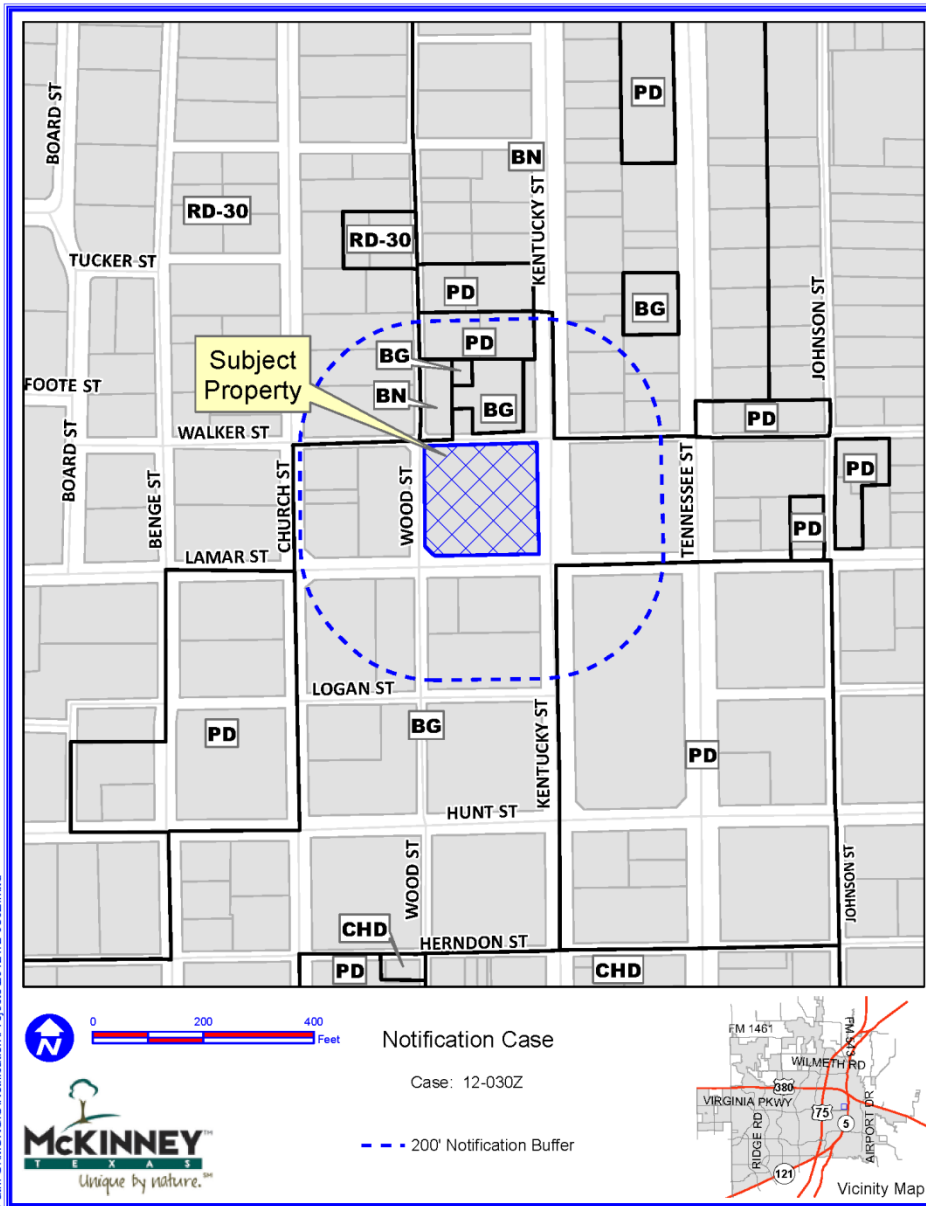


# Case No. 12-030Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Roland Foerster Civil Engineer, on Behalf of First United Methodist Church of McKinney, for Approval of a Request to Rezone Approximately 0.90 Acres from “BG” - General Business District and “H” - Historic Preservation Overlay District to “PD” - Planned Development District and “H” - Historic Preservation Overlay District, Generally to Modify the Development Standards, Located on the Northwest Corner of Kentucky Street and Lamar Street.

# Location Map



Path: S:\MCKGIS\Notification\Projects\2012\12-030Z.mxd



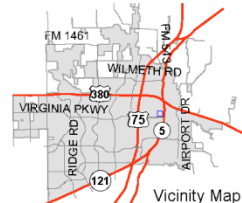
0 200 400 Feet



Notification Case

Case: 12-030Z

--- 200' Notification Buffer



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.

# Proposed Site Layout Exhibit

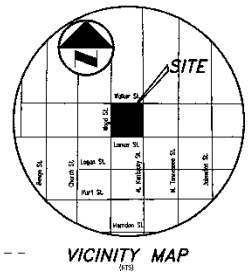


LOT 2558, BLOCK 65  
MCKINNEY ORIGINAL DONATION  
BG ZONING

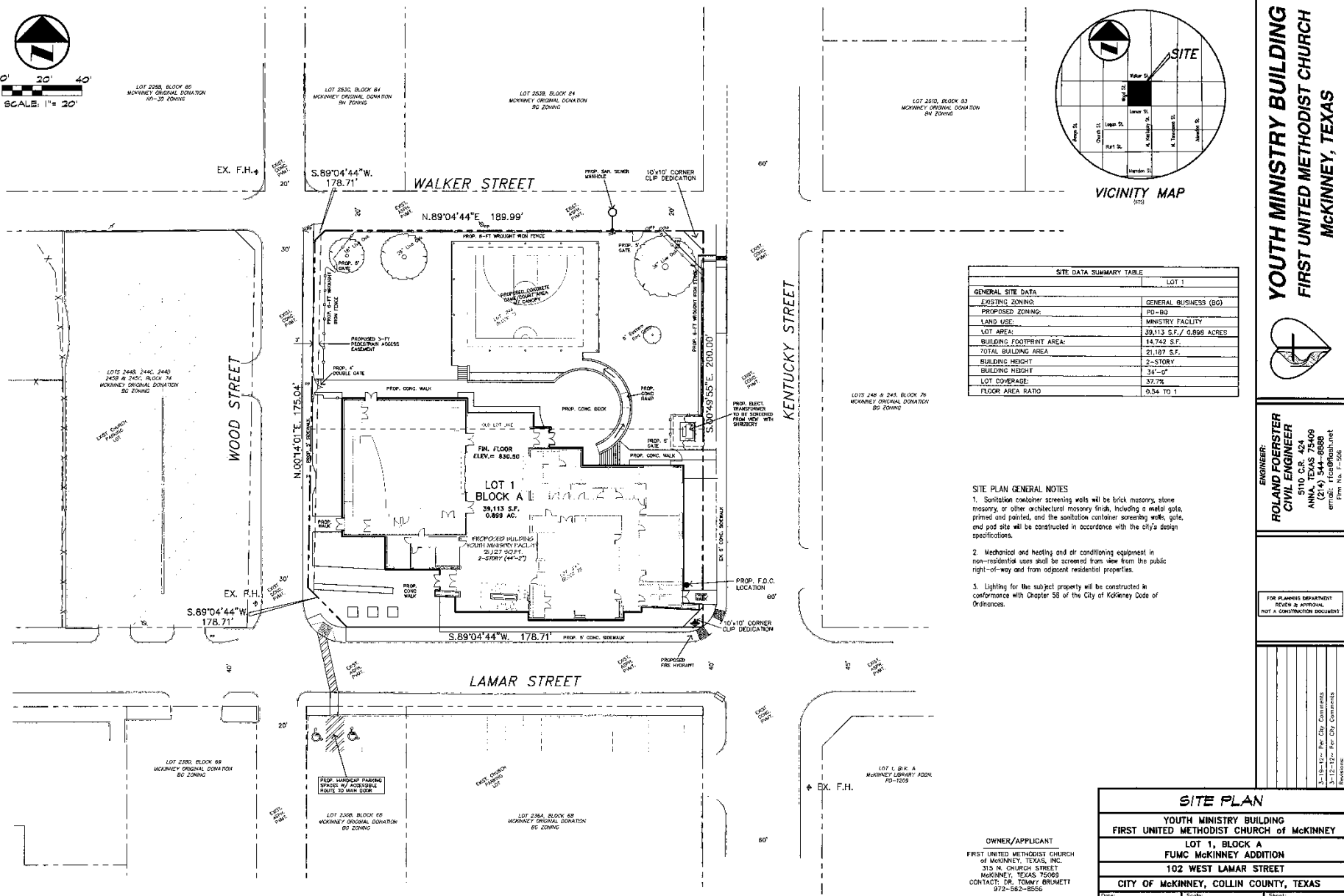
LOT 2532, BLOCK 64  
MCKINNEY ORIGINAL DONATION  
BG ZONING

LOT 2538, BLOCK 64  
MCKINNEY ORIGINAL DONATION  
BG ZONING

LOT 2012, BLOCK 83  
MCKINNEY ORIGINAL DONATION  
BG ZONING



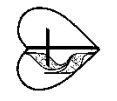
VICINITY MAP  
3/13



SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	LOT 1
EXISTING ZONING:	GENERAL BUSINESS (BG)
PROPOSED ZONING:	PD-BG
LAND USE:	MINISTRY FACILITY
LOT AREA:	39,113 S.F. / 0.898 ACRES
BUILDING FOOTPRINT AREA:	14,742 S.F.
TOTAL BUILDING AREA:	21,187 S.F.
BUILDING HEIGHT:	2-STORY
BUILDING HEIGHT:	34'-0"
LOT COVERAGE:	33.7%
FLOOR AREA RATIO:	0.54 TO 1

- SITE PLAN GENERAL NOTES**
1. Sanitation container screening walls will be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primer and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.
  2. 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.
  3. Lighting for the subject property will be constructed in accordance with Chapter 55 of the City of McKinney Code of Ordinances.

**YOUTH MINISTRY BUILDING  
FIRST UNITED METHODIST CHURCH  
MCKINNEY, TEXAS**



**ENGINEER:**  
**ROLAND FOERSTER  
CIVIL ENGINEER**  
5110 C.R. 424  
ANNA, TEXAS 75409  
PHONE: (214) 544-8888  
FAX: (214) 544-8888  
E-MAIL: rfoerster@foerster.net  
LIC. NO. 162-252

FOR PLANNING DEPARTMENT  
REVIEW & APPROVAL  
NOT A CONSTRUCTION DOCUMENT

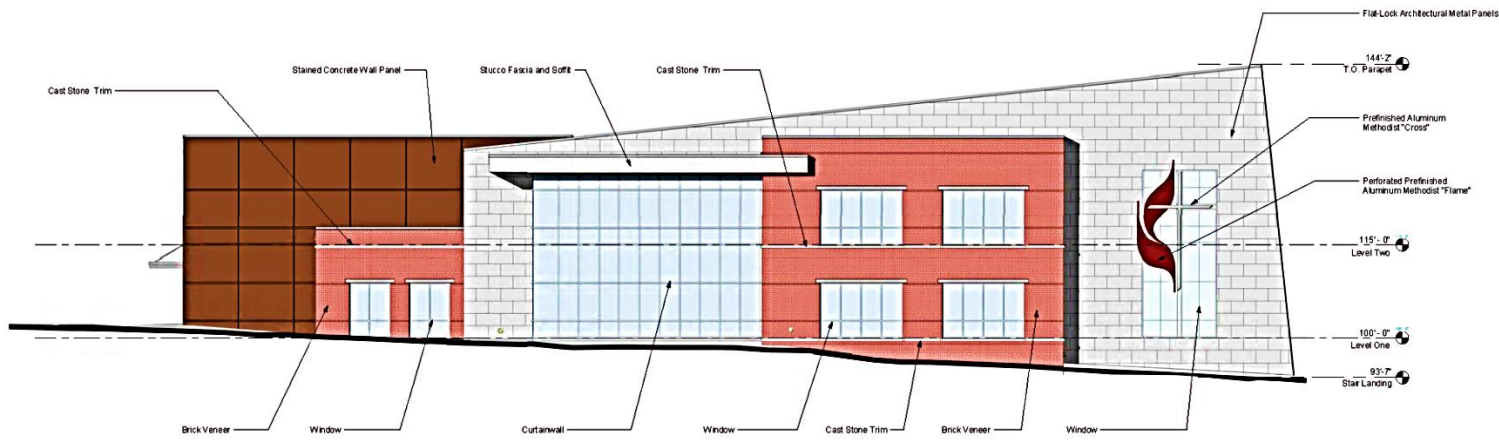
3-10-14-12- Per City Comments
3-12-12-12- Per City Comments
Revisions

**OWNER/APPLICANT**  
FIRST UNITED METHODIST CHURCH  
of MCKINNEY, TEXAS, INC.  
315 N. CHURCH STREET  
MCKINNEY, TEXAS 75069  
CONTACT: DR. TOMMY BRUMETT  
972-562-8556

<b>SITE PLAN</b>		
YOUTH MINISTRY BUILDING FIRST UNITED METHODIST CHURCH of MCKINNEY		
LOT 1, BLOCK A FUMC MCKINNEY ADDITION		
102 WEST LAMAR STREET CITY OF MCKINNEY, COLLIN COUNTY, TEXAS		
Date: February 2012	Scale: 1" = 20'	Sheet: SP-1

# Proposed Architectural Elevation - Lamar Street (South Elevation)

South Elevation		6,761 SF
Curtainwall	986 SF	(15%)
Window/Doors	899 SF	(13%)
Brick	1,582 SF	(23%)
Concrete	1,061 SF	(16%)
Metal Panels	2,087 SF	(31%)
Stucco	146 SF	(2%)



1 South Elevation (Lamar Street)  
SCALE: 1/8" = 1'-0"

www.3darch.com

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CONSTRUCTION

Costa Architecture  
Registration No. 19, 20108

**3d Architects**

3000  
5910 North Central Expressway, Suite 1300  
Dallas, Texas 75206

972-404-1034  
fax 972-404-1036

**Youth Building**  
First United Methodist Church McKinney  
102 West Lamar  
McKinney, TX 75069

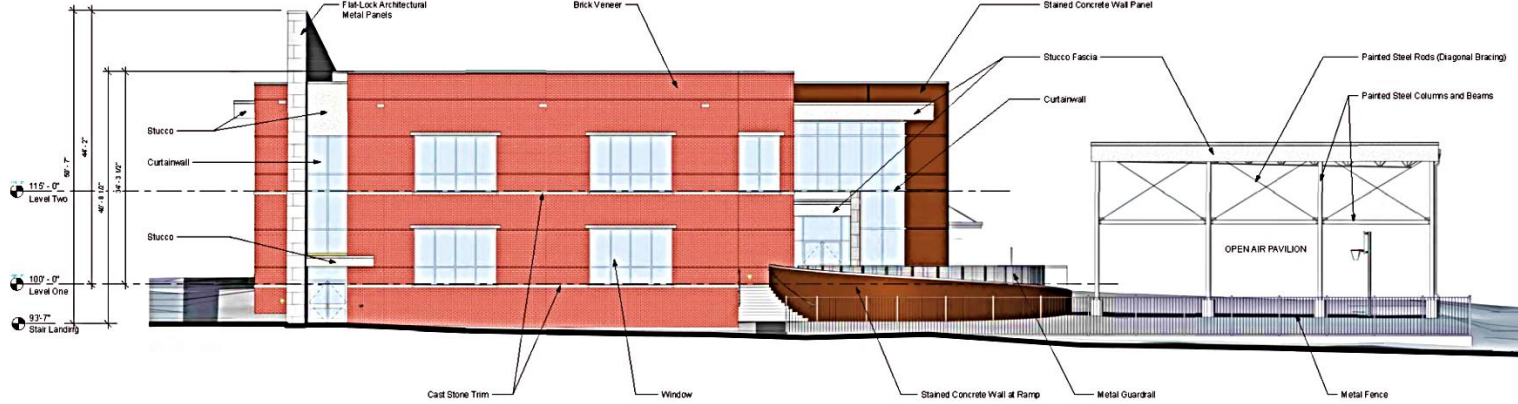
1008 03.12.2012

Zoning Request  
Building Elevation

03/12/12 9:41:22 AM

# Proposed Architectural Elevation - Kentucky Street (East Elevation)

East Elevation	4,319 SF	
Curtainwall	600 SF	(14%)
Window/Doors	535 SF	(12%)
Brick	2,548 SF	(59%)
Concrete	275 SF	(6%)
Metal Panels	173 SF	(4%)
Stucco	188 SF	(5%)



1 East Elevation (Kentucky Street)  
SCALE: 1/8" = 1'-0"

www.mckinneyarchitects.com

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CONSTRUCTION  
Curtis A. Lamar  
Registration No. 19, 20089

**McKinney Architects**  
510 North Central Expressway, Suite 1300  
Dallas, Texas 75208  
972-404-1034  
fax 972-404-1036

**Youth Building**  
First United Methodist Church McKinney  
102 West Lamar  
McKinney, TX 75069

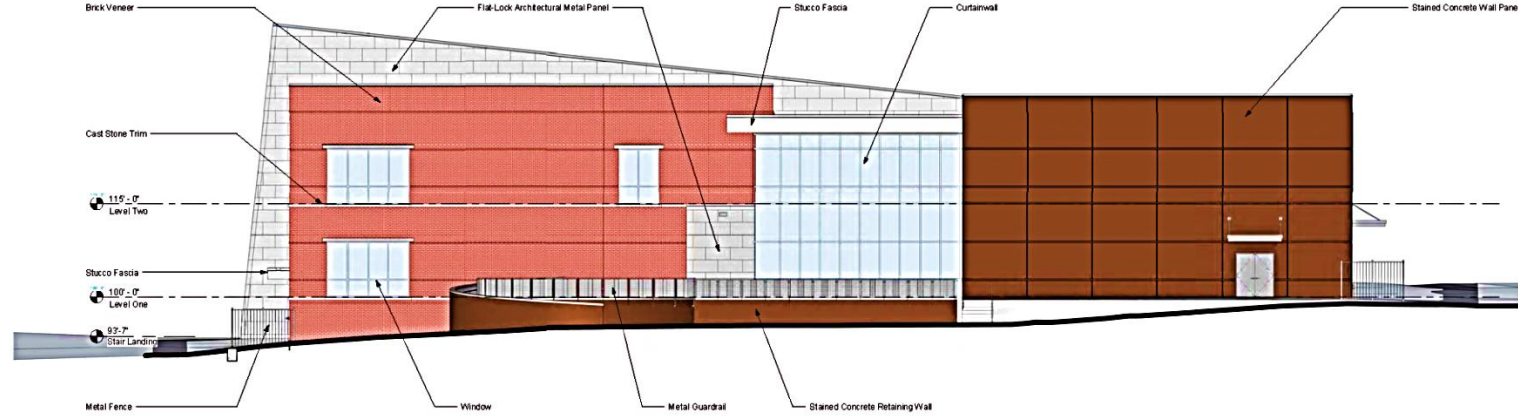
1008 03.12.2012

Zoning Request  
Building Elevation

01/08/12 9:41:33 AM

# Proposed Architectural Elevation - Walker Street (North Elevation)

North Elevation	6,737 SF	
Curtainwall	886 SF	(13%)
Window/Doors	343 SF	(5%)
Brick	2,386 SF	(35%)
Concrete	2,016 SF	(30%)
Metal Panels	989 SF	(15%)
Stucco	117 SF	(2%)



1 North Elevation (Walker Street)  
SCALE: 1/8" = 1'-0"

www.lamars.com

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CONSTRUCTION  
Curtis Lamar Architects  
Registration No. 19, 20108

**Lamar Architects**  
102 West Lamar  
510 North Central Expressway, Suite 1100  
Dallas, Texas 75206  
972-404-1034  
fax 972-404-1036

Youth Building  
First United Methodist Church McKinney  
102 West Lamar  
McKinney, TX 75069

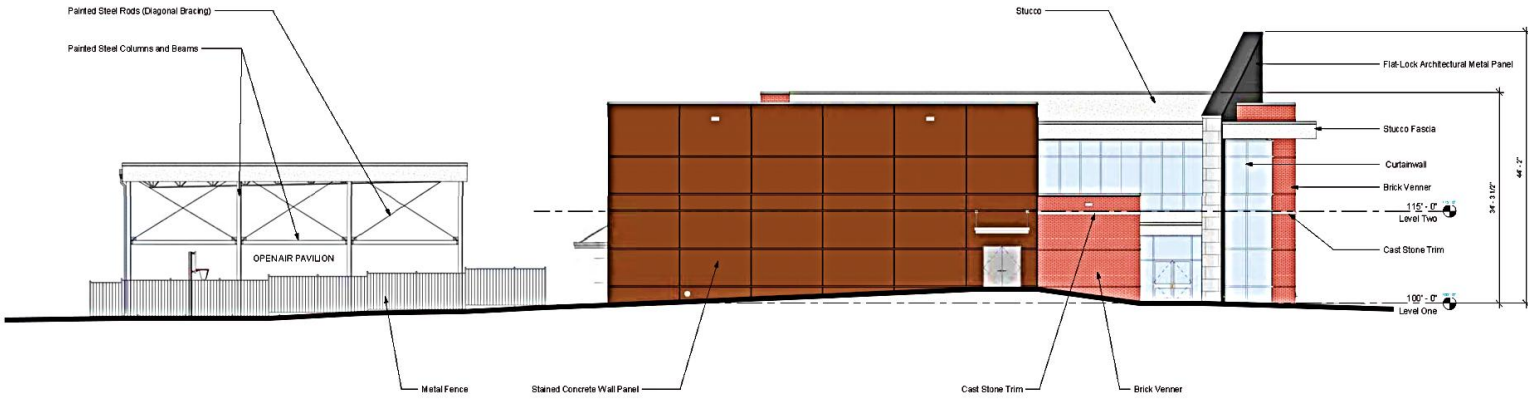
1008 03.12.2012

Zoning Request  
Building Elevation

03/12/12 9:41:44 AM

# Proposed Architectural Elevation - Wood Street (West Elevation)

<b>West Elevation</b>	<b>3,692 SF</b>
Curtainwall	589 SF (16%)
Window/Doors	45 SF (1%)
Brick	415 SF (11%)
Concrete	2,155 SF (58%)
Metal Panels	132 SF (4%)
Stucco	356 SF (10%)



**1 West Elevation (Wood Street)**  
SCALE: 1/8" = 1'-0"

Project Name

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NOT TO BE USED FOR  
CONSTRUCTION

**JJA Architects**  
Professional Seal  
Dallas, Texas 75208  
972.404.1034  
fax 972.404.1036  
Registration No. 07.2008

**Youth Building**  
First United Methodist Church McKinney  
102 West Lamar  
McKinney, TX 75069

1008 03.12.2012

Zoning Request  
Building Elevation

DATE: 03/12/2012 8:41:56 AM

# Proposed Architectural Elevations



View From South



View From Southwest



View From Northeast

Note: For representational purposes only.

Checker  
3/20/12 9:42:26 AM

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CONSTRUCTION



H&M Architects, Inc.  
5910 North Central Expressway, Suite 1200  
Dallas, Texas 75206

Scott Allen Nelson  
Registration No. TX 2008

972-494-1034  
fx 972-494-1036

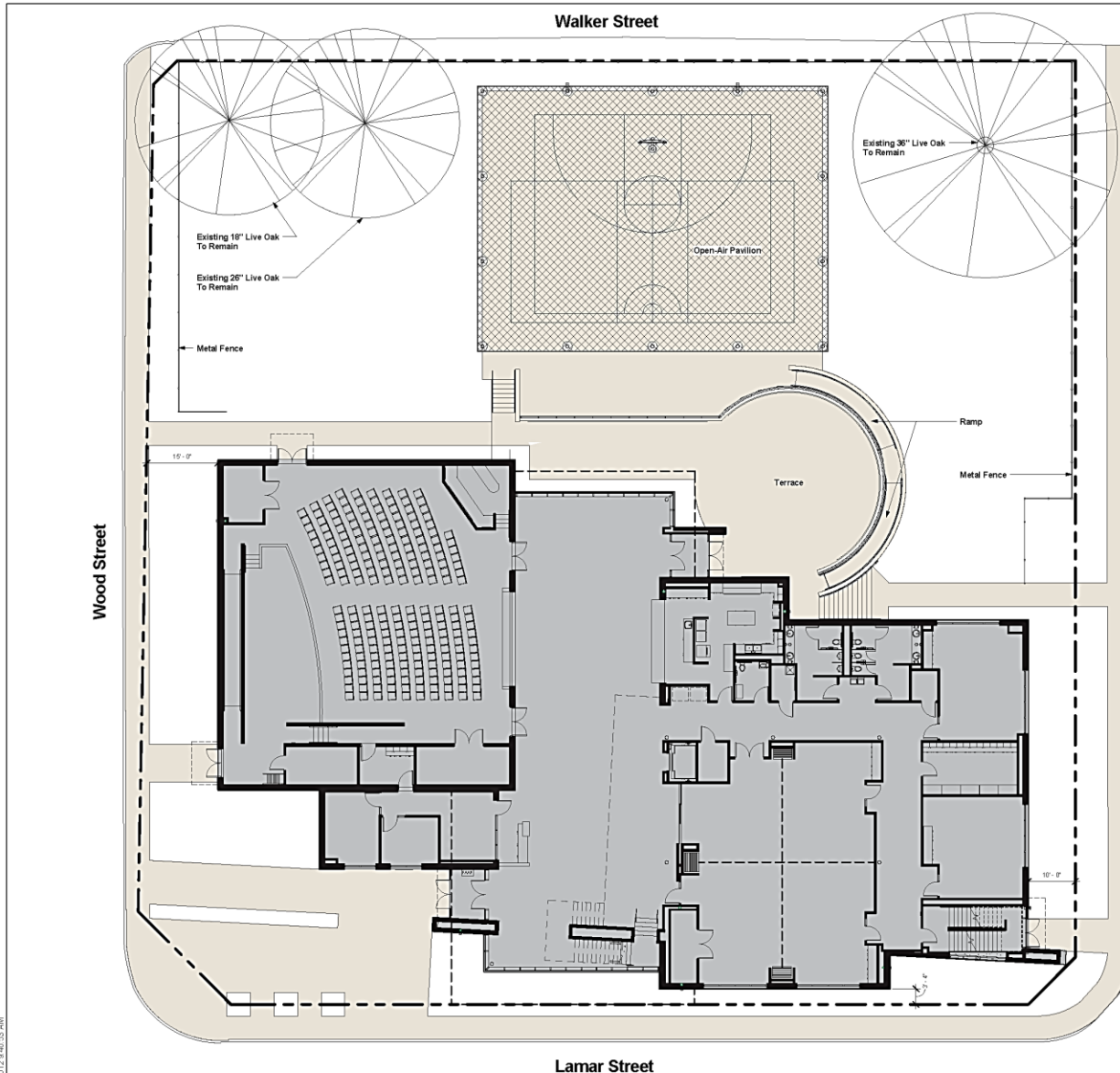
Youth Building  
First United Methodist Church McKinney  
102 West Lamar  
McKinney, TX 75069

1008 03.12.2012

Zoning Request  
Exterior Views



# Proposed Architectural Floor Plan



Level 1 - 14,742 S.F.  
 Level 2 - 6,445 S.F.  
**Total - 21,187 S.F.**

Pavilion - 4,164 S.F.  
 (Open Air)

1 Site Plan  
 SCALE: 1" = 10'-0"

Checker  
 3/2/2012 9:40:53 AM

Architect

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 PERMIT OR  
 CONSTRUCTION

Scott Allen Nelson  
 Registration No. TX 2008

**H&H Architects**

H&H Architects, Inc.  
 5910 North Central Expressway Suite 1200  
 Dallas, Texas 75206

972-404-1034  
 fax 972-404-1036

**Youth Building**  
**First United Methodist Church McKinney**  
 102 West Lamar  
 McKinney, TX 75069

1008 03.12.2012

Zoning Request  
 Site Plan

# Bird's Eye View From South



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# Staff Recommendation

- Staff recommends approval of the proposed rezoning request as outlined in the Staff Report