

ORDINANCE NO. 2008-08-076

AN ORDINANCE AMENDING ORDINANCE NO. 2003-02-015 OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 23.92 ACRE PROPERTY, LOCATED ON THE NORTHWEST CORNER OF STONEBRIDGE DRIVE AND ELDORADO PARKWAY, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING REGULATIONS; 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 23.92 acre property, located on the northwest corner of Stonebridge Drive and Eldorado Parkway, from "PD" – Planned Development District to "PD" – Planned Development District, generally to modify the development standards, 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 HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

Section 1. Ordinance No. 2003-02-015 is hereby amended so that an approximately 23.92 acre property, located on the northwest corner of Stonebridge Drive and Eldorado Parkway, which is more fully depicted on Exhibit "A" attached hereto, is hereby rezoned from "PD" – Planned Development District to "PD" – Planned Development District, generally to modify the development standards.

Section 2. Use and development of the subject property shall conform to the following regulations:

1. The subject property shall generally develop according to the provisions of "PD" – Planned Development District 2003-02-015, except as follows:
 - a. A hospital shall be permitted on the subject property.
 - b. The maximum building height for the subject property shall be 35', except that the height of a proposed building may be increased to a maximum of 60' (4 stories) if one foot is added to each required building setback for each foot of increased height over 35'.
 - c. A large tree (3" caliper and 7' tall at the time of planting) shall be required every 20' linear feet within a 20' landscape buffer adjacent to Plainfield Drive, Stonebridge Drive, and Eldorado Parkway.
 - d. The subject property shall generally develop in accordance with the attached General Development Plan (Exhibit "B").

e. Proposed building elevations for the subject property shall generally conform to the character of the attached architectural renderings (Exhibit "C") on all sides, shall satisfy the requirements of the Architectural and Site Standards section of the Zoning Ordinance, and shall be subject to approval by the Planning and Zoning Commission at the time of site plan approval.


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 THIS 5TH DAY OF AUGUST, 2008.



BILL WHITFIELD, Mayor

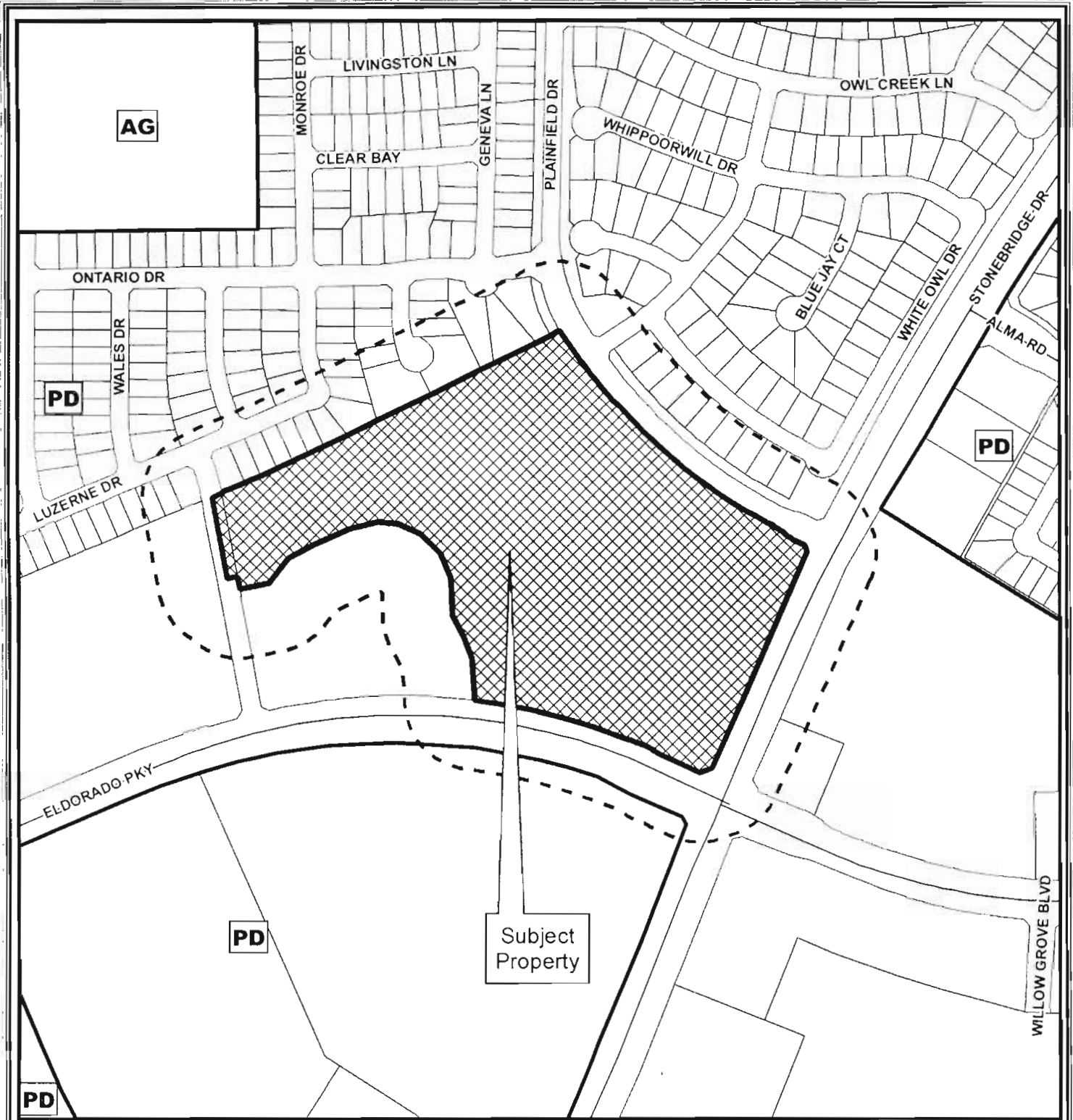
CORRECTLY ENROLLED:


SANDY HART, TRMC, MMC
City Secretary
BEVERLY COVINGTON, TRMC, CMC
Deputy City Secretary

DATE: August 6, 2008

APPROVED AS TO FORM:


MARK S. HOUSER, City Attorney



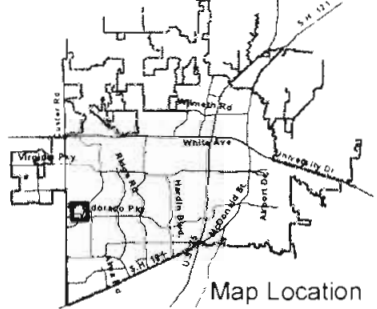
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Notification Case

Notice Case: 08-252Z
R-9154-00A-0020-1

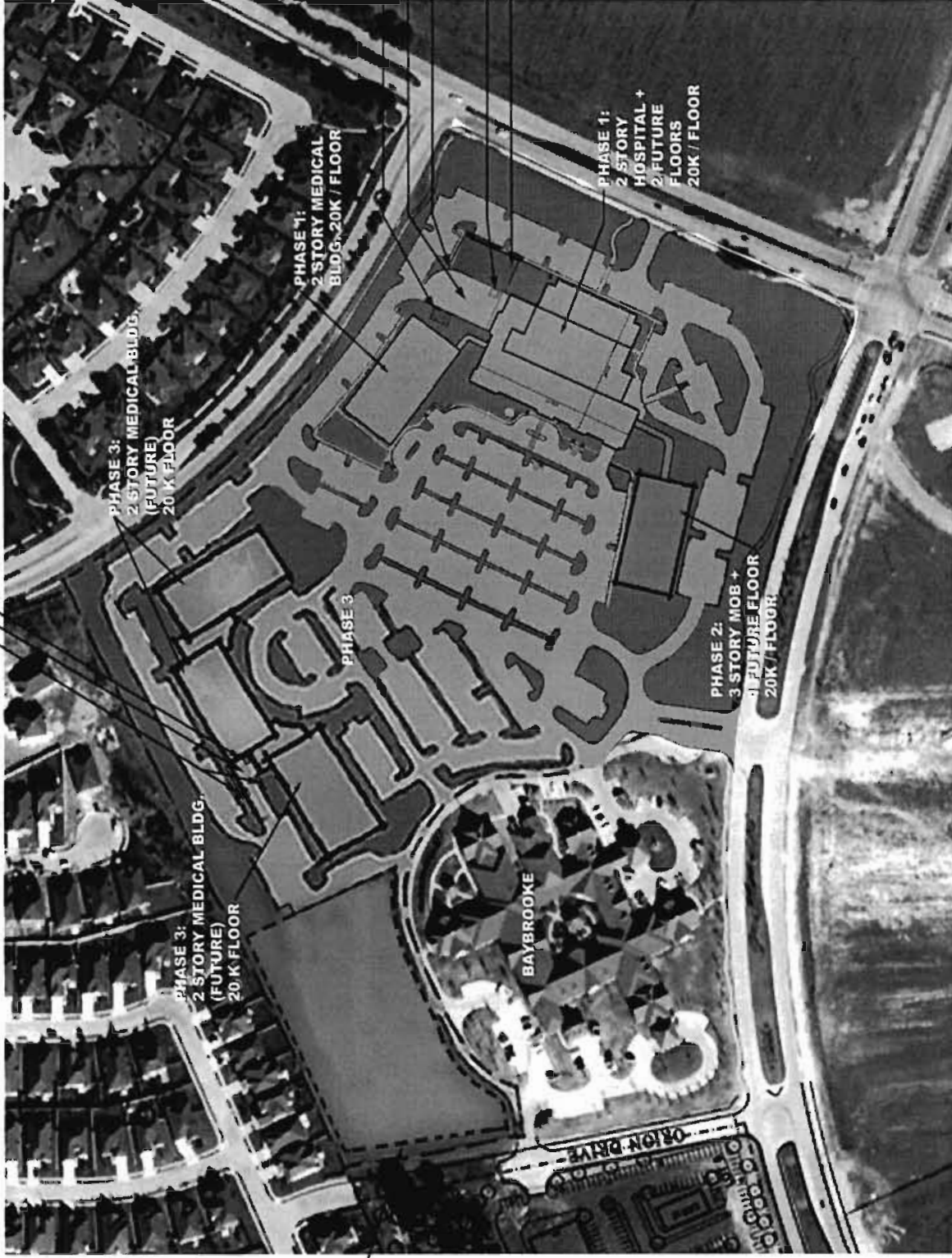
--- 200' Notification Buffer



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

EXHIBIT A

8' SCREEN WALL
LOADING AREA
DUMPSTER/ RECYCLING



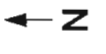
DETENTION AREA

MECH AREA W/
8' SCREEN WALLS
LOADING AREA
CURVED SCREEN
WALL TO SCREEN
LOADING AREA 8'
DUMPSTER/ RECYCLING
MECH. AREA W/
8' SCREEN WALLS

EXHIBIT

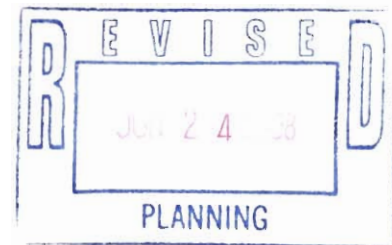


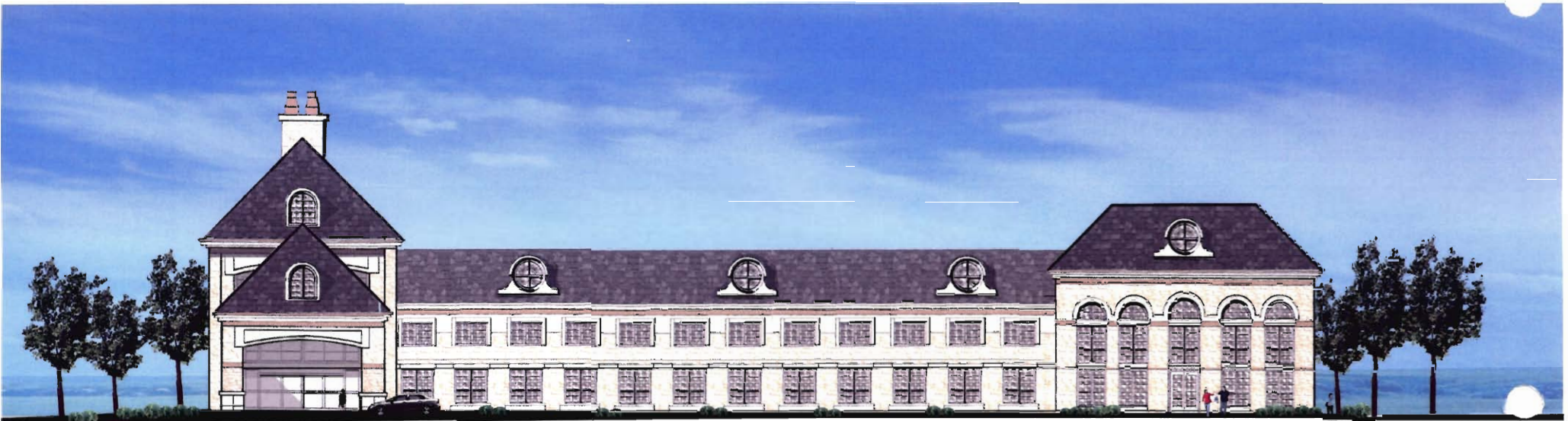
GENERAL DEVELOPMENT PLAN METHODIST MCKINNEY HOSPITAL





New Medical Campus
McKinney, Tx

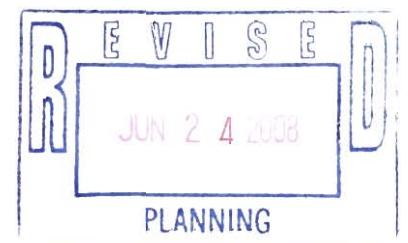


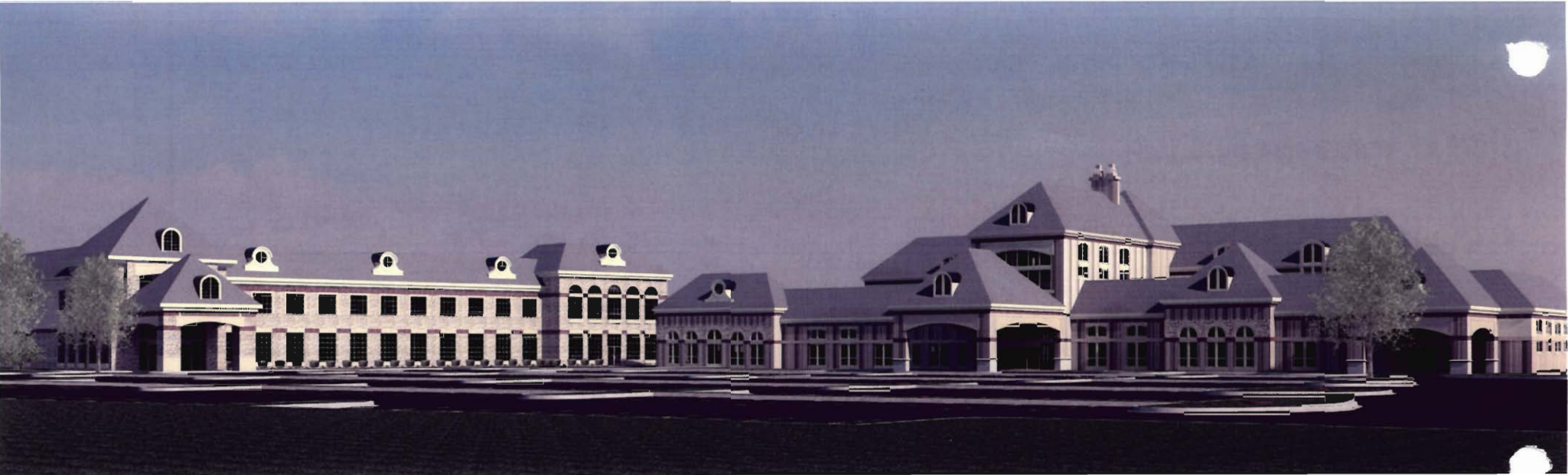


New Medical Office Building

Front Elevation

Nueterra Companies
ACI / Boland, Inc.





New Medical Campus
McKinney, Tx

6/23/08

