

ORDINANCE NO. 2013-08-073

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING ORDINANCE NO. 2001-02-017 OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 6.83 ACRE PROPERTY, LOCATED ON THE NORTHWEST CORNER OF CHIEF SPOTTED TAIL DRIVE AND ALMA ROAD, IS REZONED FROM "AG" – AGRICULTURAL DISTRICT, "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 ALLOWED LAND USES AND DEVELOPMENT STANDARDS; 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 6.83 acre property, located on the northwest corner of Chief Spotted Tail Drive and Alma Road, which is more fully depicted on Exhibits "A" and "B", attached hereto, from "AG" – Agricultural District, "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 allowed land uses and 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. 2001-02-017 is hereby amended in order to rezone an approximately 6.83 acre property, located on the northwest corner of Chief Spotted Tail Drive and Alma Road, which is more fully depicted on Exhibits "A" and "B", attached hereto, from "AG" – Agricultural District, "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 allowed land uses and development standards.

Section 2. Use and development of the subject property, more fully depicted on Exhibits "A" and "B", shall develop in accordance with "PD" – Planned Development District No. 2001-02-017, and as amended, except as follows:

- a. The use of this area shall develop in accordance with the community, civic, institutional, and religious buildings of the Neighborhood Zone as specified in the "REC" – Regional Employment Center Overlay District.
- b. Independent living facility shall be an allowed use on the property.
- c. Development of an assisted living facility/independent living facility on the subject property shall generally conform to the attached elevations, as shown on Exhibit "D".

- d. Development of an assisted living/independent living facility on the subject property shall generally conform to the attached concept plan, as shown on Exhibit "C".
- e. The minimum parking requirements for an assisted living/independent living facility on the property shall conform to the attached concept plan, as shown on Exhibit "C".
- f. A pocket park (including associated walking trails and landscaping) which is open to the public shall be provided in general conformance with the attached concept plan and shall preserve the approximately sixty (60) native trees, as shown on 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.

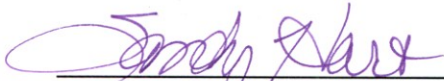
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 5TH DAY OF AUGUST, 2013.

CITY OF MCKINNEY, TEXAS



BRIAN LOUGHMILLER
Mayor

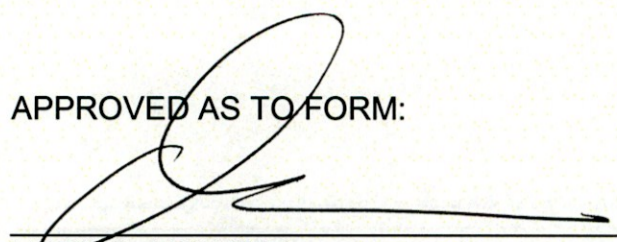
CORRECTLY ENROLLED:



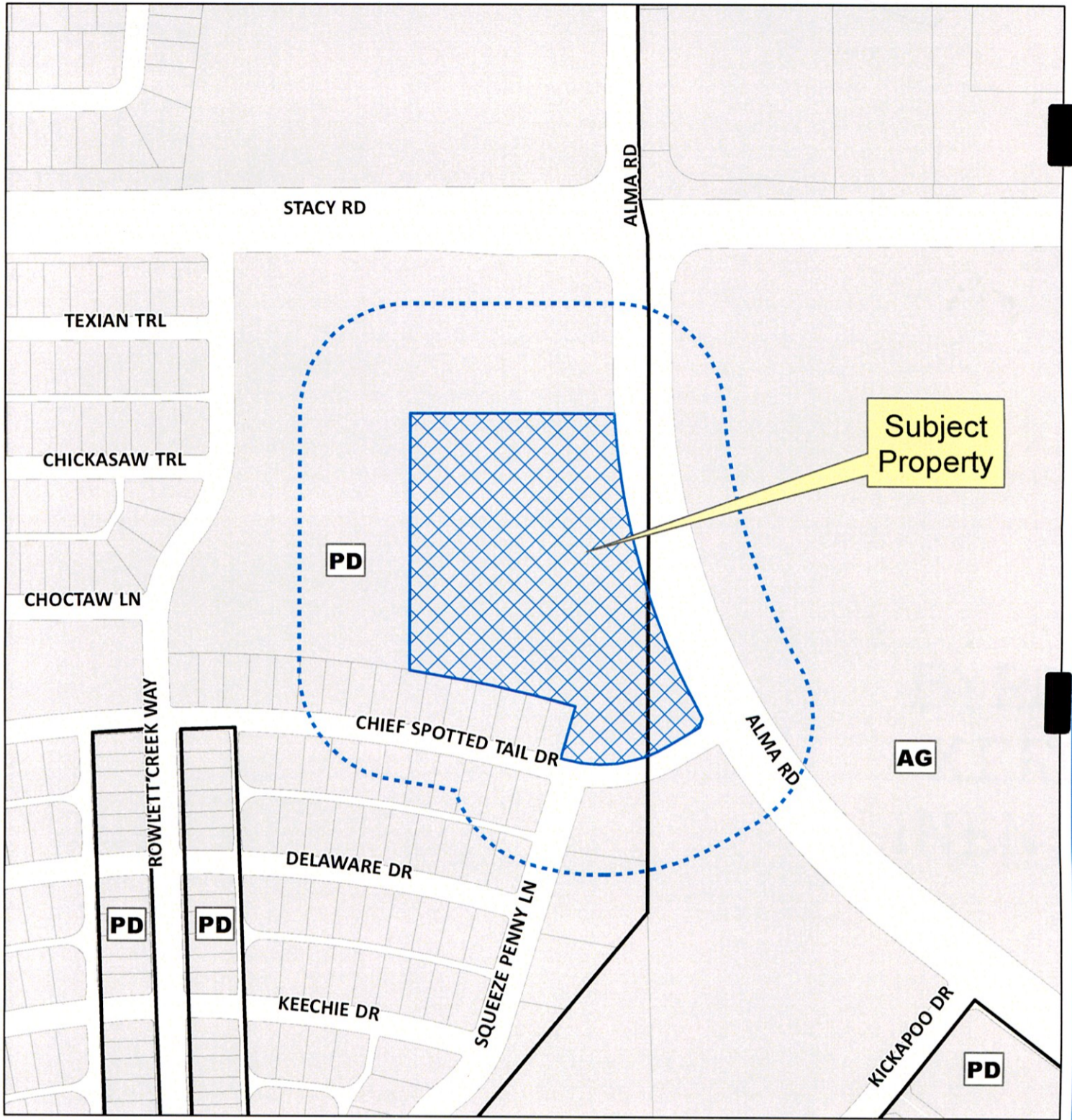
SANDY HART, TRMC, MMC
City Secretary
BLANCA I. GARCIA
Assistant City Secretary

DATE: August 5, 2013

APPROVED AS TO FORM:

A handwritten signature in black ink, consisting of a large, stylized loop at the top and a long, horizontal stroke extending to the right.

MARK S. HOUSER
City Attorney



Subject Property

PD

AG

PD

PD

PD

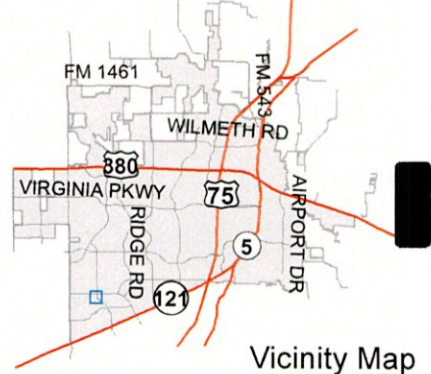


Exhibit A

Notification Map

Case: 13-096Z

--- 200' Notification Buffer



Vicinity Map

Path: S:\MCKGIS\Notification\Projects\2013\13-096Z.mxd

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 C



PROJECT DATA

- TOTAL SITE AREA: 43.11 ACRES (297,045 SQ. FT.)
- CONVERTING PLANNED DEVELOPMENT (PD) TO (SUD)
- BUILDING SETBACK: FRONT: 2', 4', REAR: 15', SIDE: 15'
- LANDSCAPE SETBACK: NO SETBACK REQUIREMENTS
- MAX. BUILDING HEIGHT: 45' (SEE EXTERIOR BUILDING ELEVATIONS, SHEET AE-200(A&B&C&D))
- BUILDING AREA:
 - LEVEL 1 = 45,561 GSF
 - LEVEL 2 = 28,304 GSF
 - LEVEL 3 = 25,107 GSF
 - TOTAL = 98,972 GSF
- UNIT TYPES:
 - REHAB & SKILLED NURSING FACILITY (SNF) = 46 UNITS
 - 778 PRIVATE ROOM = 3 UNITS
 - 542 SEMI-PRIVATE ROOM = 3 UNITS
 - ASSISTED LIVING (AL) = 12 UNITS
 - 432 STUDIO = 38 UNITS
 - 499 1 BED / 1 BATH = 38 UNITS
 - 499 2 BED / 1 BATH + DEN = 3 UNITS
 - 726 MEMORY CARE (MC) = 282 GSF
 - TOTAL = 117 UNITS

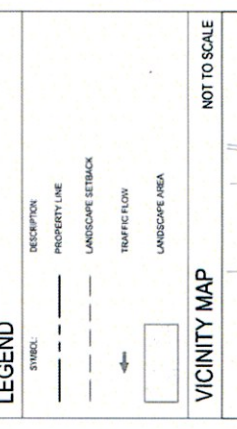
PERMITTED USES

- ASSISTED LIVING AND INDEPENDENT LIVING

RECEIVED
By Kathy Wright at 10:41 am, Jun 14, 2013

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	LANDSCAPE SETBACK
---	TRAFFIC FLOW
---	LANDSCAPE AREA



DEKKER PERICH SABATINI
7801 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
1611 761-4222
4510049664149249

ARCHITECT

ENGINEER

TUSCARORA AT CRAIG RANCH
Alma & Stacy Rd.
McKinney, Texas

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD.
1				
2				
3				

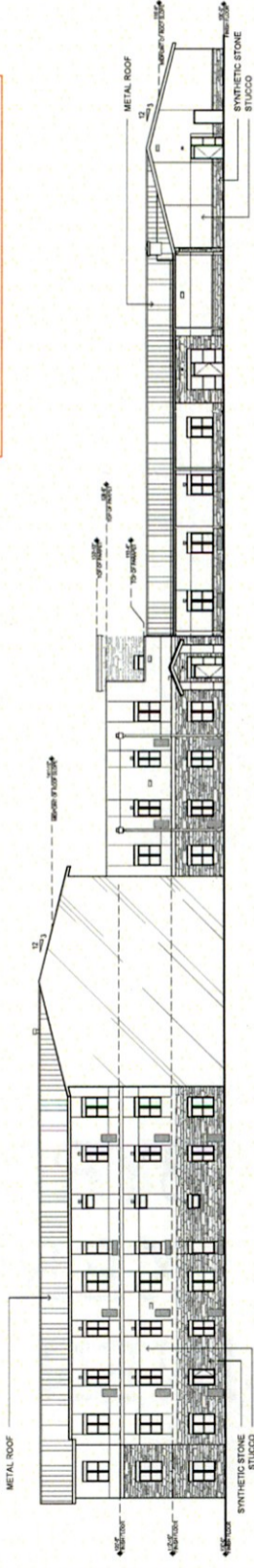
SITE PLAN
13-096Z

DRAWN BY: SY
REVIEWED BY: RW
DATE: 05.24.13
PROJECT NO: 13-0409
DRAWING NAME: TUSCARORA AT CRAIG RANCH

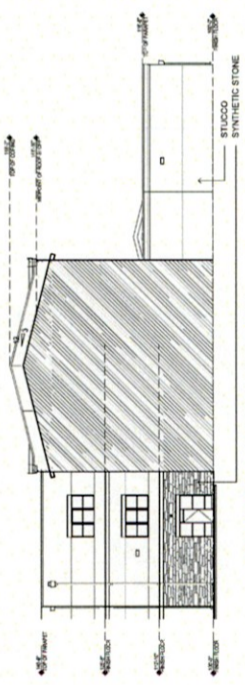
SHEET NO: AS-101
1 OF 3

GENERAL NOTES
 1. AVERAGE FINISH GRADE AT APPROXIMATELY 6' BELOW FINISH FLOOR ELEVATION
 2. SYNTHETIC STONE TOTALS APPROXIMATELY 35% COVERAGE

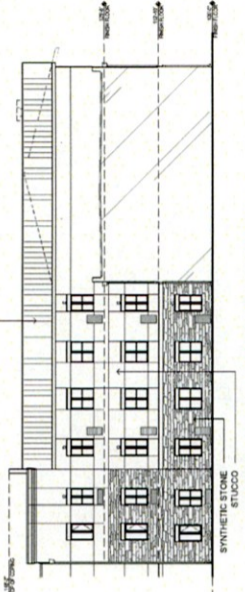
Exhibit D



D1 BUILDING C-1 & C-2 - EAST ELEVATION
 1/16" = 1'-0"
 STUCCO COVERAGE: APPROX. 4,025 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 2,114 S.F.



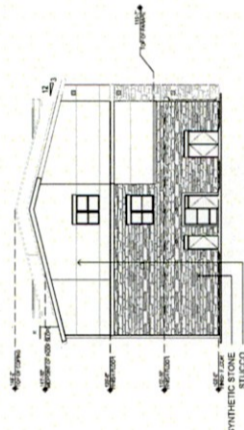
C2 BUILDING B - WEST ELEVATION
 1/16" = 1'-0"
 STUCCO COVERAGE: APPROX. 1,561 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 292 S.F.



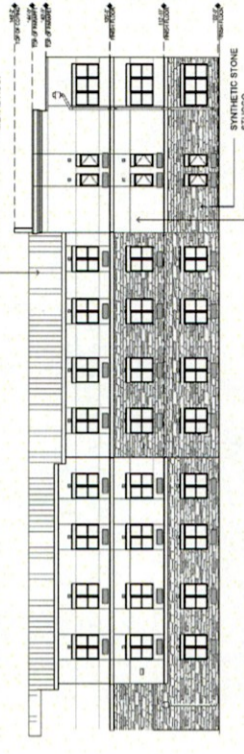
C4 BUILDING C-1 - NORTH ELEVATION
 1/16" = 1'-0"
 STUCCO COVERAGE: APPROX. 1,824 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 852 S.F.



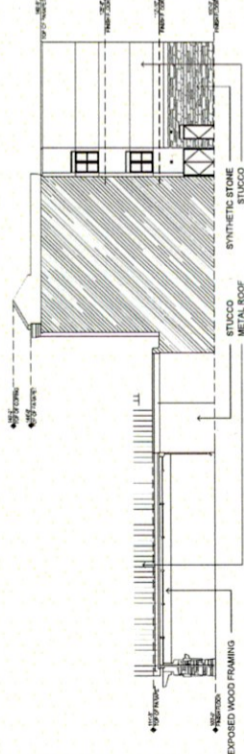
B1 BUILDING B - WEST ELEVATION
 1/16" = 1'-0"
 STUCCO COVERAGE: APPROX. 2,629 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 2,317 S.F.



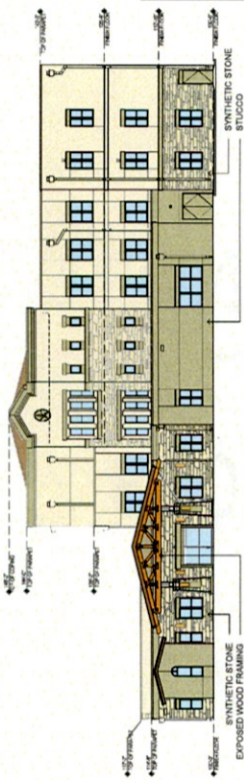
B3 BUILDING B - NORTH ELEVATION
 1/16" = 1'-0"
 STUCCO COVERAGE: APPROX. 1,909 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 985 S.F.



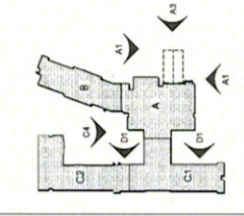
B4 BUILDING B - WEST ELEVATION
 1/16" = 1'-0"
 STUCCO COVERAGE: APPROX. 2,898 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 2,373 S.F.



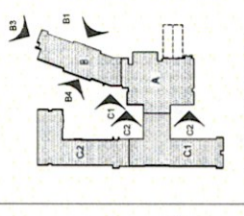
A1 BUILDING A - NORTH ELEVATION
 1/16" = 1'-0"
 STUCCO COVERAGE: APPROX. 1,205 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 356 S.F.



A3 BUILDING A - EAST ELEVATION
 1/16" = 1'-0"
 STUCCO COVERAGE: APPROX. 3,742 S.F.
 SYNTHETIC STONE COVERAGE: APPROX. 1,273 S.F.



BUILDING LEGEND 1



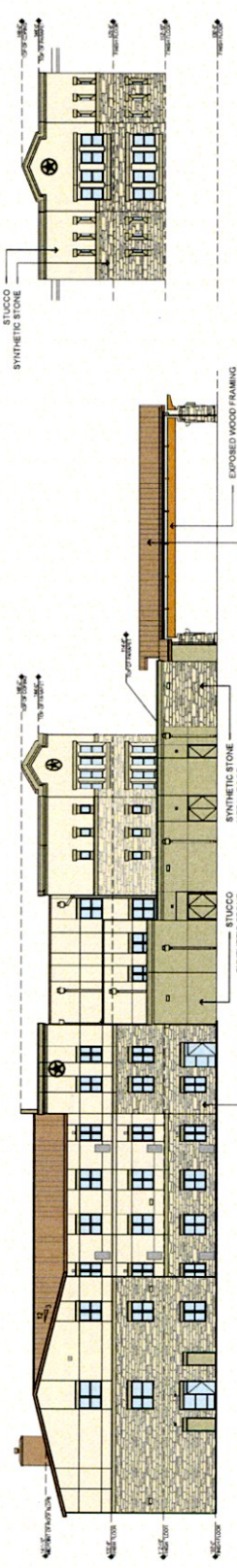
BUILDING LEGEND 2

RECEIVED
 By Kathy Wright at 6:22 am, May 14, 2013

Exhibit E

GENERAL NOTES

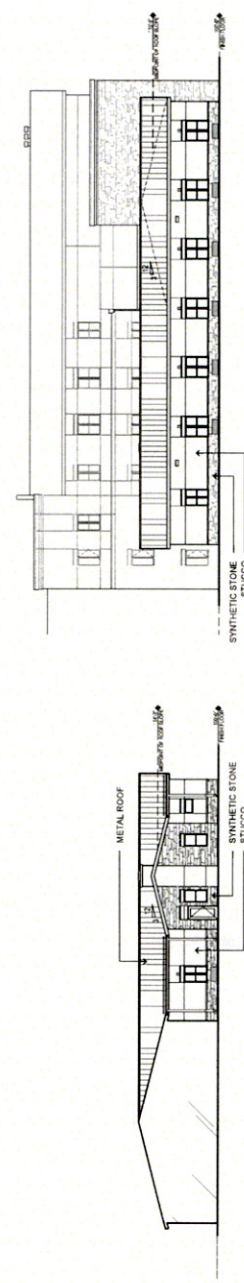
1. AVERAGE FINISH GRADE AT APPROXIMATELY 6' BELOW FINISH FLOOR ELEVATION
2. SYNTHETIC STONE TOTALS APPROXIMATELY 35% COVERAGE



(C1) BUILDINGS A & C-1 - SOUTH ELEVATION
 1/8" = 1'-0"
 STUCCO COVERAGE APPROX. 4,223 S.F.
 SYNTHETIC STONE COVERAGE APPROX. 2,609 S.F.

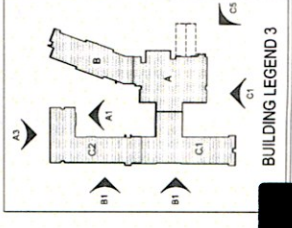
(C5) BUILDING A - SOUTHEAST ELEVATION
 1/8" = 1'-0"
 STUCCO COVERAGE APPROX. 263 S.F.
 SYNTHETIC STONE COVERAGE APPROX. 159 S.F.

(B1) BUILDINGS C-1 & C-2 - WEST ELEVATION
 1/8" = 1'-0"
 STUCCO COVERAGE APPROX. 6,416 S.F.
 SYNTHETIC STONE COVERAGE APPROX. 1,814 S.F.



(A1) BUILDING C-2 - SOUTH ELEVATION
 1/8" = 1'-0"
 STUCCO COVERAGE APPROX. 325 S.F.
 SYNTHETIC STONE COVERAGE APPROX. 321 S.F.

(A3) BUILDING C-2 - NORTH ELEVATION
 1/8" = 1'-0"
 STUCCO COVERAGE APPROX. 720 S.F.
 SYNTHETIC STONE COVERAGE APPROX. 711 S.F.



Deker Perich Sabatini
 7601 Jefferson Ave Suite 100
 Independence, MO 64109
 816 761-5700
 fax 816-422-2222
 ps@dpisab.com
 ARCHITECT

ENGINEER

PROJECT

TUSCARORA
AT CRAIG RANCH
 Alma & Stacy Rd.
 McKinney, Texas

REVISIONS
 <<< << <<

DRAWN BY	WMM
REVIEWED BY	RAW
DATE	06.13.13
PROJECT NO.	13-0409
DRAWING NAME	BUILDING ELEVATIONS

SHEET NO.
AE-202
 3 OF 3

RECEIVED
 By Kathy Wright at 8:22 am, May 14, 2013