

ORDINANCE NO. 2012-09-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING ORDINANCE NO. 1270 OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 4.50 ACRE PROPERTY, LOCATED ON THE WEST SIDE OF HARDIN BOULEVAARD AND APPROXIMATELY 300 FEET NORTH OF MCKINNEY RANCH PARKWAY, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT; 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 4.50 acre property, located on the west side of Hardin Boulevard and approximately 300 feet north of McKinney Ranch Parkway, which is more fully depicted on Exhibit A, attached hereto, from “PD” – Planned Development District to “PD” – Planned Development District; 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. 1270 is hereby amended in order to rezone an approximately 4.50 acre property, located on the west side of Hardin Boulevard and approximately 300 feet north of McKinney Ranch Parkway, from “PD” – Planned Development District to “PD” – Planned Development District.

Section 2. The subject property shall be zoned “PD” – Planned Development District shall develop in accordance with Section 146-86 (“C” – Planned Center District) of the Zoning Ordinance, and as amended, except as follows:

- i. Mini-warehouse uses with related office and caretakers quarters uses shall be permitted on the subject property.
- ii. The development of mini-warehouse uses on the subject property shall generally conform to the attached Zoning Exhibit (Exhibit B) and Landscape Exhibit (Exhibit C).
- iii. Mini-warehouse and related buildings constructed on the subject property shall generally conform to the character reflected by the attached building elevations (Exhibit D) and shall also be subject to the requirements of Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance, and as amended.

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 18TH DAY OF SEPTEMBER, 2012.

CITY OF MCKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

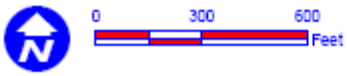
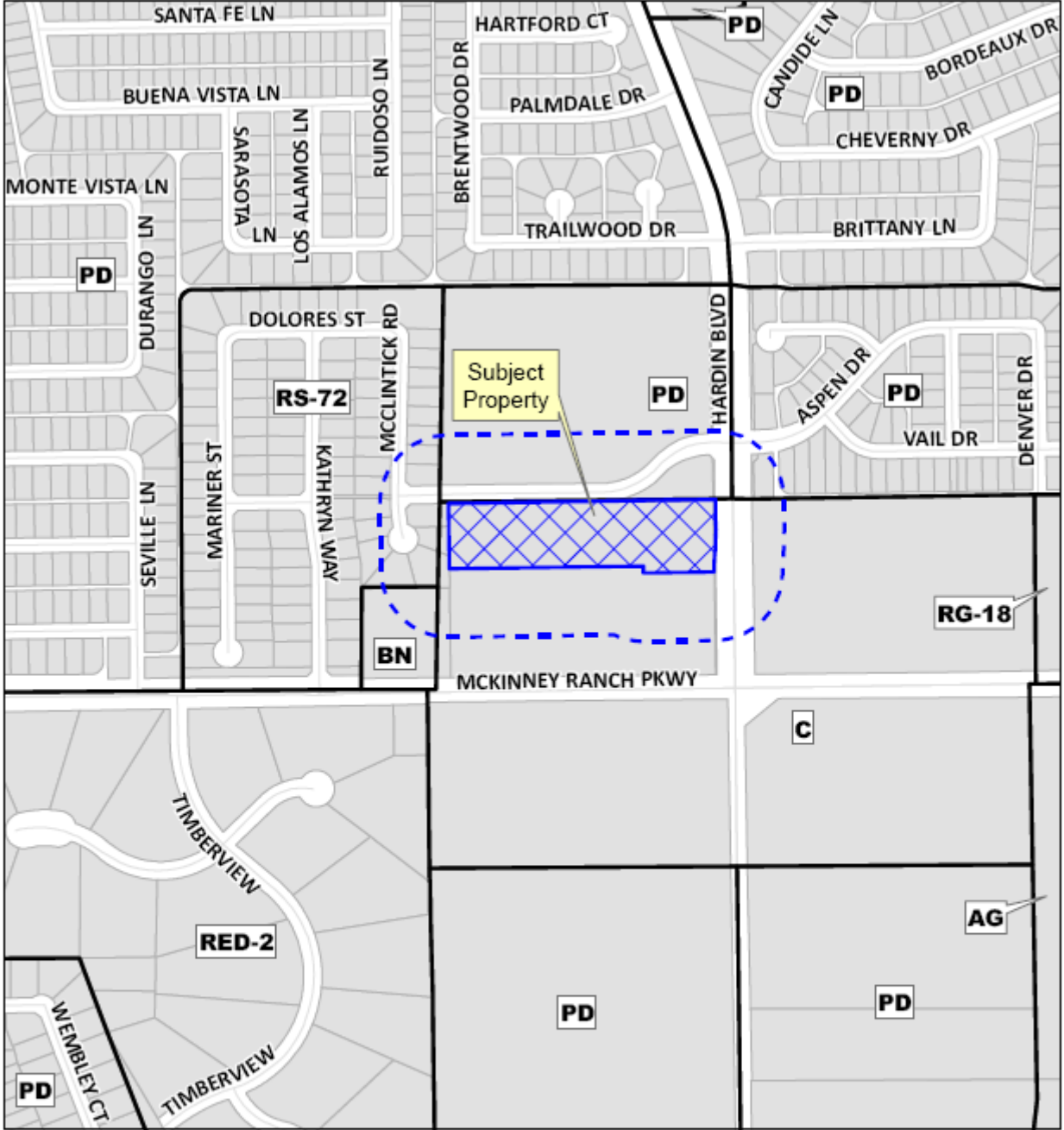
CORRECTLY ENROLLED:

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

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



Notification Case

Case: 11-176Z

--- 200' Notification Buffer

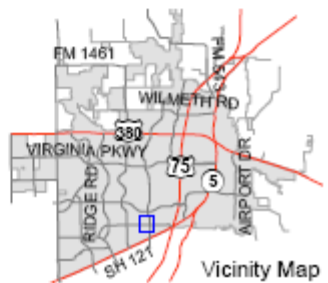


EXHIBIT A

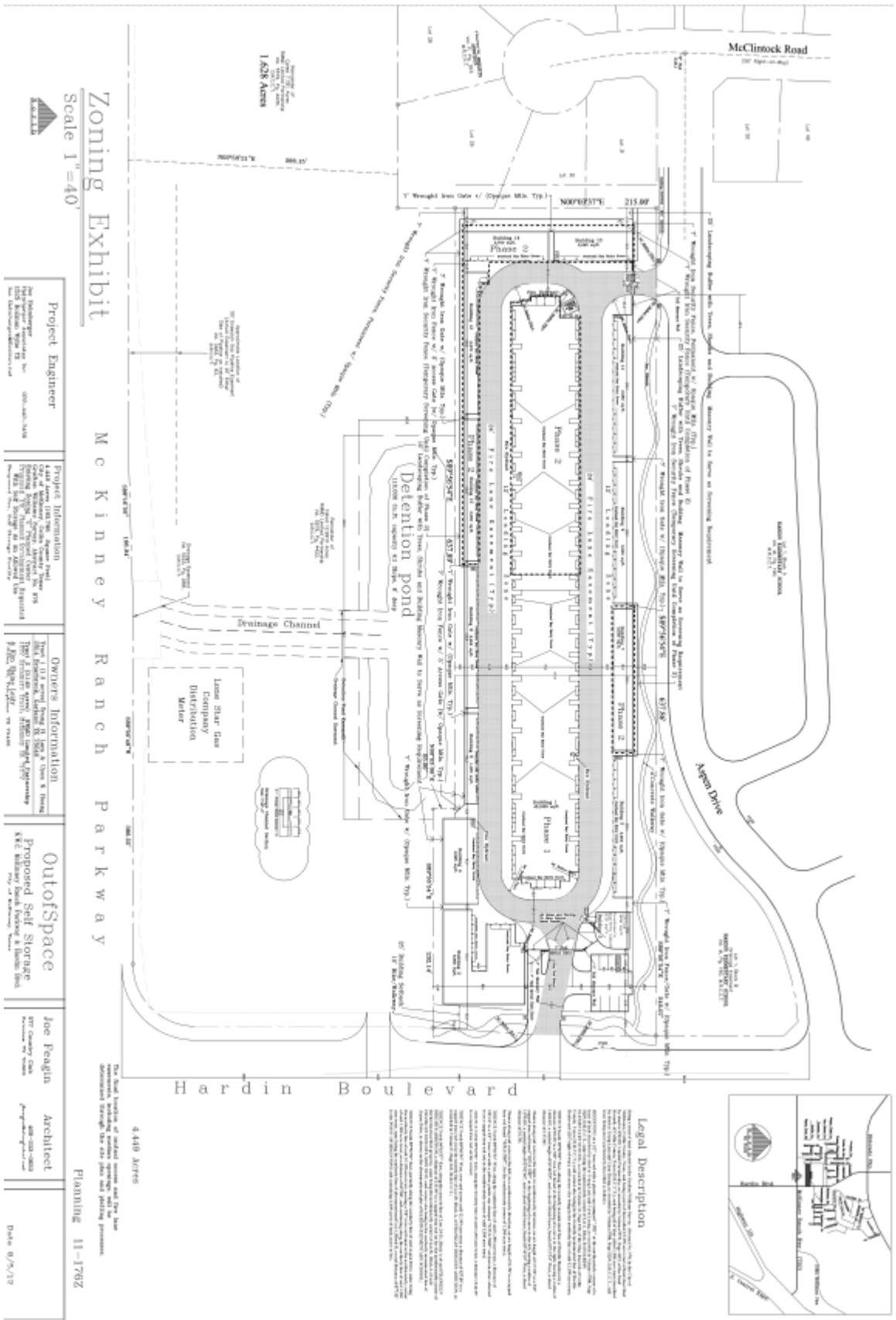
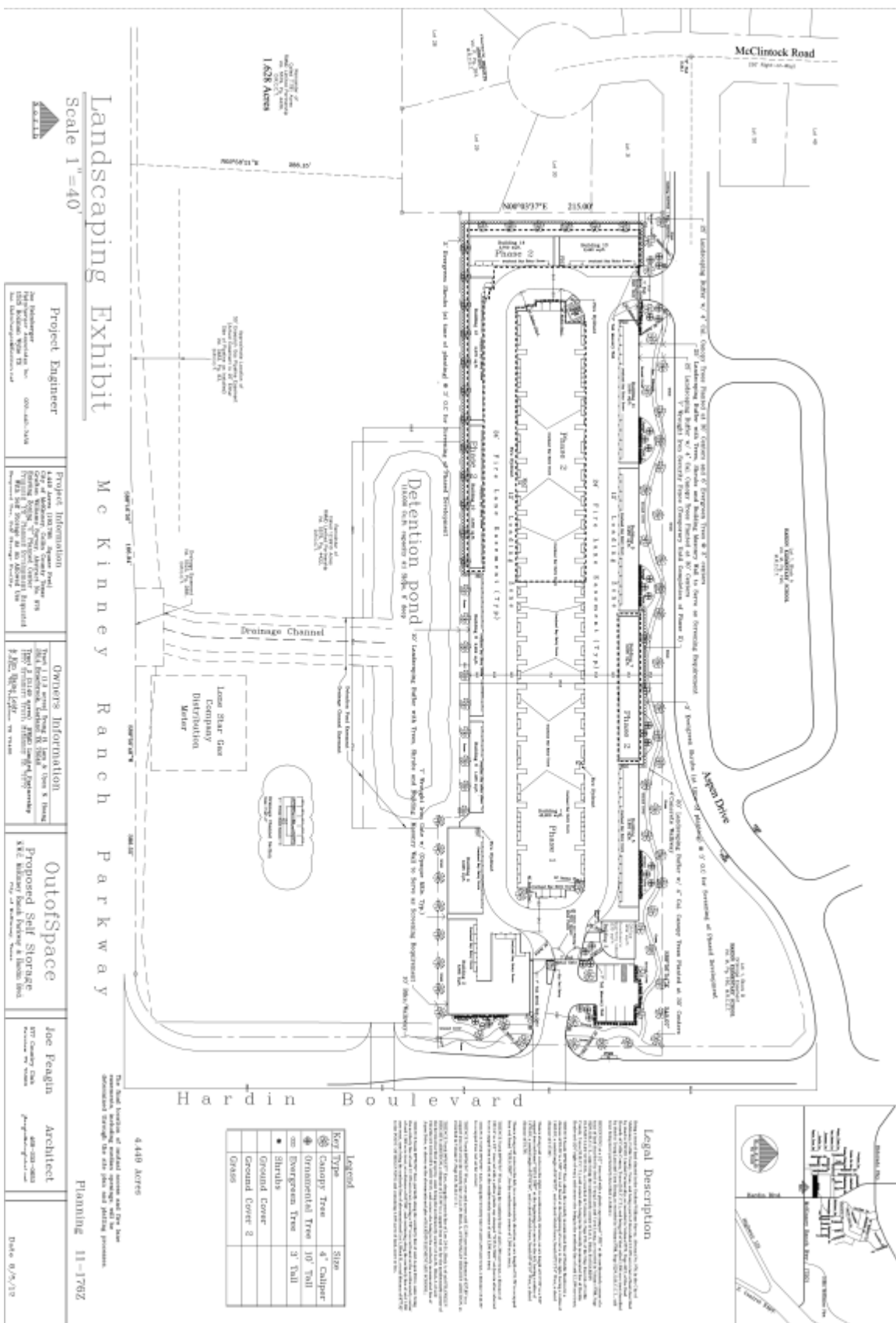


EXHIBIT B



Landscape Exhibit

McKinney Ranch Parkway

4448 Acres
 Planning 11-1782

Project Engineer The Kiewit Group, Inc. 1000 North 10th Street Omaha, NE 68102 402-442-1348	Project Information 4448 Acres, 1.628 Acres 11-1782 11-1782 11-1782 11-1782	Owners Information The Kiewit Group, Inc. 1000 North 10th Street Omaha, NE 68102 402-442-1348	Outspace Proposed Self Storage 11-1782 11-1782	Joe Pequin Architect 402-442-1348 402-442-1348	Date: 01/25/12
--	---	--	--	--	-----------------------

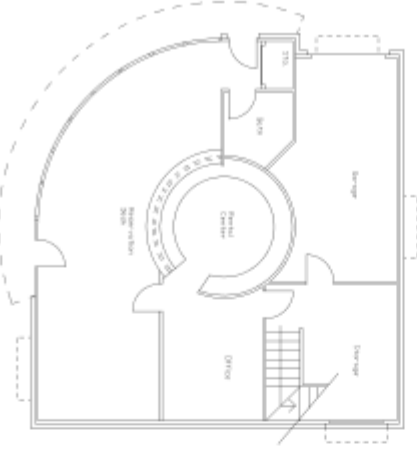
EXHIBIT C



EXHIBIT D



Second Floor Plan (Caretaker Quarters)
Scale 3/16"=1'-0"
Created: 12/25/12



First Floor Plan (Office)
Scale 3/16"=1'-0"
Created: 12/25/12



West Elevation
Scale 3/16"=1'-0"



North Elevation
Scale 3/16"=1'-0"



East Elevation
Scale 3/16"=1'-0"



South Elevation
Scale 3/16"=1'-0"

<p>Project Information 4440 Acorn (1941) 106 Square Feet City of Midway, Collin County Texas 577 N. Country Club Building 707 - Former Center Proposed 707 - Former Center Proposed 707 - Self Storage Facility</p>	<p>Owners Information Out of Space Self Storage 577 N. Country Club Bld. Parker TX 75468 214-481-3933 Fax jfreagin@outspace.com</p>	<p>OutSpace Proposed Self Storage 577 N. Country Club, (1941) 106 & North 31st City of Midway, Texas</p>	<p>Joe Freagin 577 Country Club Parker TX 75468 409-330-0655 jfreagin@outspace.com</p>	<p>Architect jfreagin@outspace.com</p>	<p>Planning 11-176Z</p>	<p>A1 UATD 7/25/12</p>
--	---	--	---	--	--------------------------------	--



Building #1 South Elevation (Partial) 100% Masonry (less Doors and Downpours)



Building #1 North Elevation (Partial) 100% Masonry (less Doors and Downpours)



Building #1 West Elevation 100% Masonry (less Doors and Downpours)



Building #1 East Elevation 100% Masonry (less Doors and Downpours)

OUTSPACE Self Storage

EXHIBIT D



Building #2 North Elevation 100% Masonry (less Door and Downspouts)



Building #2 East Elevation (Facing Hardin Blvd.) 100% Masonry (less Downspouts)



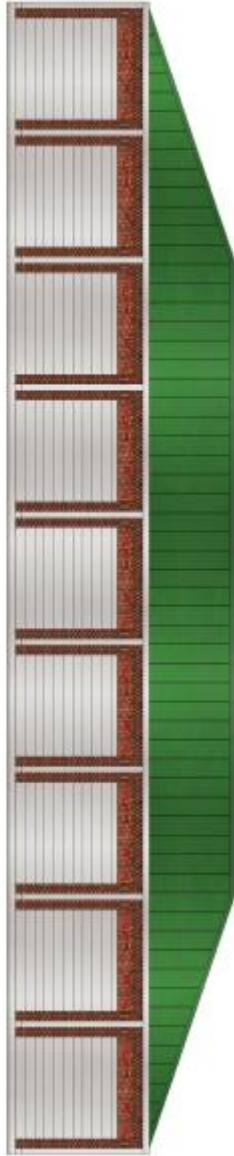
Building #2 West Elevation 100% Masonry (less Doors and Downspouts)



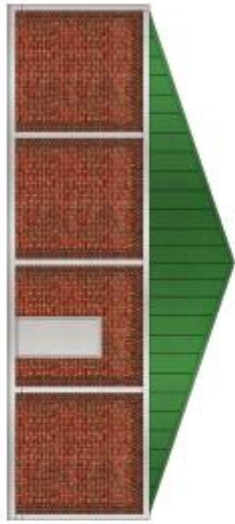
Building #2 South Elevation 100% Masonry (less Downspouts)

OUT OF SPACE Self Storage

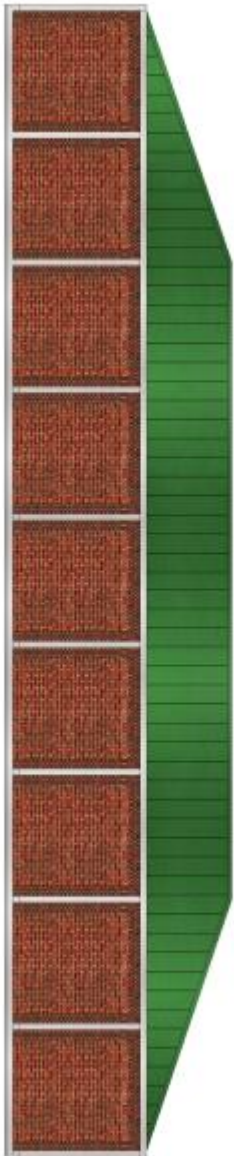
EXHIBIT D



Building # 4 North Elevation 100% Masonry (less Doors and Downpours)



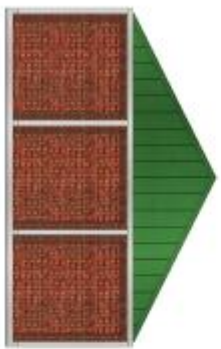
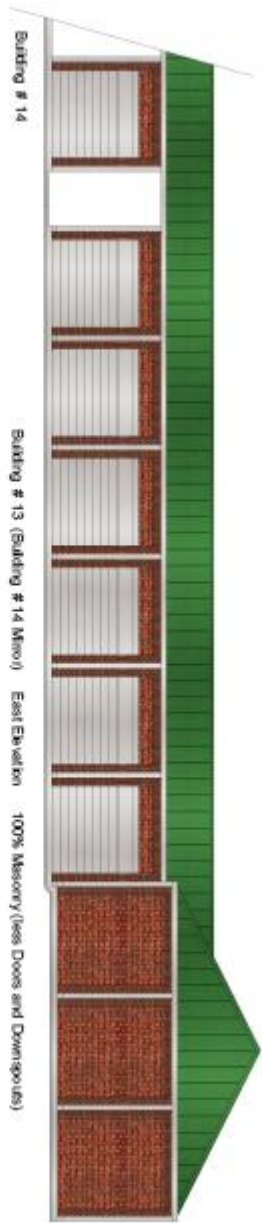
Building # 4 West Elevation (East Elevation Mirror) 100% Masonry (less Door and Downpours)



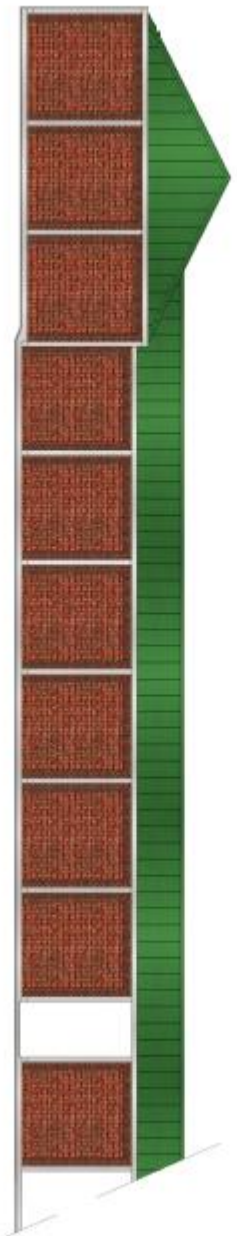
Building # 4 South Elevation 100% Masonry (less Downpours)

OUT OF SPACE Self Storage

EXHIBIT D



Building # 13 North Elevation 100% Masonry (less Downspouts)
 Building # 14 South Elevation 100% Masonry (less Downspouts)



Building # 13 (Building # 14 Mirror) West Elevation 100% Masonry (less Downspouts)

OUTSPACE Self Storage

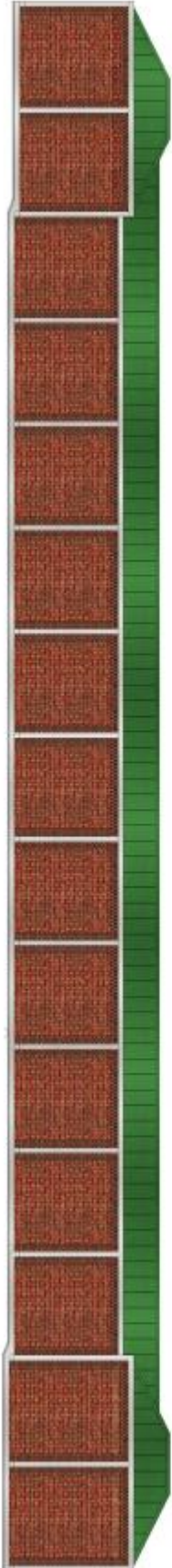
EXHIBIT D



Buildings #6, 8, 10 & 12 - North Elevation 100% Masonry (less Doors and Downspouts)



Buildings #6, 8, 10 & 12 - East / West Elevation
100% Masonry (less Downspouts)



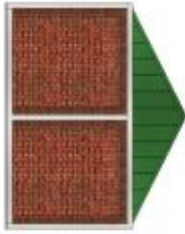
Buildings #6, 8, 10 & 12 - South Elevation 100% Masonry (less Downspouts)

OUTSPACE Self Storage

EXHIBIT D



Buildings # 5, 7, 9 & 11 South Elevation 100% Masonry (less Doors and Downpours)



Buildings # 5, 7, 9 & 11 East/West Elevation 100% Masonry (less Downpours)



Buildings # 5, 7, 9 & 11 North Elevation 100% Masonry (less Downpours)

OUT OF SPACE Self Storage

EXHIBIT D