

McKinney Event Center

HOA MEETING

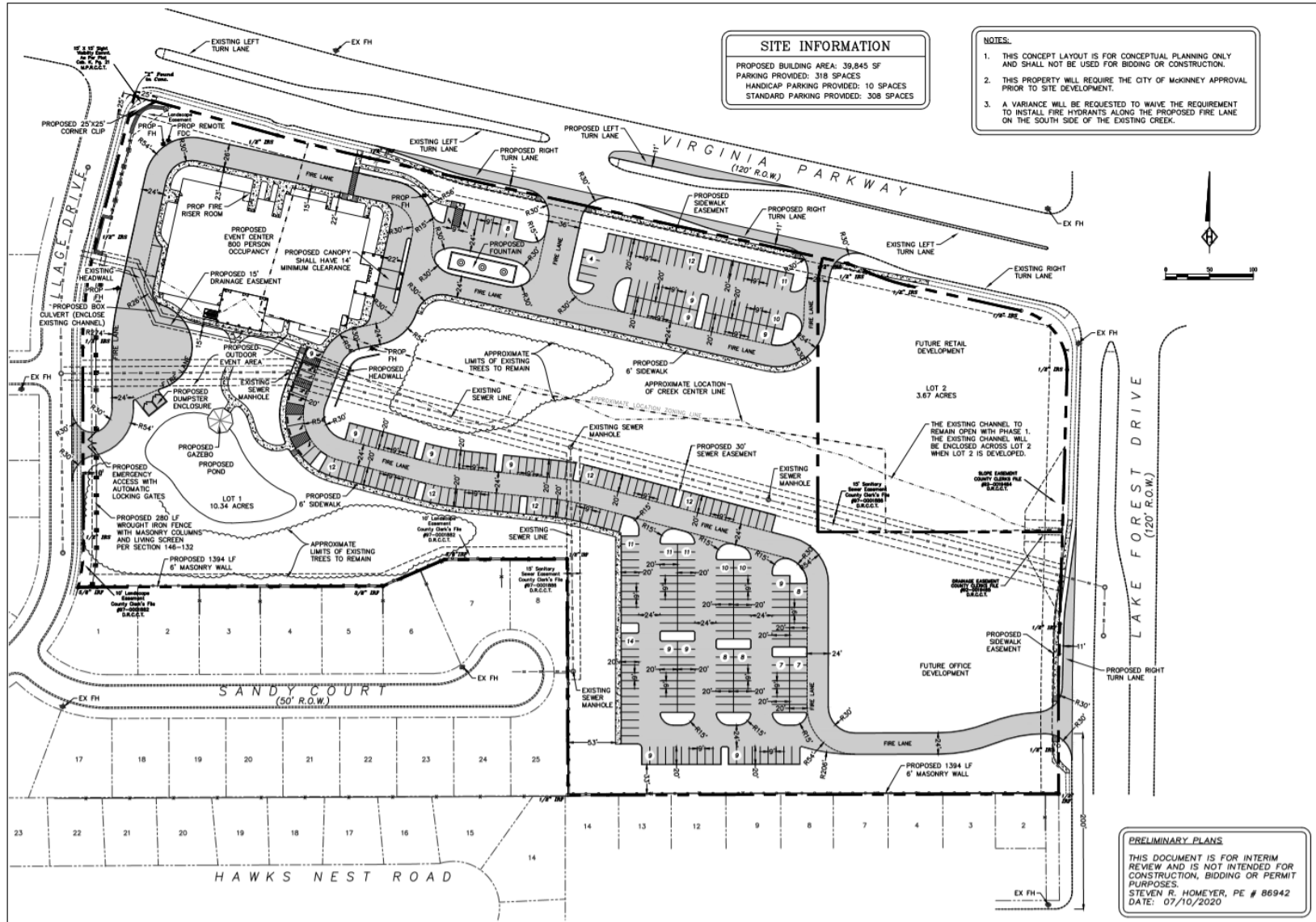
August 6, 2020



HOMEYER
ENGINEERING, INC.

SITE INFORMATION
 PROPOSED BUILDING AREA: 39,845 SF
 PARKING PROVIDED: 318 SPACES
 HANDICAP PARKING PROVIDED: 10 SPACES
 STANDARD PARKING PROVIDED: 308 SPACES

- NOTES:**
1. THIS CONCEPT LAYOUT IS FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
 2. THIS PROPERTY WILL REQUIRE THE CITY OF MCKINNEY APPROVAL PRIOR TO SITE DEVELOPMENT.
 3. A VARIANCE WILL BE REQUESTED TO WAIVE THE REQUIREMENT TO INSTALL FIRE HYDRANTS ALONG THE PROPOSED FIRE LANE ON THE SOUTH SIDE OF THE EXISTING CREEK.



PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 07/10/2020

HOMEYER
 ENGINEERING, INC.
 1000 W. WILSON ROAD, SUITE 100
 FORT WORTH, TEXAS 76104
 P: 817-835-8877 FAX: 817-835-8877
 WWW.HOMEYER-ENG.COM



McKinney Event Center
 14.01 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

CONCEPT PLAN 1

DRAWN: SRH
 DATE: 06/28/19
 HEI #: 19-0507
 SHEET NO:
 C1

CONCEPT PLAN



HOMEYER
 ENGINEERING, INC.



 TERRY R.
CUNNINGHAM
ARCHITECTS

PROPOSED EVENT CENTER | MCKINNEY, TEXAS

RENDERING 1



HOMEYER
ENGINEERING, INC.



 **TERRY R.
CUNNINGHAM
ARCHITECTS**

PROPOSED EVENT CENTER | MCKINNEY, TEXAS

RENDERING 2



HOMEYER
ENGINEERING, INC.



BALLROOM EXAMPLE



HOMEYER
ENGINEERING, INC.

Residential Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Bed and Breakfast (See Ch. 138, Art. IV)	S			
Boardinghouse or rooming house (17)	S			
Dormitories	S			
Independent living facility (retirement community) (56)			S	

P: Permitted by Right
 S: Permitted by SUP
 T: Temporary Use



HOMEYER
 ENGINEERING, INC.

Educational and Institutional Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Assisted living facility, nursing home, or rest home (10)	P	S	S	P
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	P		P	P
Clinic (28)	P	P	P	P
College or university	P			
Day-care (34)	P		S	S
Fraternal organization, lodge, civic club (47)	P			S
Hospital (53)	P			S
Museum, library, art gallery (public) (73)	P			P
School, business or trade (99)	No trade school	P		No trade school
School, public, private or parochial (100)	P	P	P	P



Accessory, Utility and Incidental Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Accessory building or use (1)	P	P	P	P
Home occupation (See Sec. 146-133) (52)	P			
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P	P	P
Utility business office		P		
Utility substation or regulating station	S	S	S	S
Water storage tank	P	P	P	P



Recreational and Entertainment Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Amusement, commercial (indoor) (4)		P		
Carnival or circus (temporary)		T		
Country club (31)	P	P	S	S
Fitness club, gymnasium, exercise area or similar use	P		S	P
Golf course (public)	P	P	S	S
Golf course (private)			S	S
Park or playground (public) (81)	P	P	P	P
Playfield or stadium (public) (88)	P	P	P	P
Private club (See Ch. 138, Art. II; Sec. 146-41) (89)		S		S
Recreation area (private) (91)	P	P	P	P
Recreation center (public) (92)	P	P	P	P
Swim or tennis club (112)	P	P	S	P
Swimming pool (public)	P	P	P	P
Swimming pool (private) (113)	P	P	P	P
Theater (indoor)		P	S	



Transportation, Automobile, and Related Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Auto parts sales (indoor)				S
Garage or lot, parking (private)		P	P	
Garage or lot, parking (commercial)		P	S	
Heliport or helistop		T		
Railroad track or right-of-way	P	P	P	P
Service station or motor vehicle fuel sales (subject to section 146-84 (103))	P			



Commercial Type, Retail, and Services Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Bakery or confectionery (retail)	P			P
Banks and financial institutions	P	P	P	S
Barber or beauty shops	P	P		P
Cleaning shop and pressing (small shop and pickup) (27)	P			S
Drug-store or pharmacy	P			S
Florist or garden shop	P			P
Field office (43) or real estate sales office	T	T	T	T
Food stores, groceries	P			S
Hardware store (paint, plumbing, and related sales)	P			S
Laboratories (medical, dental, science)		P	S	
Mimeograph or letter shop		P		
Office building	P	P	P	P



Commercial Type, Retail, and Services Uses Continued

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Office use	P	P	P	P
Office supplies		P		P
Personal service (86)	P	P	S	P
Pet store, kennel, animal boarding (no outside runs)	P			P
Psychic/paranormal readings	P			
Radio or TV broadcast studio		P	S	
Retail store (indoor)	P			P
Restaurant or cafeteria (carry-out only) (95)	P			P
Restaurant or cafeteria (indoor service) (96)	P		S	P
Studios, photo, music, art, health, etc.	P	P	S	P
Travel agent	P	P	P	P
Veterinarian (no outside runs)				P
Veterinarian (with outside runs)				S



Agricultural and Related Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Agricultural and ranching uses	P	P	P	P
Community Garden (29)	P	P	P	P
Farm, orchard or truck garden (40)	P	P	P	P
Wedding / event venue or banquet facility (indoor), including up to eight (8) overnight suites in association with event space rental. Individual overnight suite rentals are not permitted.			P	
Wedding / event venue or banquet facility (outdoor) shall be permitted but must maintain a minimum distance of 150 feet from residential uses.			P	



Development Regulations

The subject property shall develop in two tracts that are more fully depicted in "Exhibit X"

Tract 1

Tract 1 shall develop in accordance with Section 146-109 ("SO" – Suburban Office District) of the Zoning Ordinance, and as amended, except as noted below:

Land Uses

1. **The following uses shall NOT be permitted in tract 1**
 - a. Hospitals
 - b. Museum, library, art gallery (public)
 - c. Farmers market
 - d. Hotel or motel

2. **The following uses shall be specifically permitted in tract 1**
 - a. Wedding / event venue or banquet facility (indoor), including up to eight (8) overnight suites in association with event space rental. Individual overnight suite rentals are not permitted.
 - b. Wedding / event venue or banquet facility (outdoor) shall be permitted but must maintain a minimum distance of 150 feet from residential uses.

Space Limits

- 1- Minimum lot area: None
- 2- Minimum lot width: None
- 3- Minimum lot depth: None
- 4- Minimum front setback: 25 feet
- 5- Minimum rear setback: None, except 25 feet where abutting a residential use or zone.
- 6- Minimum side yard of interior lots: None, except 15 feet required where abutting any district requiring a side yard.
- 7- Minimum side yard of corner lots: 25 feet
- 8- Maximum structure height: 40 feet
- 9- Maximum lot coverage: 50%
- 10- No structure may exceed 45,000 square feet

Tract 2

Tract 2 shall develop in accordance with Section 146-111 ("C1" – Neighborhood Commercial District) of the Zoning Ordinance, and as amended, except as noted below:

Land Uses

1. **The following uses shall NOT be permitted in tract 2**



- a. Independent living facility (retirement community)
- b. Trade schools
- c. Amusement, commercial (indoor)
- d. Car wash
- e. Garage or lot, parking as a primary use (private)
- f. Garage or lot parking as a primary use (commercial)
- g. Farmers market
- h. Radio or TV broadcast studio
- i. Restaurant or cafeteria (including drive-through window)
- j. Arcades

2. The following uses will be permitted by Specific Use Permit (SUP)

- a. Auto parts sales (indoor)
- b. Veterinarian (with outside runs)

Space Limits

- 1- Minimum lot width: None
- 2- Minimum lot depth: None
- 3- Minimum front setback: 25 feet
- 4- Minimum rear setback: None, except 25 feet where abutting a residential use or zone.
- 5- Minimum side yard on interior lots: 5 feet when abutting a residential zone; none abutting business.
- 6- Minimum side yard at corner: 25 feet.
- 7- Maximum lot coverage: 50%

All Tracts

Screening

The subject property shall develop in accordance with Section 146-132. - Fences, Walls, and Screening Requirements of the Zoning Ordinance, and as amended, except as noted below:

- 1- A living screen will be provided for any dumpster enclosures located adjacent to a residential property. The living screen shall be evergreen shrubs acceptable for six-foot screening shall be a minimum of four feet (4') in height when measured immediately after planting and shall be planted no further apart than three feet (3') on center, unless otherwise approved by the director of planning, and maintained so as to form a continuous, unbroken, solid visual screen which will be six feet high within two years after time of planting.
- 2- A screening device in accordance with section 146-132 shall be placed along Village Drive.

Landscape Regulations

The subject property shall develop in accordance with Section 146-135: Landscape Requirements of the Zoning Ordinance, and as amended, except as noted below:

- 1- One canopy tree shall be planted every 30 linear feet along property lines adjacent to residential uses or residentially zoned property. These trees may not be clustered. All



canopy trees shall be a minimum of four inches (4") in caliper and twelve feet (12') in height at the time of planting. Preservation of existing trees may satisfy this requirement.

Tree Preservation

The subject property shall develop in accordance with Section 146-136: Tree Preservation of the Zoning Ordinance, and as amended, except as noted below:

- 1- If a tree six inches or greater exists within thirty feet (30') of the boundary line between an existing platted single-family residential development, Village Drive, and a proposed development, a Perimeter Tree Zone shall be provided. The Perimeter Tree Zone shall extend out 30 feet from property line for a maximum 30 foot wide Perimeter Tree Zone. No tree within the Perimeter Tree Zone may be critically altered apart from installation of necessary utilities or public infrastructure.

Exterior Lighting

Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of harmonious design that compliments the architectural style of the proposed building. No lighting fixtures shall produce glare or direct illumination across the boundary line of any residential district from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of residential property. All outside lights be full cut-off luminaries to ensure that the light beam is controlled and not directed across any residential boundary line above a height of three feet (3'). The allowed maximum intensity measured at the line abutting a residential use shall be 0.5 foot candles.

Detached Signage

There shall be a maximum of one free standing sign per platted lot. Signs shall be limited to monument type only, with a maximum height of six feet (6') from grade of Virginia Parkway, or from the natural or general site grade, whichever is higher. Monument sign must be framed in masonry material to match or be complimentary to the building on site





ELEVATION NORTH



ELEVATION SOUTH



HOMEYER
ENGINEERING, INC.



ELEVATION EAST



ELEVATION WEST



HOMEYER
ENGINEERING, INC.

Steven R. Homeyer, P.E.

972-906-9985

shomeyer@hei.us.com

<http://mckinney.legistar.com/LegislationDetail.aspx?ID=4577134&GUID=F798BC14-8825-4263-AE34-C7BD1C982FE8>



HOMEYER
ENGINEERING, INC.