

ORDINANCE NO. 2014-07-_____

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 7.29 ACRE PROPERTY, LOCATED APPROXIMATELY 900 FEET NORTH OF ELDORADO PARKWAY AND ON THE EAST SIDE OF ALMA ROAD, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS AND ALLOW SENIOR MULTI-FAMILY 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 7.29 acre property, located approximately 900 feet north of Eldorado Parkway and on the east side of Alma Road, which is more fully depicted on Exhibits “A” and “B”, attached hereto, from “PD” – Planned Development District to “PD” – Planned Development District, generally to modify the development standards and allow senior multi-family 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:

Section 1. The zoning map is hereby amended so that an approximately 7.29 acre property, located approximately 900 feet north of Eldorado Parkway and on the east side of Alma Road, which is more fully depicted on Exhibits “A” and “B”, attached hereto, from “PD” – Planned Development District to “PD” – Planned Development District, generally to modify the development standards and allow senior multi-family residential uses.

Section 2. The use and development of the subject property shall develop in conformance with Section 146-79 (“MF-1” – Multiple Family Residential – Low Density District) of the Zoning Ordinance, except as follows:

1. The development of the subject property shall generally conform to Site Plan - Exhibit “C” and Landscape Plan - Exhibit “D”.
2. Multi-family residential uses shall be limited to Multiple Family Dwelling, Senior (Senior Apartment), as defined in Section 146-46 (Definitions) of the Zoning Ordinance.
3. Maximum building height shall be one (1) story.
4. Windows within 150 feet of a property line shall be allowed to be oriented towards adjacent single family residences.
5. A masonry screening wall shall not be required along all side and rear property lines.
6. Existing residential fences or a new 6’ tall board-on-board fence shall serve as a screening device between the proposed multi-family residential use and the adjacent single family dwellings. Alternate screening devices may be approved by the Planning

and Zoning Commission as a part of the site plan approval process.

7. A maximum of 44 dwelling units shall be permitted, as shown on Site Plan - Exhibit "C".
8. The character of any multi-family residential development shall generally conform to Character Elevations - Exhibit "E", shall satisfy the minimum architectural standards of the Stonebridge Ranch Master Association, and shall also be subject to Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance, except as amended herein.

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 15th DAY OF JULY, 2014.

CITY OF MCKINNEY, TEXAS

TRAVIS USSERY
Mayor Pro Tem

CORRECTLY ENROLLED:

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

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney