NCTCOG\) to Implement Web EOC in Collin](#)

County

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

- 12-971** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept and Implement Urban Area Security Initiative \(UASI\) Program Grant Funding from the Department of Homeland Security through the North Central Texas Council of Governments \(NCTCOG\) to Implement a Debris Monitoring Program in the City of McKinney](#)

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

- 12-972** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, if Funded, Brownfields Revolving Loan Fund \(RLF\) Grant Funding from the U.S. Environmental Protection Agency \(EPA\)](#)

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

- 12-973** [Consider/Discuss/Act on a Resolution Approving a Chapter 380 Economic Development and Incentive Agreement by and between the City of McKinney and BBV Texas Development, L.L.C. and Authorizing the City Manager to Execute the Agreement](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Agreement](#)
[Site Plan](#)

- 12-974** [Consider/Discuss/Act on a Resolution approving a Chapter 380 Economic Development Agreement between the City of McKinney and VCIM Partners, L.P. to Provide Incentives to the McKinney Corporate Center at Craig Ranch](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Craig Ranch 380 Agreement](#)

12-975 [Consider/Discuss/Act on a Resolution Authorizing the Purchase of Two 15 Cubic Yard Dump Trucks](#)

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

12-976 [Consider/Discuss/Act on a Resolution Authorizing the Purchase of a Replacement 800 Gallon Vacuum Excavation Machine](#)

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.

12-103GD2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a General Development Plan for a Portion of the Adriatica Town Center District, Approximately 13.40 Acres, Located on the Northwest Corner of Adriatic Parkway and Mediterranean Drive](#)

Attachments: [Agenda Item Summary](#)
[Letter of Intent](#)
[CC Staff Report](#)
[Exisiting Ordinance PD 2005-02-017](#)
[Location Map and Aerial Exhibit](#)
[Current General Development Plan](#)
[Proposed General Development Plan](#)
[PowerPoint Presentation](#)

12-104SP2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a Site Plan for the Adriatica St. Paul's Square Lofts, Approximately 13.32 Acres, Located on the Northwest Corner of Adriatic Parkway and Mediterranean Drive](#)

Attachments: [Agenda Item Summary](#)
[CC Staff Report](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Proposed Elevations \(Building A\)](#)
[Proposed Elevations \(Building B\)](#)
[PowerPoint Presentation](#)

12-922 [Consider/Discuss/Act on Approving a Hotel and Event Center Development Agreement, Economic Development Agreement, Hotel Ground Lease Agreement, and an Event Center Lease and Management Agreement](#)

Attachments: [Agenda Item Summary](#)
[Hotel & Event Center Development Agreement](#)
[Economic Development Agreement](#)
[Hotel Ground Lease Agreement](#)
[Event Center Lease Agreement](#)

12-978 [Consider/Discuss/ Act on an Ordinance Creating Reinvestment Zone No. 26 for Wistron GreenTech \(Texas\) Corp.](#)

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

12-979 [Consider/Discuss/Act on a Resolution Approving an Agreement for Commercial-Industrial Tax Abatement with Wistron GreenTech \(Texas\) Corp.](#)

Attachments: [Agenda Item Summary](#)
[Wistron Tax Abatement Agreement](#)
[Resolution](#)

12-093Z5 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Douglas Properties, Inc., on Behalf of David Huang \(Trustee\) and Seminole Bloomifive L.P., for Approval of a Request to Rezone Approximately 112.89 Acres from "AG" -](#)

[Agricultural District to "PD" - Planned Development District, Generally to Allow for Single Family Residential and Commercial Uses, Located on the Southwest Corner of F.M. 543 and State Highway 5 \(McDonald Street\), and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes 52212](#)
[PZ Minutes 102312](#)
[PZ Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance with Exhibits](#)
[Exhibit A - Location Map](#)
[Exhibit B - Zoning Exhibit](#)
[Exhibit C - Development Standards](#)
[Fiscal Impact Analysis \(Rezone to Residential/Retail\)](#)
[Fiscal Impact Analysis \(Rezone to Industrial\)](#)
[Letters of Support and Opposition](#)
[PowerPoint Presentation](#)

12-146Z2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sanchez & Associates, on Behalf of TCI McKinney Ranch, Inc., for Approval of a Request to Rezone Approximately 9.48 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, Located on the East Side of McKinney Ranch Parkway and at the Terminus of Silverado Trail, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[PZ Minutes](#)
[PZ Staff Report](#)
[Maps](#)
[Letter of Intent](#)
[Letter of Support](#)
[Exisiting Ordinance PD 2002-03-019](#)
[Proposed Ordinance with Exhibits](#)
[Exhibit A - Location Map](#)
[Exhibit B - Development Standards](#)
[Exhibit C - Concept Plan](#)
[Exhibit D - Landscape Plan](#)
[Exhibit E - Architectural Rendering](#)
[PowerPoint Presentation](#)

12-980 [Consider/Discuss/Act on Authorizing the City Manager to Implement Specific On-Street Bicycle Treatments and Approving a Resolution Supporting the Nomination of a Project for the Transportation Enhancement Program](#)

Attachments: [Agenda Item Summary](#)
[Resolution](#)
[Federal Categories](#)
[Bicycle Plan Elements](#)
[Bike Plan Presentation](#)

12-157M2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend the Comprehensive Plan, Including the Master Thoroughfare Plan Regarding the Proposed Alignment of the Intersection of Custer Road \(F.M. 2478\) and the Future Extension of Wilmeth Road, and Accompanying Ordinance](#)

Attachments: [Agenda Item Summary](#)
[10912 P&Z Minutes](#)
[P&Z Staff Report](#)
[Location Map and Aerial Exhibit](#)
[Proposed Ordinance with Exhibit](#)
[Exhibit A - Proposed Master Thoroughfare Plan](#)
[Existing Thoroughfare Plan](#)
[Letters of Support](#)
[Letters of Support \(Received after PZ packet\)](#)
[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 551.072. Deliberations about Real Property
 - Land Development – Virginia Parkway to US 380 and Stonebridge Drive to Ridge Road

- C. Section 551.087 – Discuss Economic Development Matters
 - Project A71
 - Project A78
 - Project A85
 - Project A86
 - Project A87

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

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