

ORDINANCE NO. 2008-09-096

AN ORDINANCE AMENDING ORDINANCE NO. 2001-02-017, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 4.71 ACRE PROPERTY, LOCATED ON THE SOUTHEAST CORNER OF COLLIN MCKINNEY PARKWAY AND DR. KENNETH COOPER DRIVE, IS REZONED FROM "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 INCREASE THE MAXIMUM ALLOWED BUILDING HEIGHT; 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 4.71 acre property, located on the southeast corner of Collin McKinney Parkway and Dr. Kenneth Cooper Drive, from "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 increase the maximum allowed building height, 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 4.71 acre property, located on the southeast corner of Collin McKinney Parkway and Dr. Kenneth Cooper Drive, which is more fully depicted on [Exhibit A](#), attached hereto.

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

1. The subject property shall develop in accordance with Ordinance No. 2001-02-017 and the "REC" - Regional Employment Center Overlay District, except as follows:
  - a. The subject property shall be allowed a maximum building height of 16 stories.
2. The following architectural standards shall apply to all proposed buildings on the subject property:
  - a. The Phase 1 building shall develop in accordance with the attached elevations ([Exhibit C](#)). All metal architectural elements shall be permitted as shown on Exhibit C.
  - b. The Phase 2 and Phase 3 buildings shall develop in accordance with the attached elevations ([Exhibit D](#)). All metal and fabric architectural elements shall be permitted as shown on Exhibit D.

3. The subject property shall generally conform to the attached General Development Plan (Exhibit B).

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 16<sup>TH</sup> DAY OF SEPTEMBER, 2008.**



\_\_\_\_\_  
BILL COX, Mayor Pro-Tem

CORRECTLY ENROLLED:



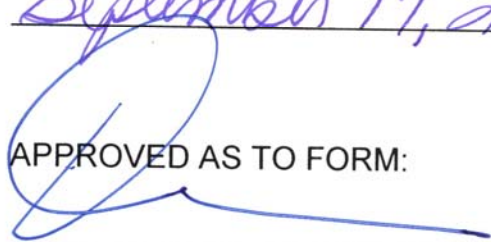
\_\_\_\_\_  
SANDY HART, TRMC, MMC  
City Secretary

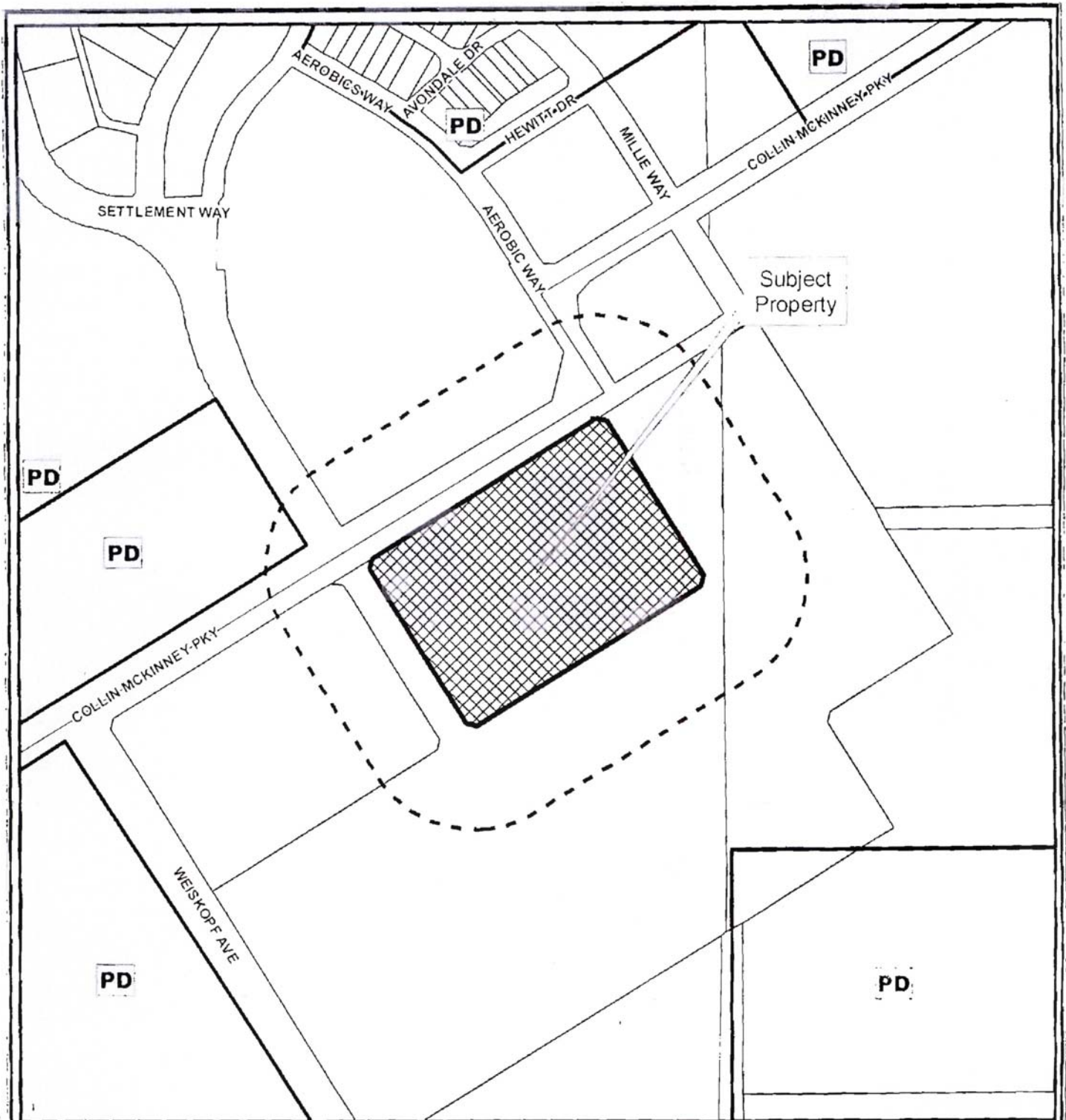
BEVERLY COVINGTON, TRMC, CMC  
Deputy City Secretary

DATE:

September 17, 2008

APPROVED AS TO FORM:

  
\_\_\_\_\_  
MARK S. HOUSER  
City Attorney



**Notification Case**

Notice Case: 08-244Z  
R-8981-00A-002A-1

200' Notification Buffer



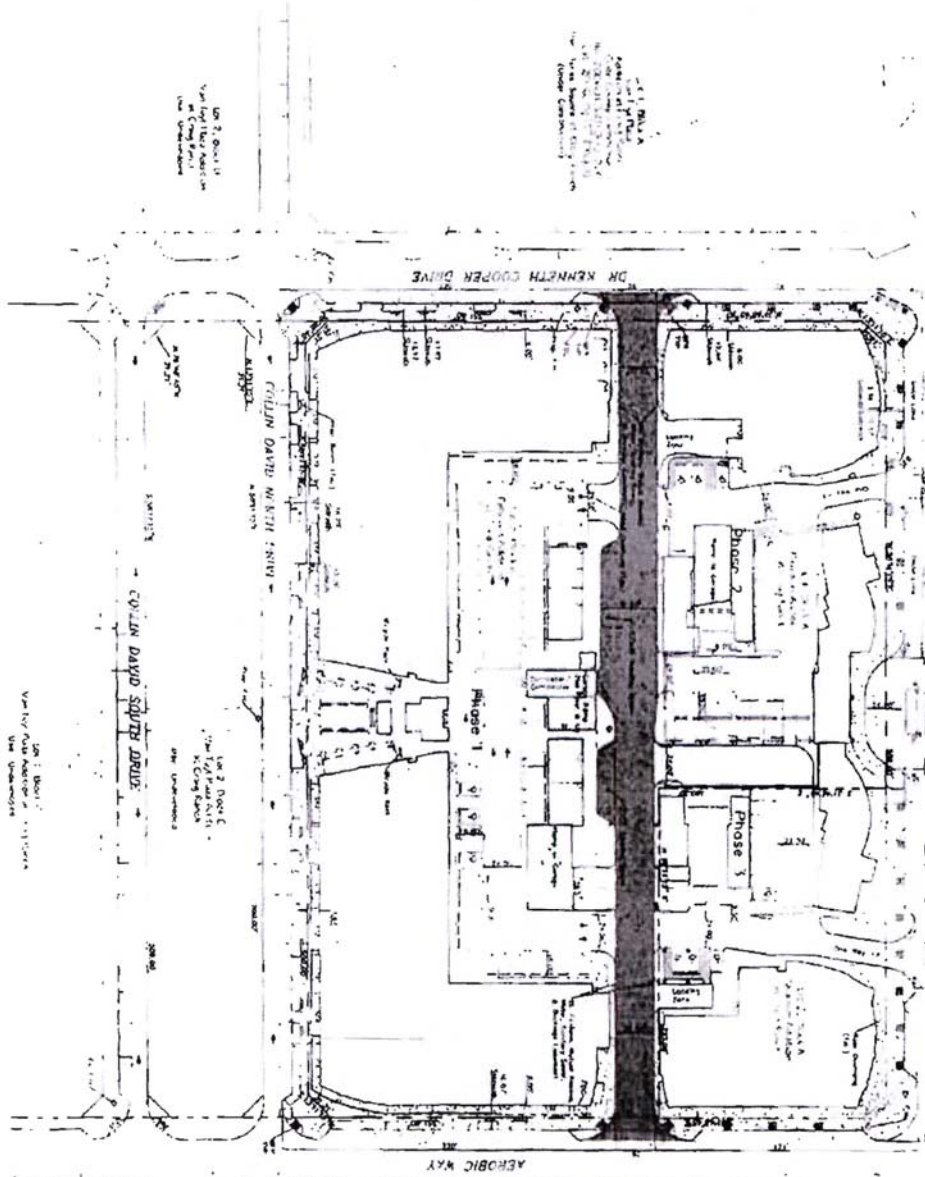
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This map and information contained on it was developed exclusively for use by the City of McKinney. It is not to be used for any other purpose without the written consent of the City of McKinney. It is not a substitute for any professional services or any other services which may be required.

**EXHIBIT A**



**STOP!**  
 CALL BEFORE YOU DIG  
 1-800-485-7355  
 (5' radius of hole or more in depth)



COLLINS AVENUE PARKWAY

DR. KENNETH COOPER DRIVE

AEROBIC WAY

COLLINS DAVID SQUARE DRIVE

**CROSS**  
 ENGINEERING  
 CONSULTANTS

**REVISOR**  
 PLANNING

**GENERAL DEVELOPMENT PLAN**  
 PALADIUM AT CRAIG RANCH II  
 MCINNIS, TEXAS

GIDP

GENERAL DEVELOPMENT PLAN

**EXHIBIT**

P&Z 08-244Z

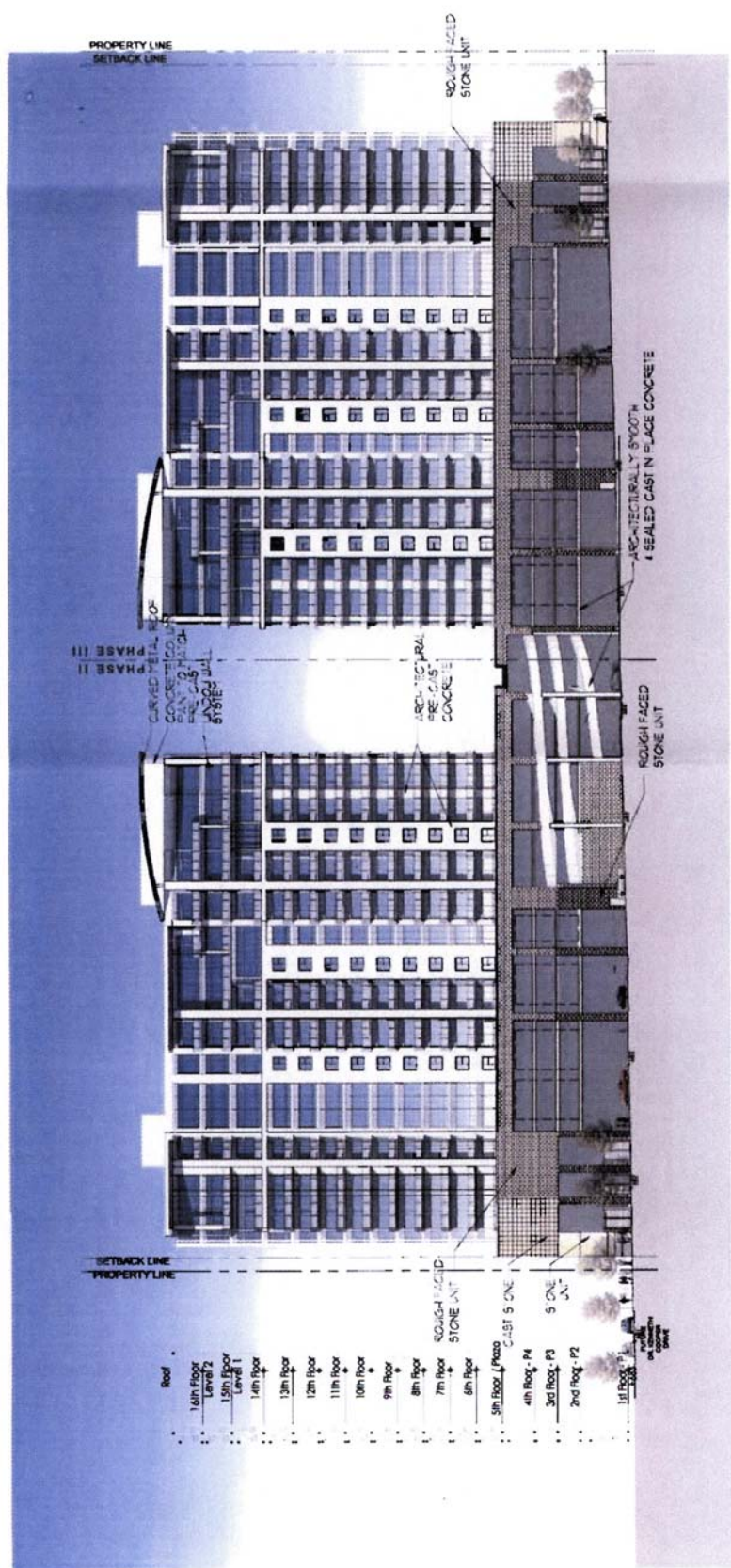












PERCENTAGE OF EXTERIOR FINISH - LEVELS 1-10 ONLY

STONE UNIT	940 SF	1%
CAST STONE	148 SF	2%
CAST IN PLACE CONCRETE	1,418 SF	5%
ROUGH FACED STONE UNIT	8,884 SF	7%
<b>TOTAL</b>	<b>9,390 SF</b>	<b>20%</b>

PERCENTAGE OF EXTERIOR FINISH - LEVELS 11-15 ONLY

STONE UNIT	637 SF	1%
CAST STONE	127 SF	6%
CAST IN PLACE CONCRETE	6,140 SF	30%
<b>TOTAL</b>	<b>6,904 SF</b>	<b>33%</b>

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**REVISED**  
SEP - 5 2008  
PLANNING



325 North St. Paul Street  
Suite 3000  
Dallas, TX 75201  
Tel: 214 889 8311  
Fax: 214 871 8728  
www.mdgarch.com

Structural Engineer  
L.A. Foyes Partners, Inc.

333 Lee Parkway  
Suite 300  
Dallas, TX 75219  
Tel: 214 853 1171  
Fax: 214 853 1171

MSE Engineers  
John B. & Susan Engineers, Inc.

14240 Anthony Road  
Suite 300  
Dallas, TX 75244  
Tel: (972) 385-1818  
Fax: (972) 385-1815



PALLADIUM INTERNATIONAL, INC.  
13450 North Road, Suite 1000  
Dallas, Texas 75240

**EXHIBIT C**  
McKinney, Texas  
**PALLADIUM AT CRAIG RANCH - PHASE II**

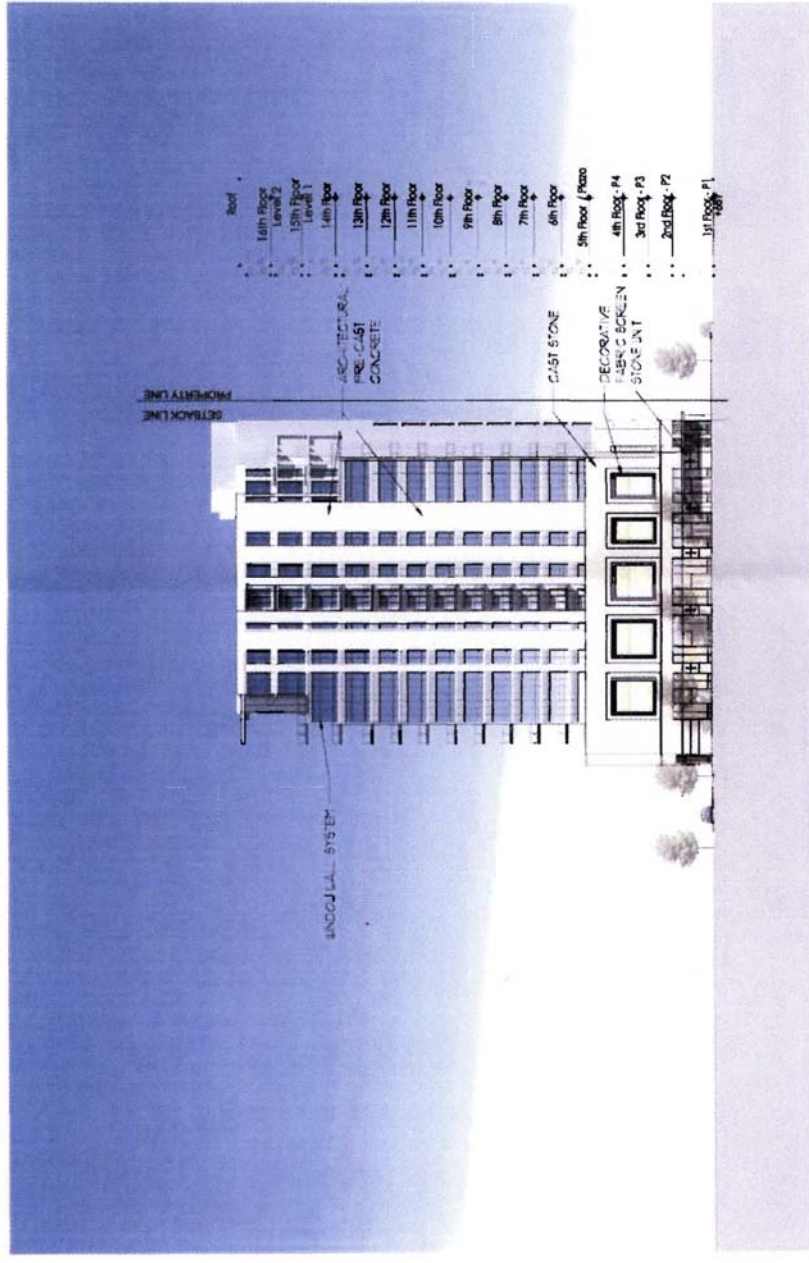
Revising Schedule 8/22/08

"Not for regulatory approval, permitting, or construction"  
Professional Seal



MDG Project No. 040708  
**East Elevation of Phase III**

Scale:



TOTAL PERCENTAGE OF EXTERIOR FINISH		PERCENTAGE OF EXTERIOR FINISH - LEVELS 6-10 ONLY	
STONE UNIT	1.45% \$F	STONE UNIT	7.45% \$F
CAST IN PLACE CONCRETE	0.3%	CAST IN PLACE CONCRETE	86% \$F
CAST STONE	2.4%	CAST STONE	5.72% \$F
PREC-CAST CONCRETE	6.824% \$F	PREC-CAST CONCRETE	25% \$F
FABRIC SCREEN	1.4%	FABRIC SCREEN	85% \$F
GLASS	8.53% \$F	GLASS	85% \$F
TOTAL	14.01% \$F	TOTAL	93.0% \$F

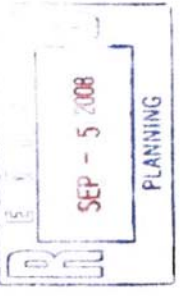


EXHIBIT C

PALLADIUM AT CRAIG RANCH - PHASE II  
Mckinney, Texas

Planning Summary 9-04-08

\*Not for regulatory approval, permitting, or construction\*



Professional Seal  
WDC Project No. 040708  
West Elevation of Phase II

Scale

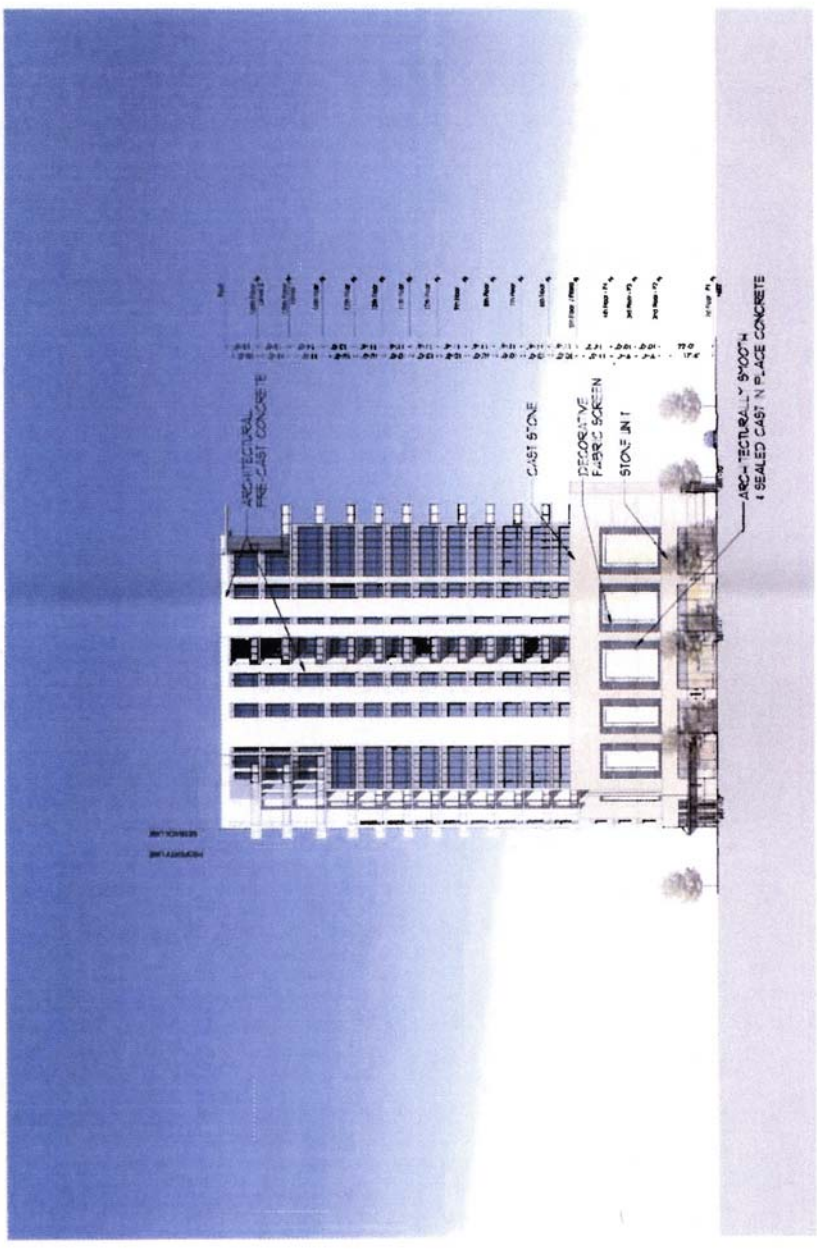


320 North St. Post Office  
Dallas, Texas 75201  
214 871 8778  
www.wdcarch.com

2333 Lind Parkway  
Dallas, TX 75219  
214 871 7010  
214 892 1121

M&P Engineers  
Jordan E. Shale, Engineer, Inc.  
14240 McKinney Road  
Suite 300  
Dallas, Texas 75244  
(469) 345-0818  
(469) 345-0110

PALLADIUM  
PALLADIUM INTERNATIONAL, INC.  
13450 Woodloch, Suite 1000  
Dallas, Texas 75240



PERCENTAGE OF EXTERIOR FINISH LEVELS ONLY	
STONE	13.0% SF 2.4%
CAST STONE	8.0% SF 1.4%
CAST-IN PLACE CONCRETE	0.0% SF 0%
PRECAST CONCRETE	34.0% SF 6%
METAL	9.0% SF 1.6%
GLASS	34.0% SF 6%
TOTAL	100.0% SF 100%

TOTAL PERCENTAGE OF EXTERIOR FINISH	
STONE	5.506% SF 2%
CAST STONE	8.80% SF 2.8%
CAST-IN PLACE CONCRETE	1.9% SF 0.4%
PRECAST CONCRETE	6.824% SF 2.4%
METAL	5.006% SF 1.6%
GLASS	3.511% SF 1.1%
TOTAL	28.653% SF 10%

