

ORDINANCE NO. 2006-11-132

AN ORDINANCE AMENDING ORDINANCE NO. 2001-02-017, AND AS AMENDED, AND ORDINANCE 1270 OF THE CITY OF MCKINNEY, TEXAS; SO THAN AN APPROXIMATELY 49.23 ACRE PROPERTY (COOPER LIFE), GENERALLY LOCATED NORTH OF FUTURE COLLIN-MCKINNEY PARKWAY AND WEST OF FUTURE ALMA ROAD, IS ZONED FROM "PD" – PLANNED DEVELOPMENT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT AND "AG" – AGRICULTURAL DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING REGULATIONS; 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 49.23 acre property (Cooper Life), generally located north of Future Collin-McKinney Parkway and west of Future Alma Road, from "PD" – Planned Development and "REC" – Regional Employment Center Overlay District and "AG" – Agricultural District to "PD" – Planned Development and "REC" – Regional Employment Center Overlay District, generally to amend the development standards, 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 Numbers 2001-02-017 and 1270 are hereby amended so that an approximately 49.23 acre property (Cooper Life), in order to modify the development standards, generally located north of Future Collin-McKinney Parkway and west of Future Alma Road, 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 be developed according to "PD" – Planned Development 2001-02-017, and as amended, and "REC" – Regional Employment Center Overlay District, except as follows:

a) The subject property shall develop according to the attached Planned Development Standards, Exhibit "B".

b) The subject property shall generally conform to the attached General Development Plan, Exhibit "C".

- c) The subject property shall generally conform to the attached Paving Exhibit, Exhibit "D".
- d) The subject property shall generally conform to the attached Land Use Plan, Exhibit "E".
- e) The subject property shall generally conform to the attached Typical Street Sections, Exhibit "F".

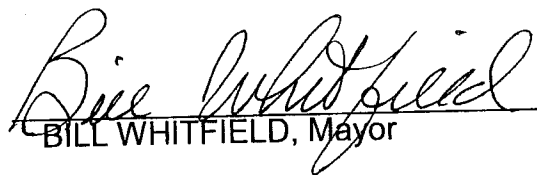
Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of 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.

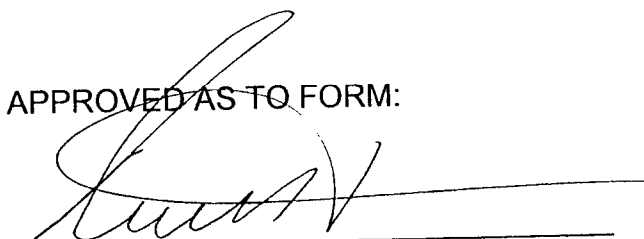
**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 7<sup>th</sup> DAY OF NOVEMBER, 2006.**

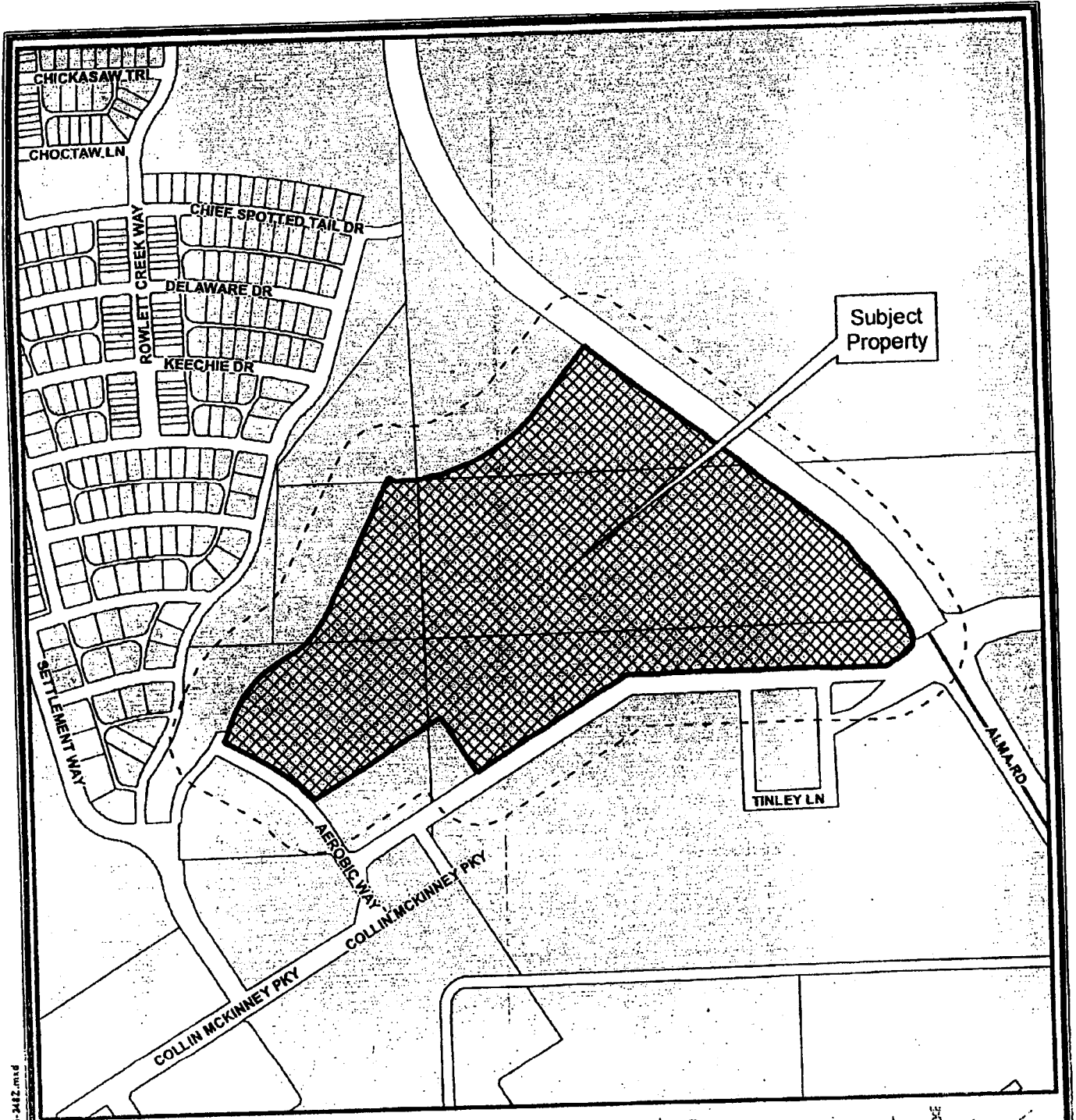
  
BILL WHITFIELD, Mayor

CORRECTLY ENROLLED:

  
SANDY HART, CMC, City Secretary  
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:

  
MARK S. HOUSER, City Attorney



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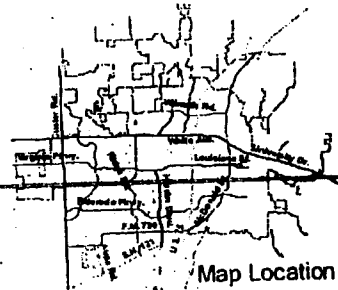
# EXHIBIT "A"

Notice Case #: 06-248Z

R-6385-000-0010-1; R-6717-000-0010-1



--- 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 any other party 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.

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**General Planned Development Standards  
For Approximately 50 Acres**

**I. Purpose and Intent**

In keeping with the purpose of the Craig Ranch Master Development Plan, Craig Ranch PD and the Regional Employment Center Overlay District, the purpose of this planned development is to provide a framework for quality mixed-use activity nodes with supporting residential and commercial uses within a portion of Craig Ranch that will become known as Cooper Life.

**II. Special Provisions**

All development shall be subject to the Craig Ranch PD and the Design Guidelines of the McKinney Regional Employment Center as adopted at the date of approval of this Planned Development. If any conflicts between these Planned Development Standards and any future changes to the McKinney Regional Employment Center Design Guidelines relative to lot area standards should occur, the Planned Development Standards shall prevail. These PD standards adopt the Craig Ranch PD and incorporate the McKinney Regional Employment Center Design Guidelines Schedule of Uses. Where the Planned Development Standards are silent, the McKinney Regional Employment Center Design Standards shall prevail. Future changes shall only apply to any unincorporated outside of Craig Ranch to any properties that are not in the process of design or review.

Tracts may be reconfigured within their respective parent tracts as approved as part of an updated General Development Plan and will require a replat of the subject tract's respective lot and block.

The general development plan associated with this zoning case shall illustrate the proposed development, which is part of the overall Craig Ranch Development. The General Development Plan associated with this respective case takes into consideration the mandatory roadway network established with the Craig Ranch PD and includes key off-site constraints that may impact development of the property, i.e. Alma Roadway, Kickapoo Drive and Dr. Kenneth Cooper Drive. The applicant shall be required to include the following items on the general development plan exhibit:

- All necessary conceptual site plan requirements (scale, north arrow, etc.)
- Proposed uses-building locations will be presented on site plans with individual projects
- Lot patterns
- Street network (including the designations of Type A streets, arterials, collectors, etc.)
- Land use charts

**EXHIBIT "B"**

- Open space designations

Items to be considered by staff as part of the approval process shall include the following:

- Adherence to the Craig Ranch PD and the McKinney Regional Employment Center Overlay Design Guidelines
- Street network (Type A, Type B, collectors, arterials, etc.)
- Pedestrian connectivity and open space allocation
- Mix of land uses

### III. Mixed Use Development Standards

The Mixed-Use area is located along key entries within Craig Ranch. Those respective entries are Collin-McKinney Parkway and Alma Road. Due to the location of this development within Craig Ranch, and its close proximity to The Cooper Aerobic Center, TPC Golf Course and Cooper Park, the opportunity for the creation of high end commercial, office and high rise residential uses are obtainable.

The base zoning for this respective area shall be developed in accordance with the "MU-1" Mixed-Use District regulations as set forth in ordinance number 2001-02-017 (the Craig Ranch PD) except as follows and shall apply to Lot 1, Blocks A2, A1, V, W, X, Y, Z:

- A. Maximum Floor Area Ratio (FAR): 2.5 : 1.0 F.A.R.
- B. Building Height:
  1. Minimum Height: 2 stories (36 feet)
  2. Maximum Height: 8 stories (144 feet) except that high rise condo projects shall be permitted a maximum height of 12 stories (216 feet).
- C. All buildings shall follow the build-to guidelines as set forth in the Craig Ranch PD. The property shall adhere to the Collin McKinney Parkway Corridor zone.
- D. Primary Uses:
  1. Residential uses are allowed in all areas of the Corridor as long as they do not occur on the first floor of buildings along Collin-McKinney Parkway. For buildings not fronting Collin-McKinney Parkway, residential uses are allowed.
  2. Hotels shall be allowed by right.
  3. High Rise Condo uses shall be allowed provided the Collin McKinney Corridor is protected in accordance with Craig Ranch PD and the REC Guidelines.

## EXHIBIT "B" (CONT.)

- i. There will be no set back requirements from residential associated with the height of the building.
- E. Lot 1, Block A1, Lot 1, Block A4, and Lot 1, Block A5, shall be designated as central open space approximately 5.7 acres in size.
- F. The development will incorporate hike and bike trails throughout the subject tract for use in like manner. The width in these areas shall be no less than 10' (unobstructed). The trail system along the Eastern Side of Dr. Kenneth Cooper Drive to Kickapoo Lane will be 10'0" in width unobstructed.
- G. Secondary Uses:
  - 1. Retail and Service Uses: Retail and service uses shall be required to be integrated into the development to create an urban experience that emphasizes the vertical "mixed-use" concept and provides support uses for the primary uses.
  - 2. Residential Uses: Residential uses within Lot 1, Blocks A2, A1, V, W, X, Y, Z shall be permitted and developed at a minimum density of 18 units to the acre to a maximum density of 80 units to the acre and shall be developed according to the Craig Ranch PD and the McKinney Regional Employment Center Design Guidelines as adopted or as amended in the future. These developments shall be in keeping with a dense urban environment. Permitted residential uses comprise the following:
    - i. Dwellings above non-residential uses (live-work units)
    - ii. Multiple-family dwelling (apartment), more than three units per building

#### IV. Residential Development Standards

The base zoning for this area shall be developed in accordance to the "TCR-1" Town Center Residential District regulations as set forth in ordinance number 2001-02-017 (the Craig Ranch PD) except as follows and shall apply to Lot 1, Blocks A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, and Lot 2, Blocks A3, A4, A5:

- A. Residential development within Cooper Life should generally be composed of the following uses and have the following maximum height restrictions:
  - 1. Single Family Detached - Maximum 3 Stories (54 feet)
  - 2. Single Family Attached, Townhome - Maximum 3 Stories (54 feet)
  - 3. Multi family - Maximum 3 Stories (54 feet)
  - 4. Multi family-Duplex - Maximum 3 Stories (54 feet)
  - 5. Live Work Single Family Attached - Maximum 3 Stories (54 feet)
  - 6. Multi family (up to 9 units per lot) - Maximum 4 Stories (72 feet)
- B. Minimum Average Density: Four (4) units per net acre

- C. Maximum Lot Coverage: 80% however the Director of Planning may approve lot coverage up to 90% with site plan approval.
- D. Lot 1, Block D shall be allowed a minimum number of dwelling units of three (3).
- E. Lot 2, Block A3 shall have a 20' building line however the Director of Engineering may approve a building line to a minimum of 10' with site plan approval if life safety concerns are adequately addressed.
- F. Housing Mix: The Housing Mix shall be allowed as shown on the attached General Development Plan:
1. Houses on large lots over 70 feet wide per RS 84 – Section 41-66 of the Zoning Ordinance
  2. Houses on standard lots 50 to 70 feet wide per RS 60 – Section 41-68 of the Zoning Ordinance
  3. Houses on small lots less than 50 feet wide per RS 45 – Section 41-69 of the Zoning Ordinance, except as follows:
    - a. Minimum lot area: 4,000 square feet
    - b. Minimum depth of lot: 95 feet
    - c. Maximum lot coverage: 60 percent
  4. Townhomes per RG 27 – Section 41-71 of the Zoning Ordinance, except as follows:
    - a. Minimum lot area: 1,800 square feet
    - b. Minimum lot depth: 95 feet
    - c. Maximum lot coverage: 80 percent
  5. Two-family dwellings (Duplexes) per RD 30 – Section 41-70 of the Zoning Ordinance, except as follows:
    - a. Minimum lot area: 2,500 square feet
    - b. Minimum lot width: 40 feet
    - c. Minimum lot depth: 95 feet
    - d. Maximum lot coverage: 80 percent
  6. Two/Four-family dwellings (Double, three and four-plexes) per RG 25 – Section 41-72 of the Zoning Ordinance, except as follows:
    - a. Minimum lot area: 1,900 square feet
    - b. Minimum lot width: 40 feet
    - c. Minimum lot depth: 95 feet
    - d. Maximum lot coverage: 80 percent

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7. Multiple-family dwellings (Apartments) with more than four units per building per RG 18 – Section 41-73 of the Zoning Ordinance.

G. Setbacks and “build-to lines” for the above listed housing types shall be governed by the Craig Ranch PD, McKinney Regional Employment Center Design Guidelines, as shown on the paving exhibit, and as follows:

1. Front yard setback: 0 to 10 feet
2. Rear yard setback: 0 to 18 feet measured from the face of the alley pavement. Provided the lot has a rear entry into a garage
  - a. Any zero foot setback shall have space provided on the same lot for a least two off street parking spaces
  - b. Parking shall be provided in parking garage contained within the envelope
3. Side yard setback: 0 to 5 feet, except on lots siding on a roadway which will be 10 feet

#### V. Landscaping

The Craig Ranch Master Landscape Plan and City of McKinney Zoning Ordinance shall govern all areas contained within the Cooper Life land mass. That respective Master Landscape Plan shall be enforced and maintained by the respective HOA set up to govern the various districts. These respective HOA's will be governed by the Master Association of Craig Ranch.

**EXHIBIT “B” (CONT.)**





utility placement  
landscaped storm swale w/ dry stone basin and bio filter

Note: No tree will be placed within 8 feet of a public utility line.

- TRAIL
- TRANSIT STOP
- BIKE PARKING

SCALE: 1" = 200'

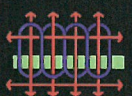
# SITE PLAN

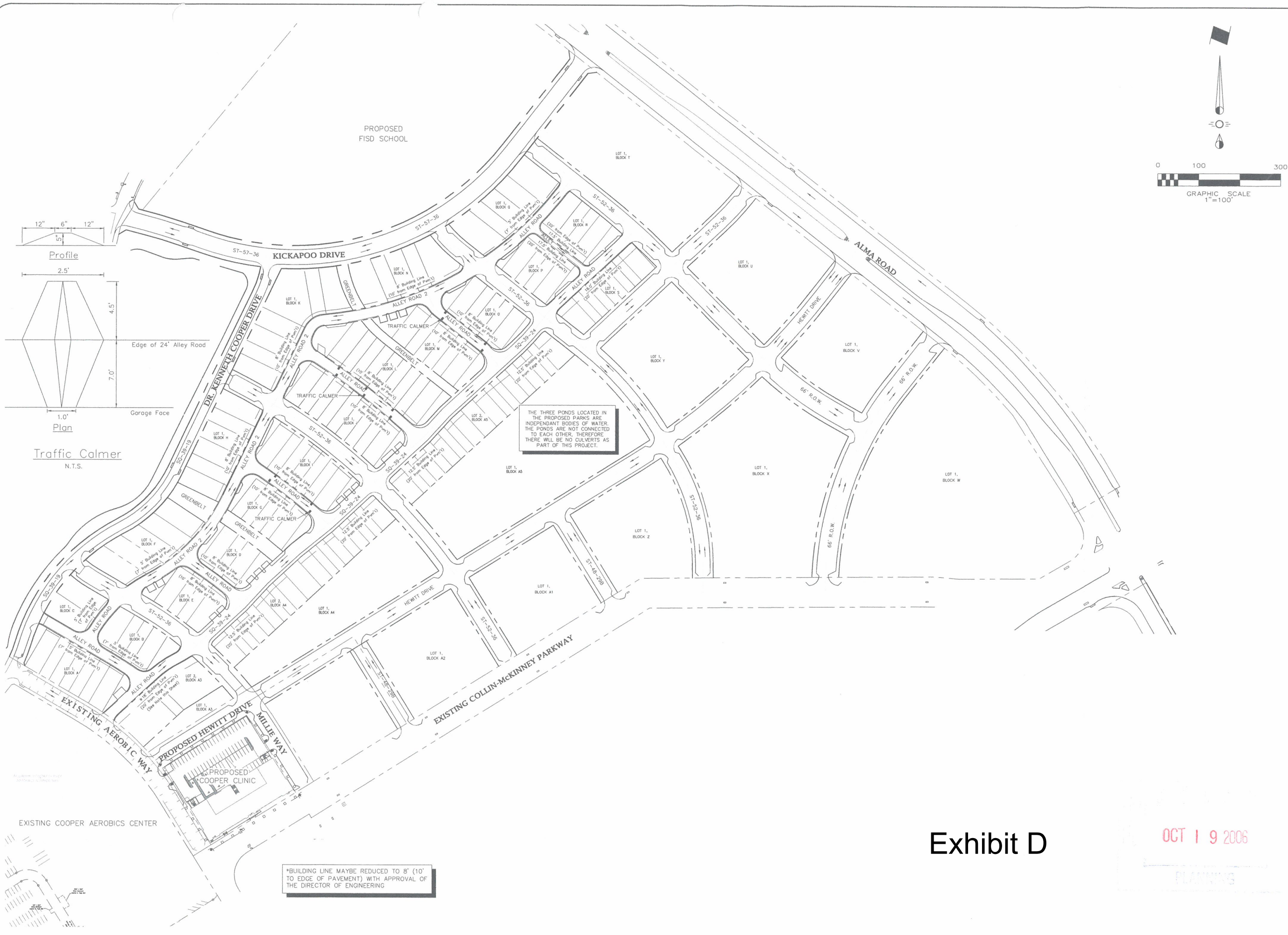
Exhibit C

JUL 25 2006  
PLANNING

GENERAL DEVELOPMENT PLAN

# COOPER LIFE AT CRAIG RANCH





COOPER LIFE AT CRAIG RANCH  
 WELLSTONE COMMUNITIES  
 CITY OF MCKINNEY, TEXAS  
 PAVING EXHIBIT

Revisions	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Issue Dates:




Scale: 1"=100'  
 Drawn By: C.E.C.I.  
 Checked by: C.E.C.I.

Sheet  
**EX #1**  
 of

Project No.  
 06021

Exhibit D

# LAND-USE PLAN

	PARK/OPEN SPACE	PARK/OPEN SPACE	
	RESIDENTIAL	Central Commons: 4.8 acres Green Mews: 0.9 acres	
	MIXED-USE	RESIDENTIAL	
		23.3 acres (gross) 209 units 9.0 DUA	
		Housing Mix:	
		Small-lot Houses: 26	
		Duplex units: 20	
		Townhouses: 147	
		Multi-family: 16	
		MIXED-USE (Conceptual)	
		21.3 acres (gross) 587 residential units 27.6 DUA	

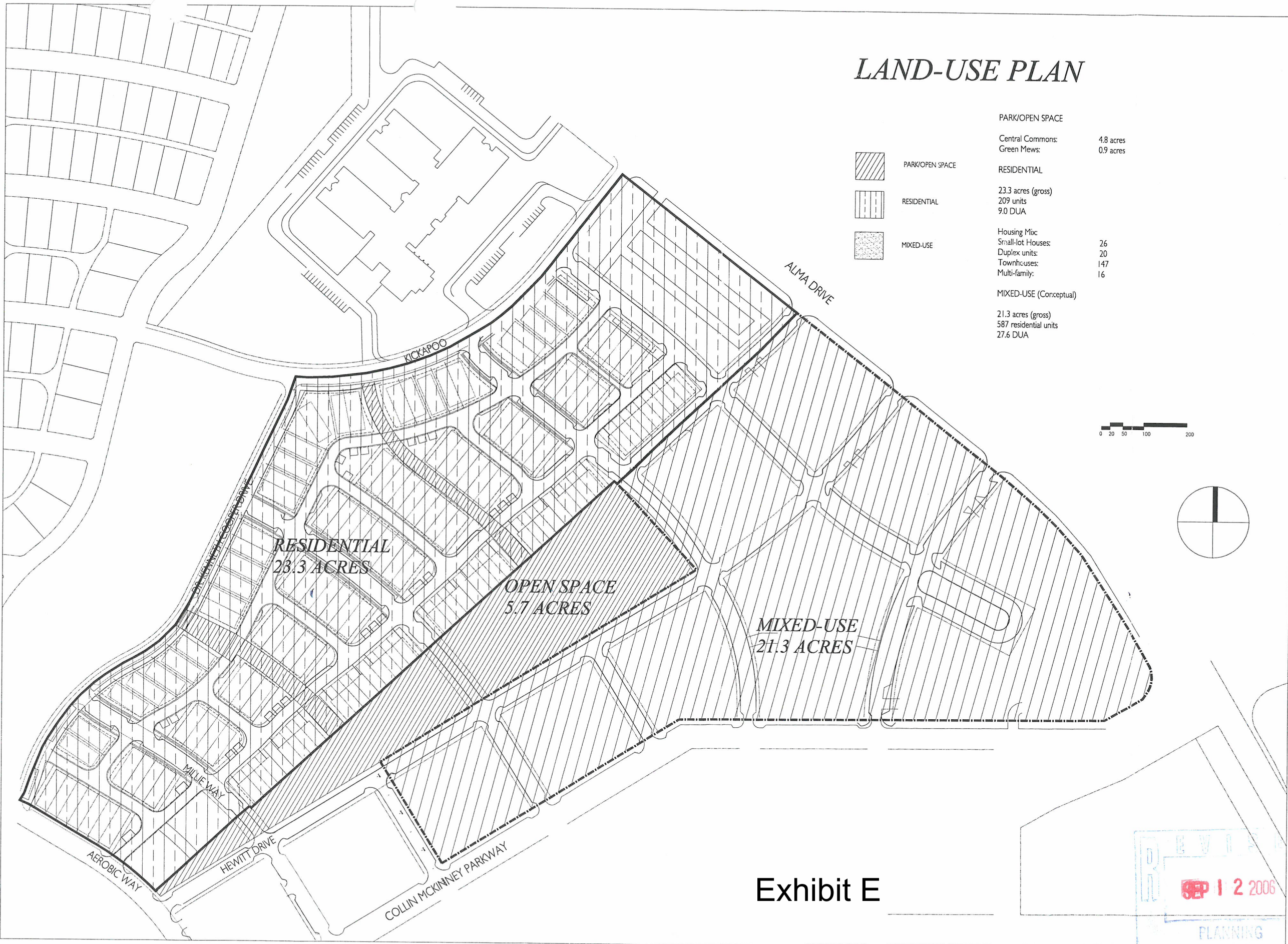
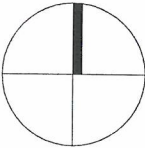
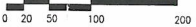


Exhibit E

# COOPER LIFE AT CRAIG RANCH

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WELLSTONE  
COMMUNITIES

LAND USE  
PLAN

Issue Date: 09.07.06

REVIEW  
SEP 12 2006  
PLANNING

