

ORDINANCE NO. 2017-12-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 2.74 ACRE PROPERTY, LOCATED APPROXIMATELY 440 FEET SOUTH OF STANDIFER STREET AND ON THE EAST SIDE OF BUMPUS STREET IS REZONED FROM "RS 60" – SINGLE FAMILY RESIDENTIAL DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW SINGLE FAMILY ATTACHED RESIDENTIAL USES; 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 2.74 acre property, located approximately 440 feet South of Standifer Street and on the East Side of Bumpus Street, which is more fully depicted on Exhibit "A" and "B", attached hereto, is rezoned from "RS 60" - Single Family Residential District to "PD" – Planned Development District, generally to allow for Single Family Attached Residential Uses; 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, THAT:

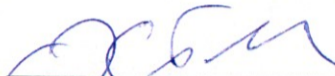
- Section 1. The zoning map is hereby amended so that an approximately 2.74 acre property, located approximately 440 feet South of Standifer Street and on the East Side of Bumpus Street, which is more fully depicted on Exhibit "A" and "B", attached hereto, is rezoned from "RS 60" - Single Family Residential District to "PD" – Planned Development District, generally to allow for Single Family Attached Residential Uses.
- Section 2. The subject property shall develop in accordance with the "PD" – Planned Development District, and as amended, except as follows:
1. The subject property shall develop in accordance with attached Development Regulations – Exhibit "C".
- 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 5th DAY OF DECEMBER, 2017.

CITY OF MCKINNEY, TEXAS



GEORGE C. FULLER
Mayor

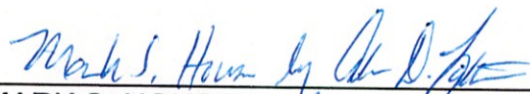
CORRECTLY ENROLLED:



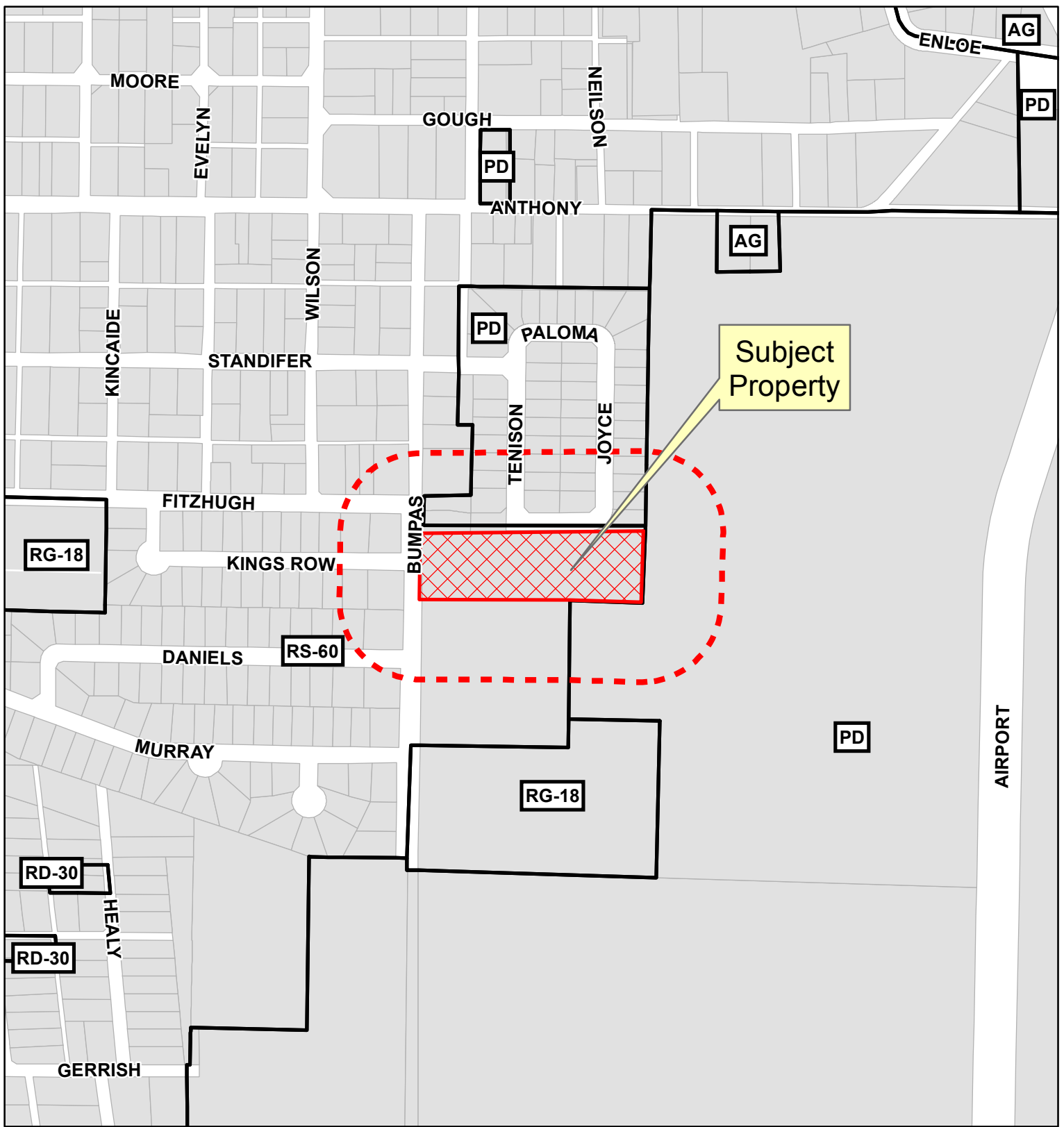
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

DATE: December 5, 2017

APPROVED AS TO FORM:



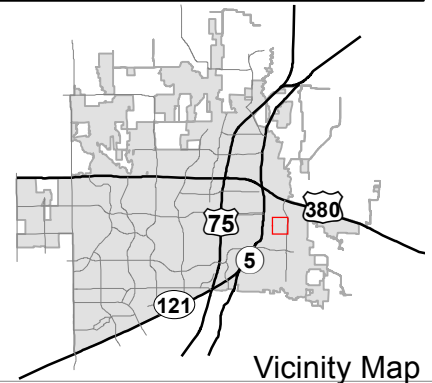
MARK S. HOUSER
City Attorney
*Assistant City Attorney
w/permission*



Notification Map

Case: 17-256Z

--- 200' Buffer



Vicinity Map

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.

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Land Survey

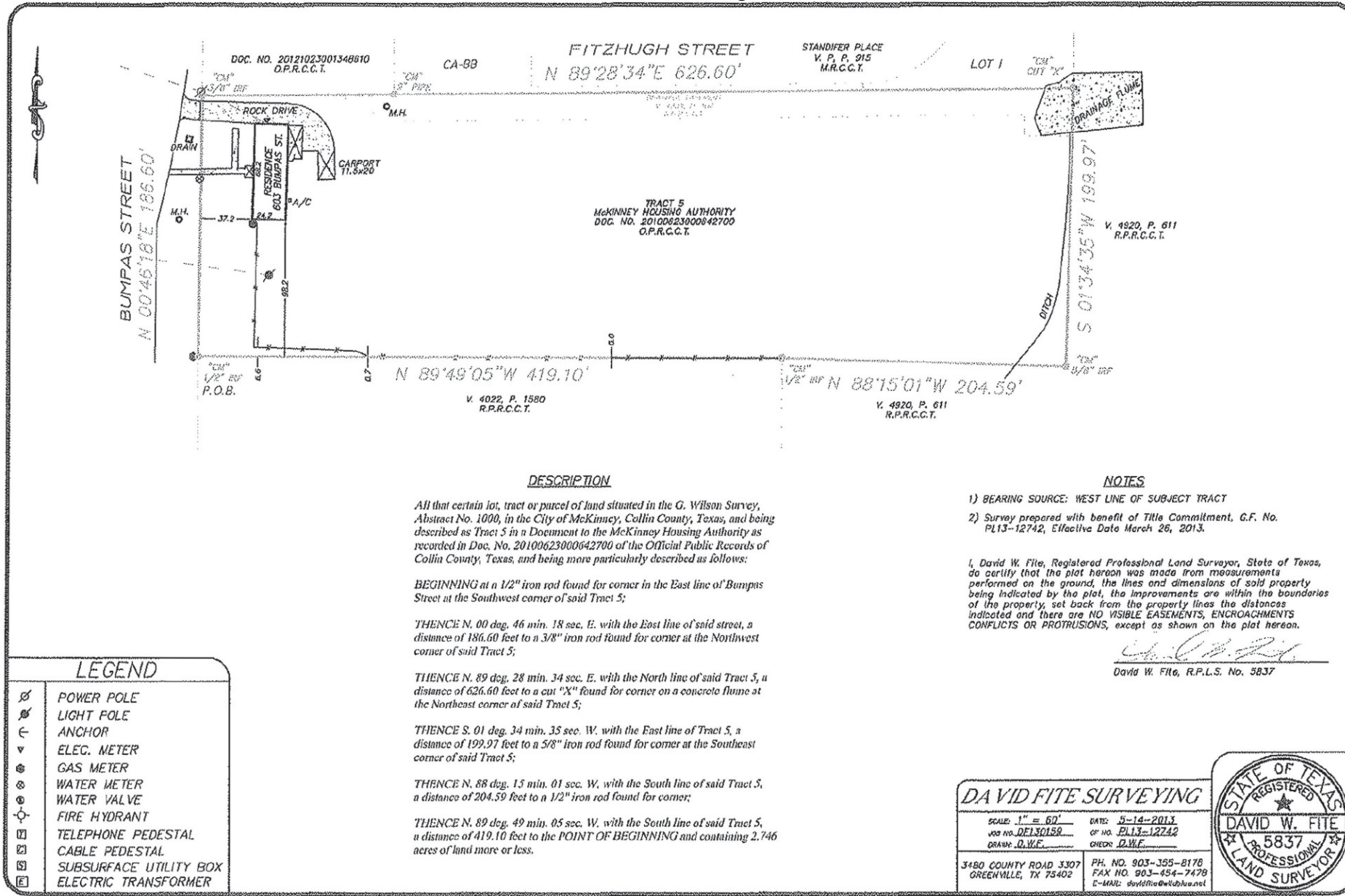


Exhibit B

Exhibit C

PURPOSE OF THE PLANNED DEVELOPMENT

The purpose of the proposed Planned Development (PD) is to provide for the unified and coordinated development of a parcel or tract of primarily vacant land. The specific parcel of land to be zoned under this "PD" designation will comprehensively and cohesively integrate a harmonious use of land that is compatible with the surrounding area.

Pursuant to the City of McKinney Zoning Ordinance, Sec. 146-94 - PD - Planned Development District, our intent is to ensure a level of exceptional quality and innovation for the design and development of this project.

Standards of excellence and quality incorporated are inclusive of, but not limited to: 1) The use of modular, steel-framed units (i.e. repurposed shipping containers) as a base material, 2) It will be a first of its kind development in North Texas, 3) Exterior materials will consist of corrugated, Corten metal, natural stone, fiber cement siding, and reclaimed wood, 4) There will be housing opportunities for multiple income groups, with a focus on affordable housing, 5) Creative landscape, site and architectural design, unique to McKinney, Texas will be incorporated, and 6) It will be a sustainable, connected, eco-friendly community.

The intent of the PD is to facilitate an ecofriendly form of residential, recreational and civic uses within an urban framework that is compact in scale and compatible with neighboring areas.

DEVELOPMENT REGULATIONS

Use and development of the subject property shall be in accordance with Section 146-108 "TH" Townhome Residential District of the City of McKinney zoning ordinance, and as amended, except as modified below. The following uses are permitted within the development:

- Attached single family residential units
- Clubhouse/amenity Center

1. Clubhouse/Amenity Center Regulations: A clubhouse/amenity center, if provided, will be located at the southeast corner of Bumpas Street and Fitzhugh Street, and will follow the regulations provided below:

a) Space Limits

- Maximum height of building: 35 feet
- Minimum front yard: 20 feet
- Minimum rear yard: 10 feet
- Minimum side yard: 10 feet

b) Architectural Standards

- Front façade: Minimum 50% masonry material (brick, stone, synthetic stone). The remaining façade may be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- Rear façade: Minimum 50% stone veneer. The remaining façade may be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- Side façade: Minimum 50% stone veneer. The remaining façade may be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- The clubhouse/amenity center shall have a mix of flat roofing and low-pitched shed roof with a covered surface made of standard roof shingles, corrugated sheets or other similar materials, or a deck made with pressure-treated wood or composite decking material.

Exhibit C

- The color palate of will be all-natural earth tones and blends that simulate a natural aging process.

c) Landscaping Requirements

- Corner landscaping of not less than 100 square feet shall be provided at the intersection of Bumpas Street and Fitzhugh Street.

2. Townhome Regulations:

a) Space Limits

- d) Maximum number of units: 35
- e) Maximum density: 14 dwelling units per acre
- f) Minimum lot area: 1,800 sq. feet
- g) Minimum width of lot: 24 feet
- h) Minimum depth of lot: None
- i) Maximum height of building: 35 feet
- j) Minimum front yard: 20 feet
- k) Minimum rear yard: 10 feet
 - i. Lots adjacent to the southern property line: 7 feet
- l) Minimum side yard: 0 feet
- m) Minimum side yard at corner: 5 feet
- n) Minimum building separation: 10 feet
- o) Maximum lot coverage: 75%

b) Parking Requirements

- No alleys shall be required for lots less than 50 feet wide.
- Each dwelling unit shall have a carport at least 24 feet wide to accommodate two (2) vehicles per unit.

c) Landscape Requirements

- Only one (1) canopy tree per lot shall be required.

d) Architectural Standards: Each dwelling unit shall feature the following:

- Front façade: Minimum 50% stone veneer. The remaining façade may be feature no more than 50% fiber cement siding.
- Rear façade: Minimum 50% fiber cement siding. The remaining façade may be feature no more than 50% exposed corrugated metal.
- Side façade: Minimum 15% stone veneer or fiber cement siding. Maximum 15% reclaimed wood. The remaining façade may feature no more than 70% exposed corrugated metal.
- All dwelling units shall have a low-pitched shed roof with a covered surface made of standard roof shingles, corrugated sheets, standing seam metal roofing, or

Exhibit C

other similar materials, or a deck made with pressure-treated wood or composite decking material.

- The color palette of will be all-natural earth tones and blends that simulate a natural aging process.