

ORDINANCE NO. 2012 - 04 - ____

AN ORDINANCE AMENDING ORDINANCE NO. 1270, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 0.90 ACRE PROPERTY LOCATED ON THE NORTHWEST CORNER OF KENTUCKY STREET AND LAMAR STREET, IS REZONED FROM "BG" – GENERAL BUSINESS DISTRICT AND "H" – HISTORIC PRESERVATION OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT AND "H" – HISTORIC PRESERVATION OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney has considered the rezoning of an approximately 0.90 acre property, located on the Northwest Corner of Kentucky Street and Lamar Street, be rezoned from "BG" - General Business District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District, and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. Ordinance No. 1270 is hereby amended in order to rezone an approximately 0.90 acre property, located on the Northwest Corner of Kentucky Street and Lamar Street, which is more fully depicted on Exhibits "A," "B," "C-1," "C-2," "C-3," "C-4," and "C-5" attached hereto, is hereby rezoned from "BG" - General Business District and "H" - Historic Preservation Overlay District to "PD" - Planned Development District and "H" - Historic Preservation Overlay District.

Section 2. Use and development of the subject property (0.90 acres), more fully depicted on Exhibit "A", shall conform to the following regulations:

1. The subject property shall be rezoned "PD" – Planned Development District and "H" -- Historic Preservation Overlay District and the subject property shall develop in accordance with the "BG" – General Business District, as set forth in Section 146-85 of the Zoning Ordinance, and as amended.
2. The subject property shall develop in accordance with Section 146-135 Landscaping Requirements of the City of McKinney Zoning Ordinance, except as follows:
 - a. The subject property shall not be required to satisfy the requirement to provide a 30-foot landscape buffer parallel to the corner clip right-of-way dedication at the intersection of two dedicated public streets.
 - b. The subject property shall not be required to satisfy the requirement to provide a landscape buffer adjacent to any public street.

3. The subject property shall develop in accordance with Section 146-139 Architectural and Site Standards of the City of McKinney Zoning Ordinance, except as follows:
 - a. The subject property shall not be required to satisfy the requirement to provide a minimum of 85 points for the scoring calculation for other non-residential uses in non-industrial districts.
 - b. The subject property shall not be required to satisfy the requirement to provide masonry finishing material that covers at least 50 percent of each wall.
 - c. The subject property shall not be limited to a maximum of 10 percent of approved architectural metal finishing materials.
4. The subject property shall generally develop in accordance with the attached Site Layout Exhibit "B" and Architectural Elevation Exhibits "C-1," "C-2," "C-3," "C-4," and "C-5."

Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 17th DAY OF APRIL, 2012.

CITY OF MCKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

CORRECTLY ENROLLED:

SANDY HART, TRMC, MMC
City Secretary
BLANCA I. GARCIA

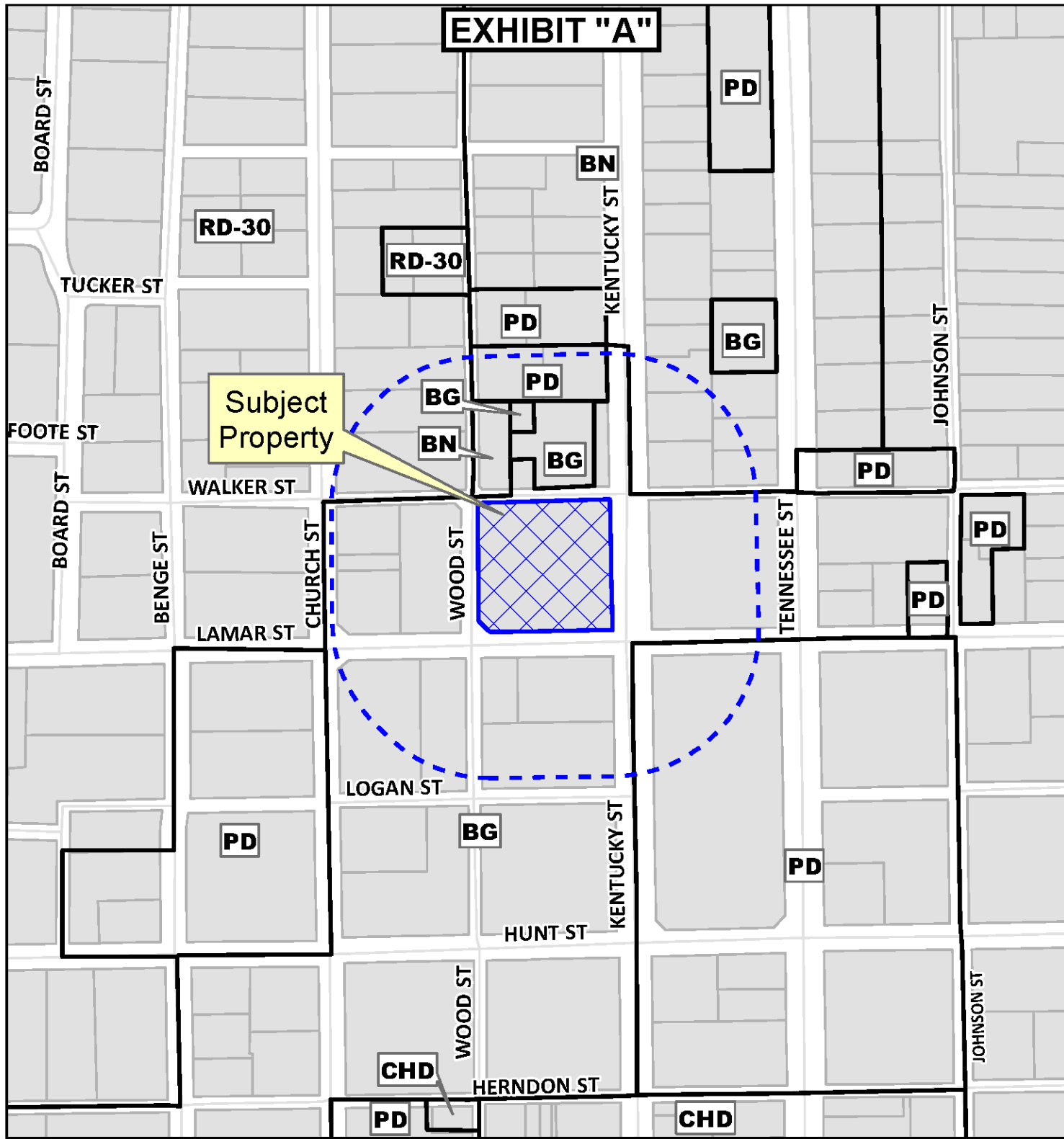
Assistant City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

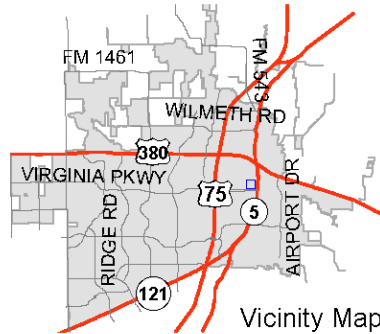
EXHIBIT "A"



Notification Case

Case: 12-030Z

--- 200' Notification Buffer



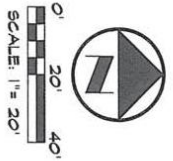
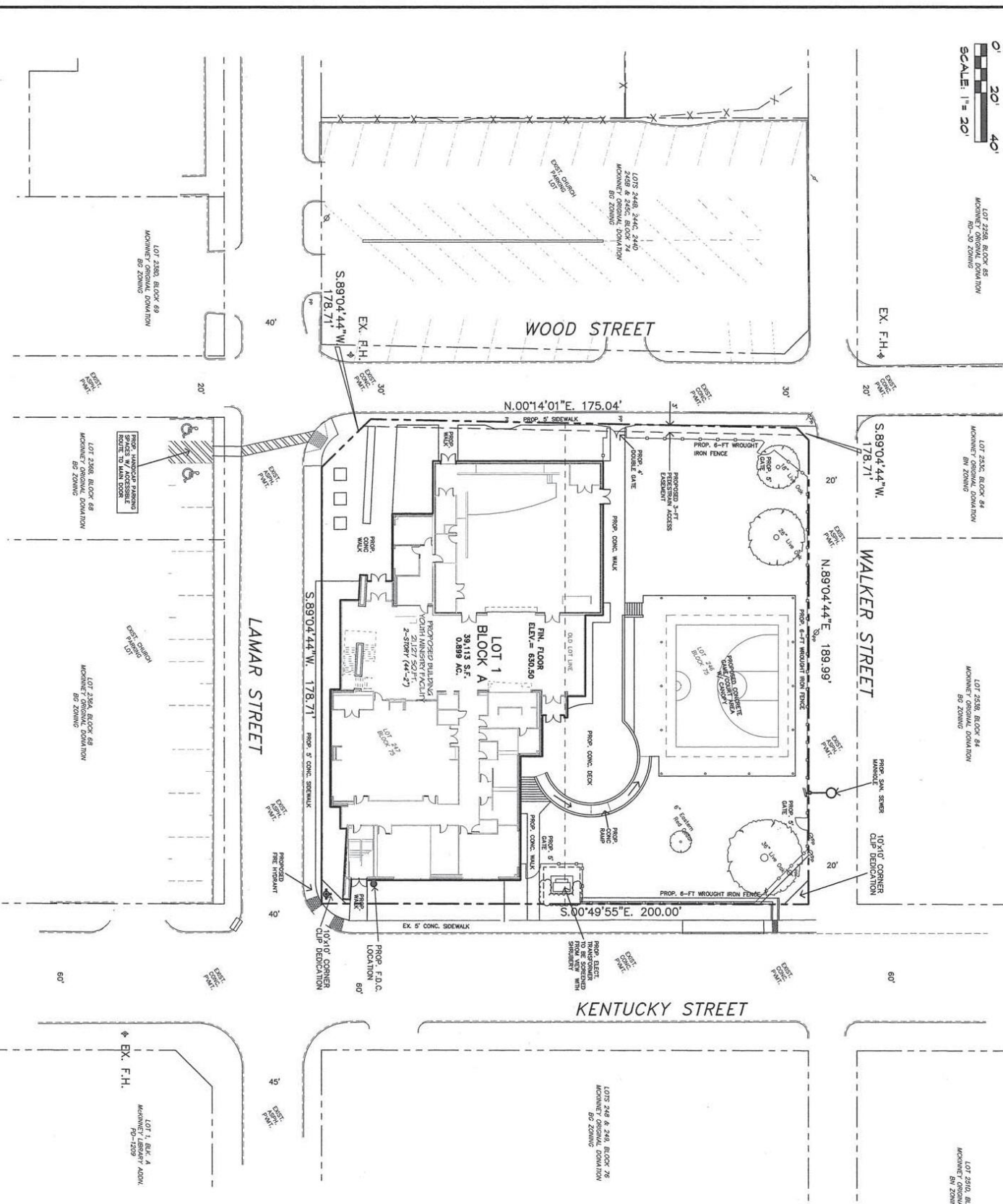


EXHIBIT "B"



SITE DATA SUMMARY TABLE		LOT 1
GENERAL SITE DATA		GENERAL BUSINESS (B0)
EXISTING ZONING:		PD-B0
PROPOSED ZONING:		MINISTRY FACILITY
LAND USE:		39,113 S.F. / 0.898 ACRES
LOT AREA:		14,742 S.F.
BUILDING FOOTPRINT AREA:		21,187 S.F.
TOTAL BUILDING AREA:		2-STORY
BUILDING HEIGHT:		34'-0"
BUILDING HEIGHT:		37'-7 1/2"
LOT COVERAGE:		0.24 TO 1
FLOOR AREA RATIO		

- SITE PLAN GENERAL NOTES**
1. Sanitation container screening walls will be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.
 2. Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
 3. Lighting for the subject property will be constructed in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

OWNER/APPLICANT
 FIRST UNITED METHODIST CHURCH
 YOUTH MINISTRY BUILDING
 315 N. CHURCH STREET
 MCKINNEY, TEXAS 75068
 CONTACT: DR. TOMMY BROUETT
 972-595-8559

SITE PLAN	
YOUTH MINISTRY BUILDING FIRST UNITED METHODIST CHURCH of MCKINNEY	
LOT 1, BLOCK A PLWC MCKINNEY ADDITION	
102 WEST LAMAR STREET CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	
Date:	February, 2012
Scale:	1" = 20'
Sheet:	SP-1

Revisions:	3-19-12~ Per City Comments
	3-12-12~ Per City Comments

FOR PLANNING DEPARTMENT
 REVIEW & APPROVAL
 NOT A CONSTRUCTION DOCUMENT

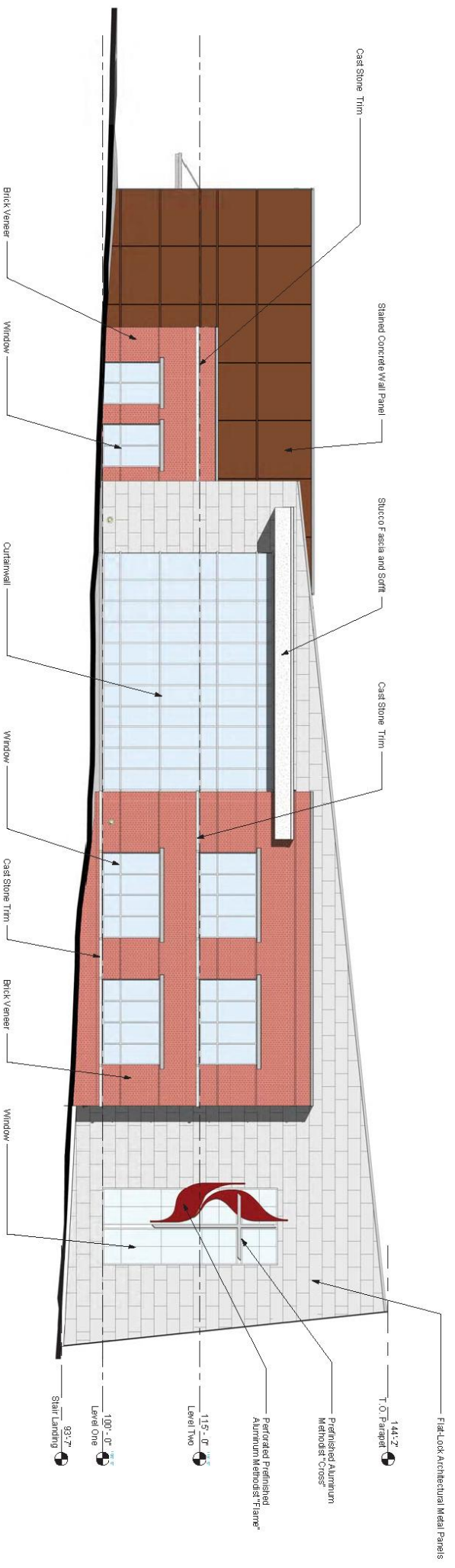
ENGINEER:
ROLAND FOERSTER
 CIVIL ENGINEER
 5110 C.R. 424
 ANNA, TEXAS 75409
 (214) 544-8888
 email: rfoe@flash.net
 Firm No. F-506



YOUTH MINISTRY BUILDING
FIRST UNITED METHODIST CHURCH
McKINNEY, TEXAS

EXHIBIT "C-1"

South Elevation	6,761 SF
Curtainwall	986 SF (15%)
Window/Doors	899 SF (13%)
Brick	1,582 SF (23%)
Concrete	1,061 SF (16%)
Metal Panels	2,087 SF (31%)
Stucco	146 SF (2%)



1 South Elevation (Lamar Street)
SCALE: 1/8" = 1'-0"

Youth Building
First United Methodist Church McKinney
102 West Lamar
McKinney, TX 75069



HH Architects, Inc.
5910 North Central Expressway Suite 1200
Dallas, Texas 75206
972-404-1034
fax 972-404-1036

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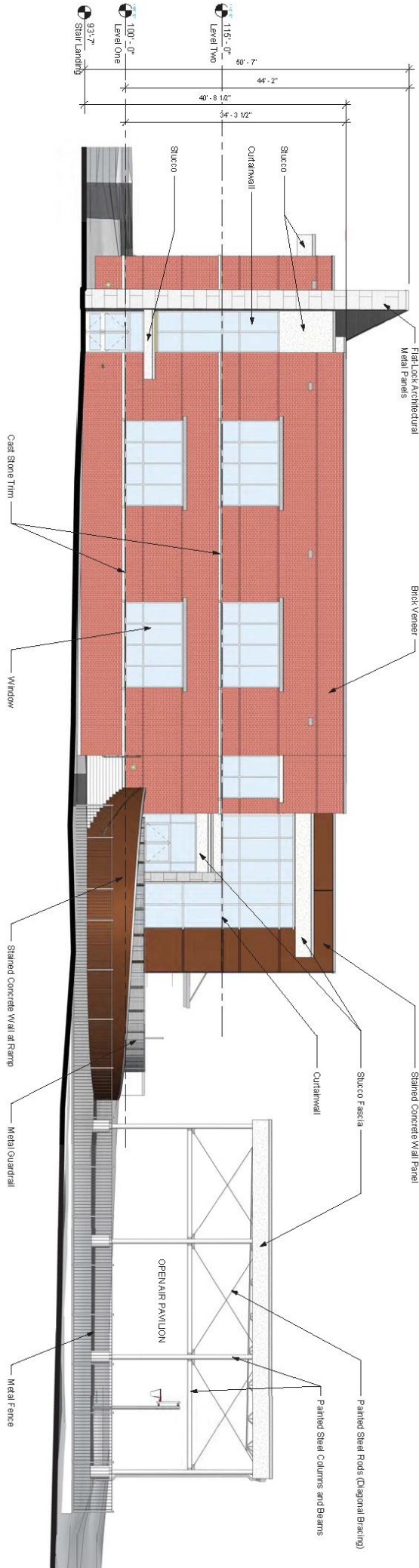
Scott Alan Nelson
Registration No. TX 20208

Zoning Request
Building Elevation

1008 03.12.2012

EXHIBIT "C-2"

East Elevation	4,319 SF
Curtainwall	600 SF (14%)
Window/Doors	535 SF (12%)
Brick	2,548 SF (59%)
Concrete	275 SF (6%)
Metal Panels	173 SF (4%)
Stucco	188 SF (5%)



1 East Elevation (Kentucky Street)
SCALE: 1/8" = 1'-0"

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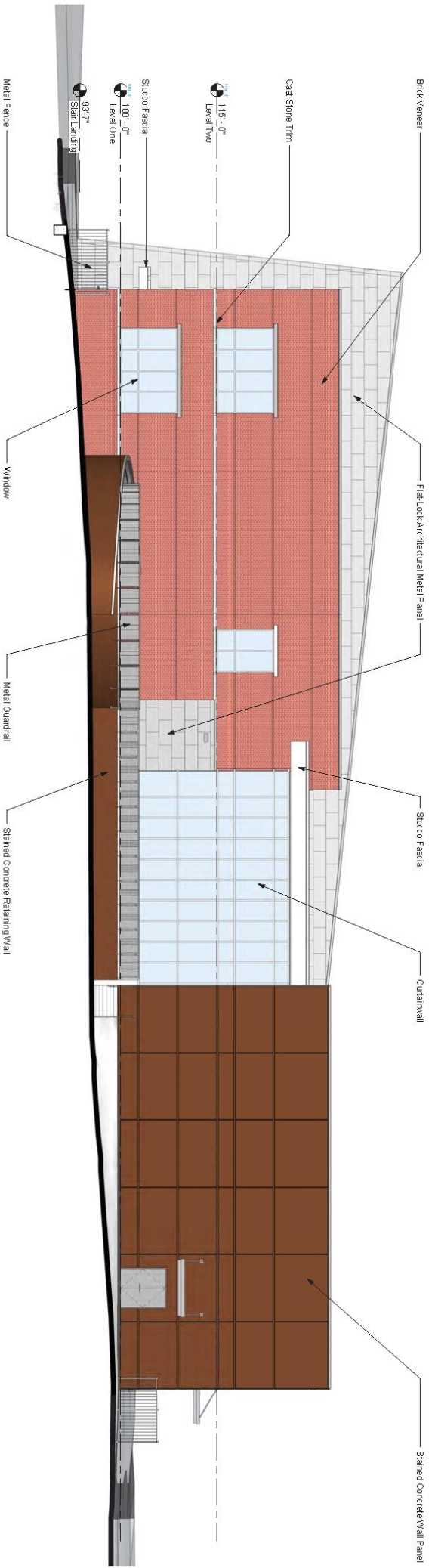
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Scott Alan Nelson
Registration No. TX 20208

1008 03.12.2012

Zoning Request
Building Elevation

EXHIBIT "C-3"



North Elevation	6,737 SF
Curtainwall	886 SF (13%)
Window/Doors	343 SF (5%)
Brick	2,386 SF (35%)
Concrete	2,016 SF (30%)
Metal Panels	989 SF (15%)
Stucco	117 SF (2%)

1 North Elevation (Walker Street)
SCALE: 1/8" = 1'-0"

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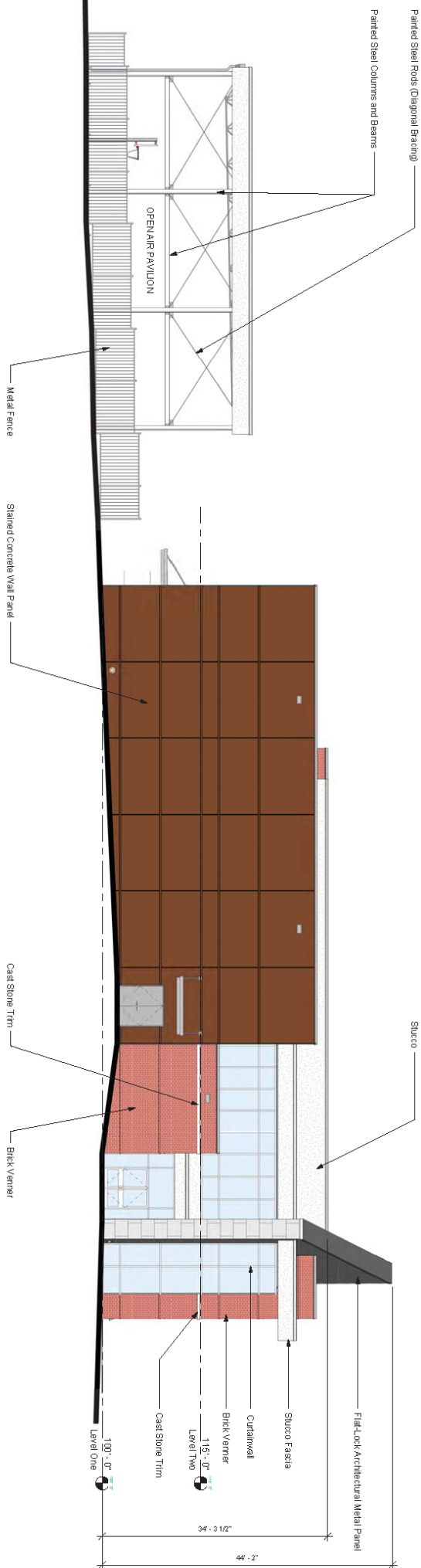
Scott Alan Nelson
Registration No. TX 20208

Zoning Request
Building Elevation

1008 03.12.2012

EXHIBIT "C-4"

<u>West Elevation</u>	<u>3,692 SF</u>
Curtainwall	589 SF (16%)
Window/Doors	45 SF (1%)
Brick	415 SF (11%)
Concrete	2,155 SF (58%)
Metal Panels	132 SF (4%)
Stucco	356 SF (10%)



1 West Elevation (Wood Street)

SCALE: 1/8" = 1'-0"

Youth Building
 First United Methodist Church McKinney
 102 West Lamar
 McKinney, TX 75069



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 Dallas, Texas 75206

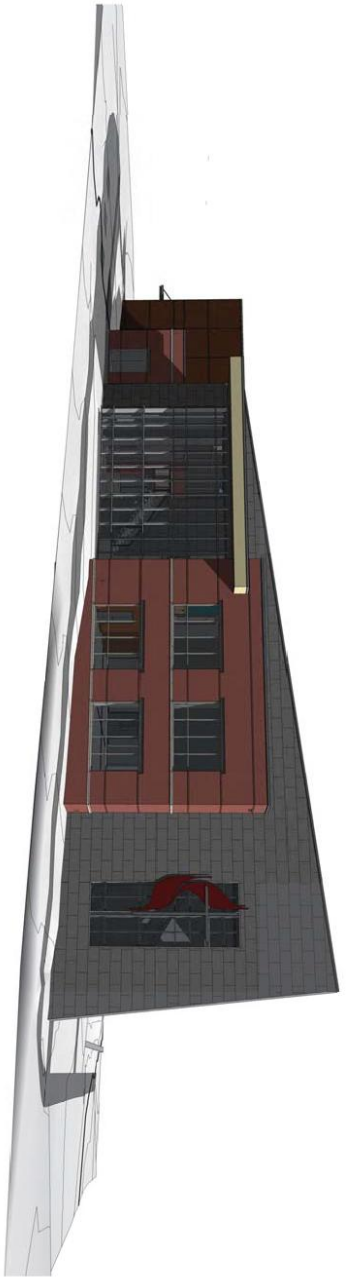
972-404-1034
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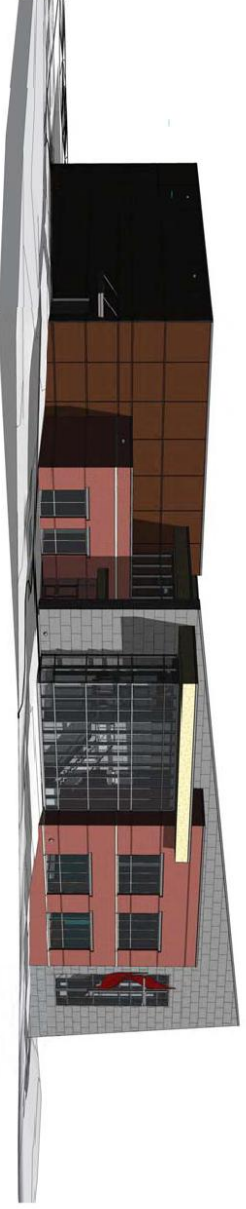
Scott Alan Nelson
 Registration No. TX 20208

Zoning Request
 Building Elevation
 1008 03.12.2012

EXHIBIT "C-5"



View From South



View From Southwest



View From Northeast

Note: For representational purposes only.

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Youth Building
First United Methodist Church McKinney
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McKinney, TX 75069

1008 03.12.2012

Zoning Request
Exterior Views