

ORDINANCE NO. 2015-12-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A SELF-STORAGE FACILITY, LOCATED APPROXIMATELY 620 FEET WEST OF CUSTER ROAD AND APPROXIMATELY 1,040 FEET SOUTH OF U.S. HIGHWAY 380 (UNIVERSITY DRIVE); 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 owner or owners of an approximately 4.62 acre tract, located approximately 620 feet West of Custer Road and approximately 1,040 feet South of U.S. Highway 380 (University Drive), more fully depicted on Exhibits "A", "B" and "C", attached hereto, have petitioned the City of McKinney to amend the zoning map of the City of McKinney in order to provide for a Specific Use Permit for a Self-Storage facility, and

WHEREAS, the owner or owners are willing to accept and agree to be bound by and comply with the written requirements of the Specific Use Permit, 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 such an amendment should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. The zoning map is hereby amended to provide for a Specific Use Permit for a self-storage facility, located approximately 620 feet West of Custer Road and approximately 1,040 feet South of U.S. Highway 380 (University Drive), and as depicted on Exhibits "A", "B" and "C", attached hereto, in accordance with the provisions of Section 146-41 of the Code of Ordinances of the City of McKinney, Texas.

Section 2. Use and development of the subject property shall conform to the Specific Use Permit provisions of Section 146-41 of the Code of Ordinances of the City of McKinney, Texas, and as amended, except as follows:

1. The subject property shall generally develop in accordance with associated site layout, attached as 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.

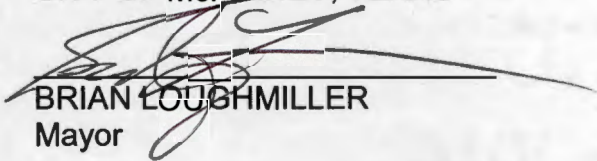
Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue 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.

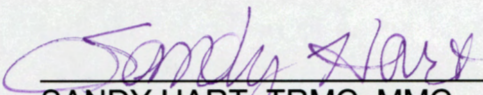
Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 1st DAY OF DECEMBER, 2015.

CITY OF MCKINNEY, TEXAS


BRIAN LOUGHMILLER
Mayor

CORRECTLY ENROLLED:


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

DATE: December 1, 2015

APPROVED AS TO FORM:

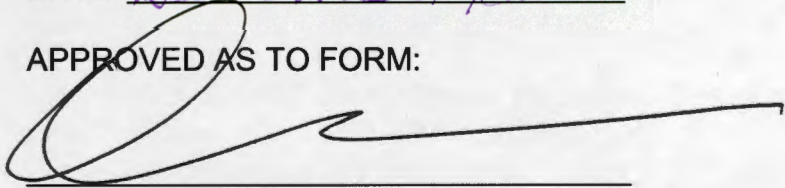
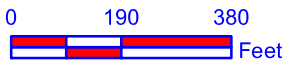
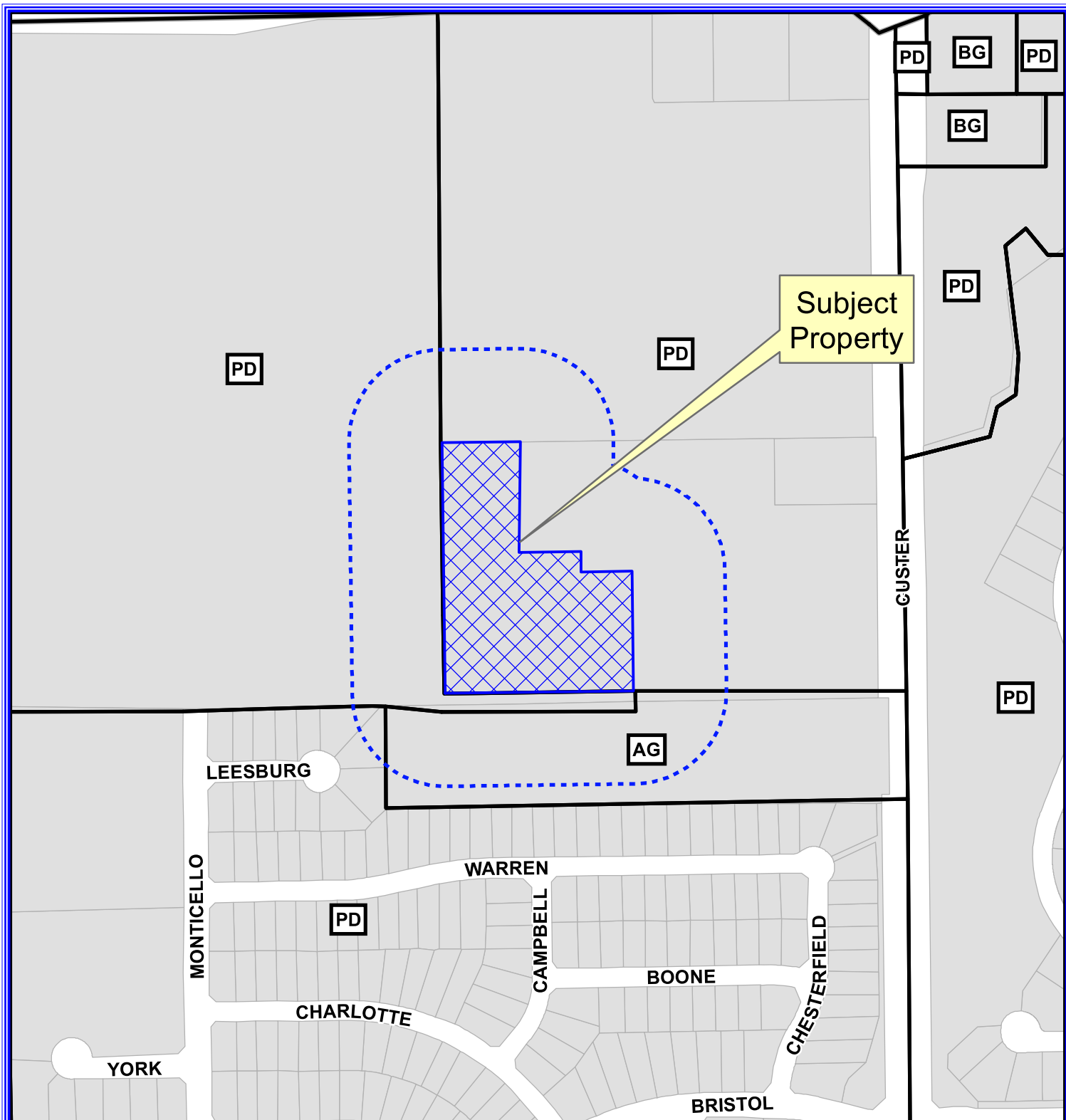

MARK S. HOUSER
City Attorney

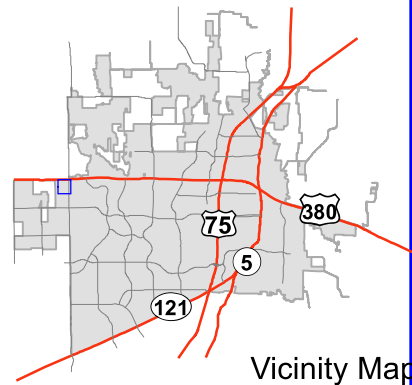
EXHIBIT A



Notification Map

Case: 15-228SUP

--- 200' Buffer



Path: S:\MCKGIS\Notification\Projects\2015\15-228SUP.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 B

DESCRIPTION LOT 1R2

4.61501 ACRES

SITUATED in the City of Mckinney, Collin County, Texas, being a survey of part of Lot 1R2 , Block A of the Shops at Eagle Point, an addition to the City of McKinney according to the map thereof recorded in volume 2015, page 163 of the Collin County plat records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the west-southwest corner of said Lot 1R2

THENCE North 00°45'29" West, with the west line of said Lot 1R 2 , 608.06 feet to a ½-inch iron pin set at the northwest corner of said Lot 1R

THENCE North 89°16'43" East, with the north line of said Lot 1R2 190.61 feet;

THENCE South 00°45'37" East, 269.04 feet;

THENCE North 89°14'23" East, 150.00 feet;

THENCE South 00°45'37" East, 59.99 feet;

THENCE North 89°17'38" East, 123.00 feet;

THENCE South 00°45'35" East, 278.78 feet to a "x" in concrete found at the south inside corner of said Lot 1R2

THENCE South 89°14'21" West, with a south line of said Lot 1R-2 463.64 feet to the PLACE OF BEGINNING and containing 4.61501 acres.

EXHIBIT C

STORAGE USE	MIN-STORAGE USE	MAX-STORAGE USE
OFFICE	800 SF	4:1
BUILDING A	12540 SF	16:4
BUILDING A1	1246 SF	16:4
BUILDING A2	2293 SF	16:4
BUILDING B	2270 SF	16:4
BUILDING C	3440 SF	16:4
BUILDING D	4440 SF	16:4
BUILDING E	5240 SF	16:4
BUILDING F	5240 SF	16:4
BUILDING G	2203 SF	16:4
BUILDING H	4000 SF	16:4
TOTAL	42296 GROSS SF	

LAND USE: UNDEVELOPED LAND

LOT 1R2, BLOCK A SUMMARY TABLE	
EXISTING ZONING	TFC - COMMERCIAL
PROPOSED USE	MIN-WAREHOUSE
LOT AREA	204023 SF / 4.682 ACRES
MIN-WAREHOUSE	16398 SF
OFFICE	1200 SF
TOTAL SQUARE FOOTAGE	16298 SF
LOT COVERAGE	7.91% SF - 351
IMPERVIOUS COVER	70.75% SF - 351
PAVE	0.0%

REQUIRED MIN-WAREHOUSE PARKING	
TOTAL PARKING REQUIRED	4 SPACES
TOTAL PARKING PROVIDED	7 SPACES
ADDITIONAL SPACES REQUIRED	1 SPACE
ADDITIONAL SPACES PROVIDED	1 SPACE

LOT 1A, BLOCK Y VIRGINIA HILLS ADDITION, PAGES 561-564 COLLIN COUNTY PLAT RECORDS

LOT 47, BLOCK Y VIRGINIA HILLS ADDITION, PAGES 561-564 COLLIN COUNTY PLAT RECORDS

20' UTILITY EASEMENT VOLUME 1321, PAGE 691 COLLIN COUNTY PLAT RECORDS

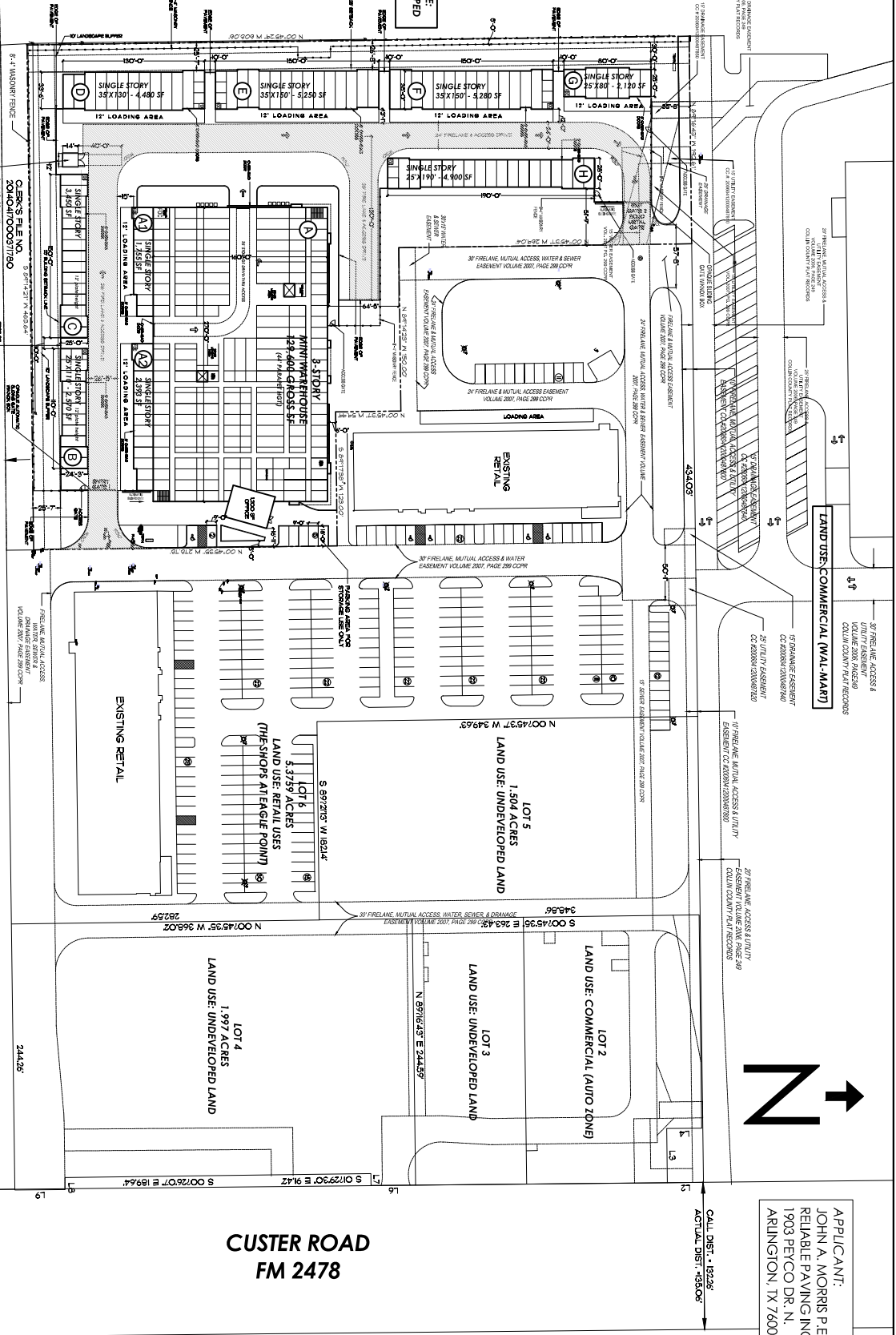
20' EASEMENT TO DANVILLE WATER (CROSS TIMBERS ANIMAL HOSPITAL) VOLUME 1321, PAGE 749

GENERAL NOTES:

MIN-WAREHOUSE USES SHALL BE FROM 9:00 AM - 6:00 PM MON-FRI, 9:00 AM - 5:00 PM SAT & 10:00 AM - 5:00 PM SUN. ALL OTHER USES SHALL BE FROM 9:00 AM - 5:00 PM MON-FRI. CONTROLLED GATES SHALL BE FROM 7:00 AM THROUGH 7:00 PM DAILY WITH 2 EMPLOYEES ON-SITE DURING BUSINESS HOURS. FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS AS PROVIDED IN THE MUNICIPAL CODE OF THE CITY OF MCKINNEY, TEXAS. SIGNAGE REQUIRES SEPARATE BOX APPROVAL.

RESTRICTED BUILDING MATERIALS: SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE. PRIMED AND PAINTED. AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 98 OF THE CITY OF MCKINNEY CODE OF ORDINANCES. GATES, ENTRY AND EXIT GATES WILL BE CONSTRUCTED OF OPAGQUE METAL MATERIALS PRIMED AND PAINTED.



RECEIVED
By Planning Department at 2:17 pm, Oct 22, 2015

APPLICANT:
JOHN A. MORRIS P.E.
RELIABLE PAVING INC.
1903 PEYCO DR. N.
ARLINGTON, TX 76001

CALL DIST. - 18296
ACTUAL DIST. - 18306

CUSTER ROAD FM 2478

ALL STORAGE EAGLE POINT

SW OF CUSTER RD. AND HWY 380 INTERSECTION
LOT 1R2, BLOCK A of the Shops at Eagle Point

DEVELOPER
Quine and Associates
301 S. Sherman, Suite 100
Richardson, Texas 75081
Tel: (972) 669-8440 Fax: (972) 783-8901

ENGINEER
Date: _____
Number: _____
PROJECT: ALL STORAGE EAGLE POINT
DRAWING NO.: 15-0000-0000-0000
DATE: 10/22/15



Reliable Commercial Construction, Inc.
1903 N. Peyco Drive
Arlington, Texas 76001
T | 817.467.0779 F | 817.467.9148
cod@reliablepaving.com

PROJECT SHEET PLAN
DATE: 10/22/15
DRAWN BY: _____
CHECKED BY: _____
SCALE: AS1.0