

**Whole Life Re-Zoning**

**City Council Presentation**

**February 17, 2015**

# Re-Zone 8.6 acres

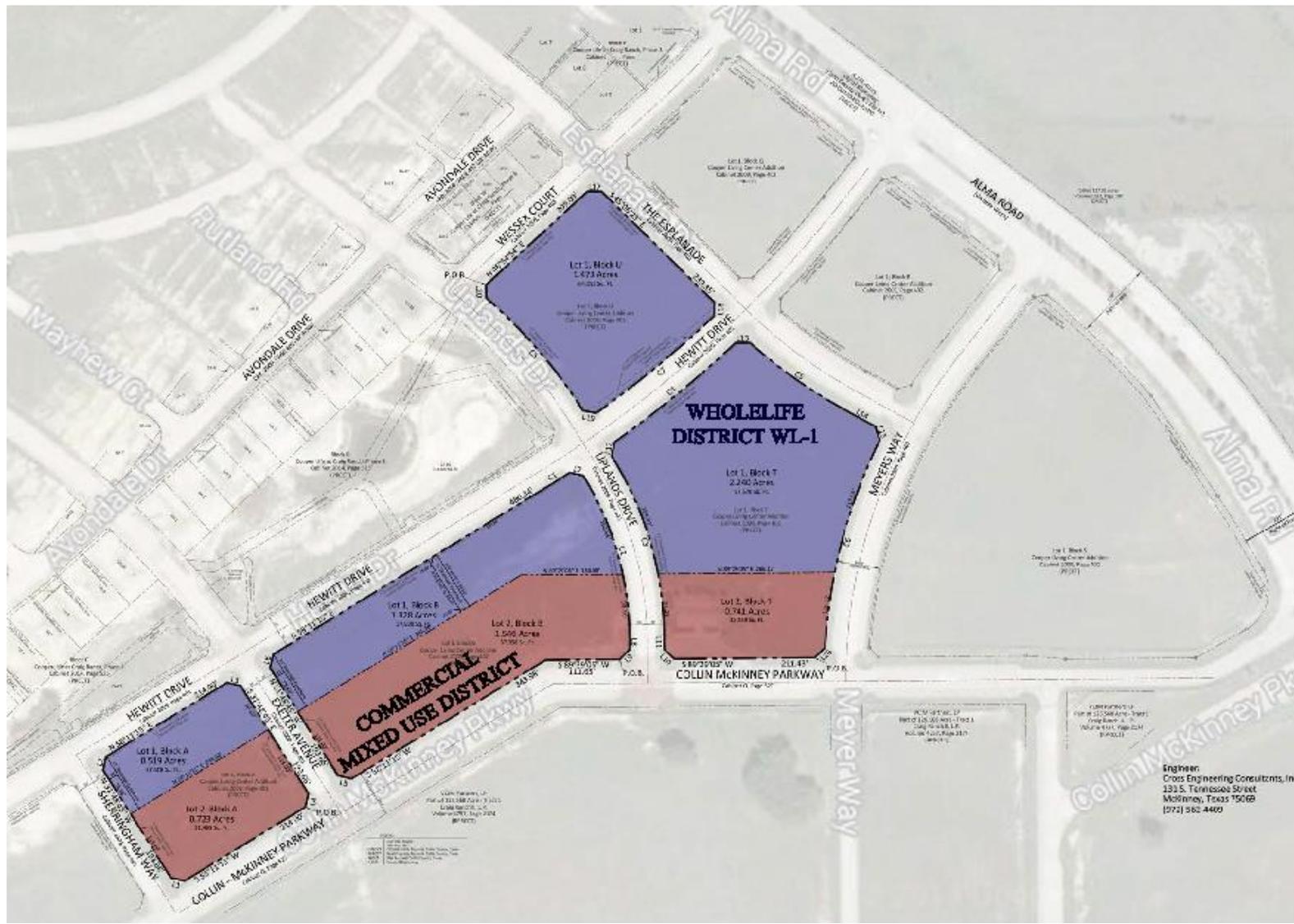
- WL- 1 District – 5.6 acres Multi-family
- CMU District – 3.0 acres Commercial Mixed Use
- Purpose – to tweak prior ordinances to accommodate the and replace old ordinances with straightforward, simplified language

# P & Z Hearing / Staff Report

- **Positive / unanimous Recommendation from P & Z at January 13, 2015 meeting**
- **Positive Staff Report and Recommendation to City Council**
- **Creative collaboration with Staff allows simplified ordinance**
- **Staff Ideas to abandon street to allow project to meet standards, preserving urban feel**
- **New ordinance to replace REC ord confusion**

WL- 1 District – 5.6 acres Multi-family

CMU District – 3.0 acres Commercial Mixed Use



# Property History – Market today

- Original REC- Craig Ranch Zoning – 2001
- Whole Life Zoning – 2006 – then market drop
- Ordinance very challenging to interpret / enforce
- Urban, walkable concept, small blocks to disseminate traffic, overall high density and mixed use
- Other Area Properties have been rezoned
- No market for prior level of mixed use commercial....but....
- Current proposal maintains mid to higher density of multi-family in mixed use setting with commercial uses fronting Collin McKinney Pkwy with apartments above

# REC – Project Realities

- Prior level of mixed use commercial & MF not feasible
- Property south of Collin McKinney Pkwy changed to townhomes – proposed as Brownstones – we believe it will contribute to our current project’s ability to succeed as mixed use commercial
- Current proposed 5 story multi-family will contribute to the mixed use commercial and fit well with Cooper & golf projects
- Reduction of the mixed use commercial on other properties will give current project potential to succeed – perhaps the only developer trying to preserve the original intent.

# Zoning Comparison: Current / Proposed

Original REC Multi-Fam. (MU-1):

- 6 story, 27.5 units / ac

Current 2006 ord., Multi-Family:

- 8 story MF / 12 story condo
- density range 18 - 80
- Structured parking

Commercial Mixed:

- C-1 (office, retail) on 1<sup>st</sup> floor
- MF Above
- max 3 story

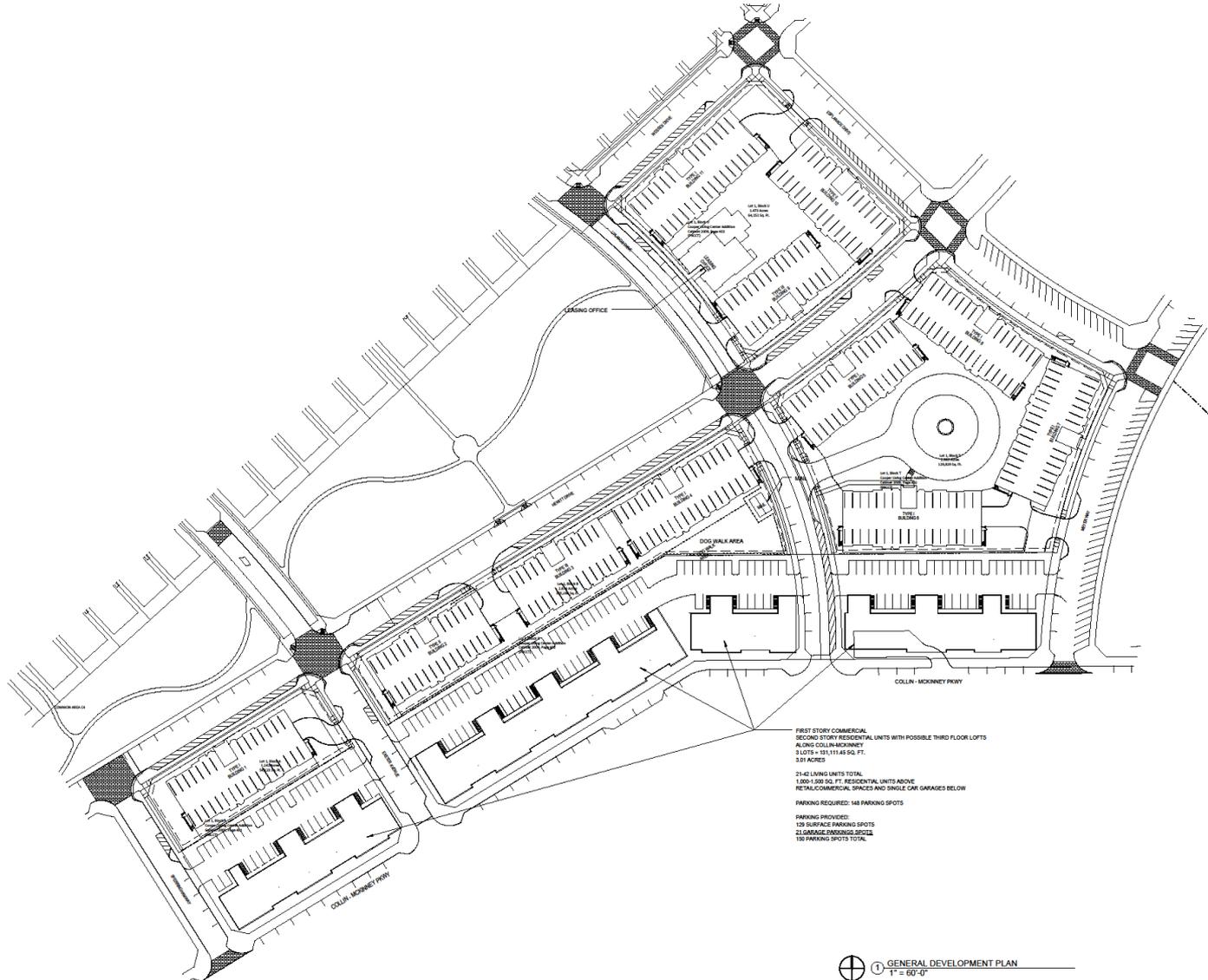
Proposed Multi-Family:

- max height - 5 story
- density – 33.45
- Tuck under structured parking

Commercial Mixed (CMU):

- C-1 (office, retail) on 1<sup>st</sup> floor
- MF above, min 6.5 Unit/A
- max 3 story
- min overall L.U. density – 23.1 +

# Whole Life Concept Plan



FIRST STORY COMMERCIAL  
 SECOND STORY RESIDENTIAL UNITS WITH POSSIBLE THIRD FLOOR LOFTS  
 ALONG COLLIN/MCKINNEY  
 3 LOTS = 153,113.65 SQ. FT.  
 3.01 ACRES

2142 LIVING UNITS TOTAL  
 1,000,500 SQ. FT. RESIDENTIAL UNITS ABOVE  
 RETAIL/COMMERCIAL SPACES AND SINGLE CAR GARAGES BELOW

PARKING REQUIRED: 148 PARKING SPOTS

PARKING PROVIDED:  
 128 SURFACE PARKING SPOTS  
 21 GARAGE PARKING SPOTS  
 150 PARKING SPOTS TOTAL

① GENERAL DEVELOPMENT PLAN  
 1" = 60'-0"

**NOTE:** These architectural drawings have been prepared for architectural design only. Civil, structural, mechanical, and other related engineering details and specifications are the responsibility of the respective engineer. Compliance to these drawings shall be the responsibility of the engineer. All requirements shall be verified by the contractor during the respective work.

**COPYRIGHT 2015**  
 These drawings, all instruments of service, are the exclusive property of the architect and are not to be used in whole or in part without the express written permission. Unauthorized use of these drawings will subject the user to legal remedy being sought by the architect.

**INFORMATIONAL NOTES**

**WHOLE LIFE AT CRAIG RANCH**  
 MCKINNEY, TEXAS

**SCHAUMBURG ARCHITECTS**  
 817 W. DUNCAN AVENUE, FORT WORTH, TEXAS 76104  
 PHONE (817) 336-9077 FAX (817) 336-7776

Project No. 1357

Revision No.	Revision	Rev Date

Project Issue Date: 2015-02-03

General Development Plan

Sheet Issue: 06/17/14

Drawn By: GVM

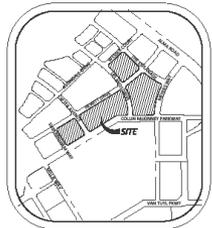
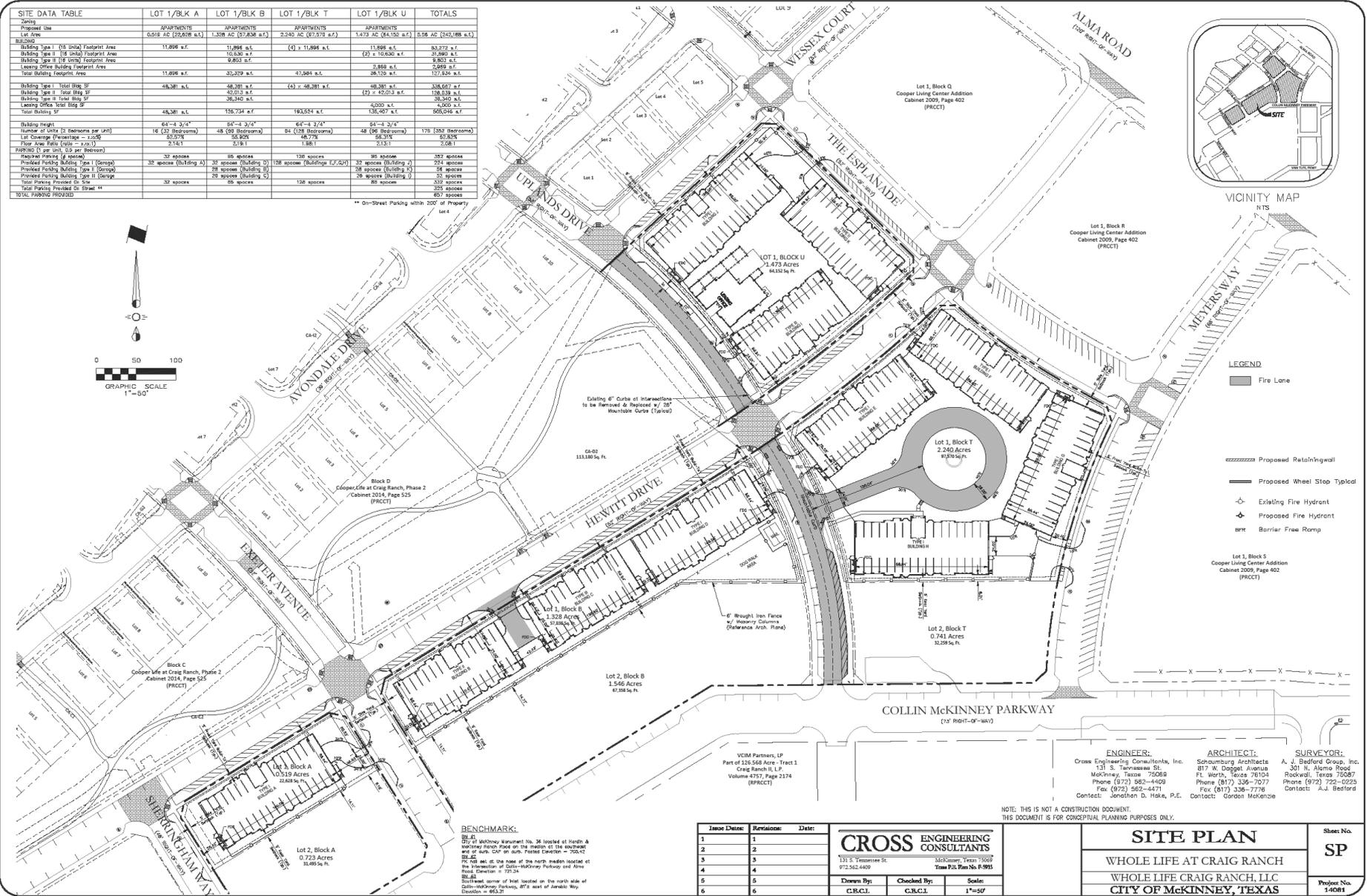
Checked by: **A101**



# Whole Life Site Plan

SITE DATA TABLE	LOT 1/BLK A	LOT 1/BLK B	LOT 1/BLK T	LOT 1/BLK U	TOTALS
Zoning	APARTMENTS	APARTMENTS	APARTMENTS	APARTMENTS	
Proposed Use	APARTMENTS	APARTMENTS	APARTMENTS	APARTMENTS	
Lot Area	0.616 AC (26,808 s.f.)	1.328 AC (57,838 s.f.)	2.240 AC (97,578 s.f.)	1.473 AC (64,152 s.f.)	5.657 AC (245,376 s.f.)
<b>BUILDING</b>					
Building Type I (16 Units) Footprint Area	11,896 s.f.	11,896 s.f.	(4) x 11,896 s.f.	11,896 s.f.	63,272 s.f.
Building Type II (16 Units) Footprint Area	10,630 s.f.	10,630 s.f.	(2) x 10,630 s.f.	10,630 s.f.	32,920 s.f.
Building Type III (16 Units) Footprint Area	2,860 s.f.	2,860 s.f.	(2) x 2,860 s.f.	2,860 s.f.	8,580 s.f.
Leasing Office Building Footprint Area	2,860 s.f.	2,860 s.f.	2,860 s.f.	2,860 s.f.	11,440 s.f.
Total Building Footprint Area	11,896 s.f.	15,372 s.f.	41,684 s.f.	38,176 s.f.	127,128 s.f.
<b>Building Type I (Total Bldg SF)</b>	48,381 s.f.	48,381 s.f.	(4) x 48,381 s.f.	48,381 s.f.	233,524 s.f.
<b>Building Type II (Total Bldg SF)</b>	42,153 s.f.	42,153 s.f.	(2) x 42,153 s.f.	42,153 s.f.	130,539 s.f.
<b>Building Type III (Total Bldg SF)</b>	36,140 s.f.	36,140 s.f.	(2) x 36,140 s.f.	36,140 s.f.	108,560 s.f.
<b>Leasing Office (Total Bldg SF)</b>	48,381 s.f.	48,381 s.f.	48,381 s.f.	48,381 s.f.	193,524 s.f.
<b>Total Building SF</b>	48,381 s.f.	136,734 s.f.	193,524 s.f.	136,734 s.f.	515,373 s.f.
<b>Building Height</b>	6'-4" 3/4"	6'-4" 3/4"	6'-4" 3/4"	6'-4" 3/4"	6'-4" 3/4"
Number of Units (2 Bedrooms per Unit)	16 (32 Bedrooms)	48 (96 Bedrooms)	51 (102 Bedrooms)	48 (96 Bedrooms)	176 (352 Bedrooms)
Lot Coverage (Percentage) - 200%	20.57%	20.57%	20.57%	20.57%	20.57%
Floor Area Ratio (GAR) - 200%	2.057	2.057	2.057	2.057	2.057
PARKING (1 per unit, 0.5 per Bedroom)	32 spaces	96 spaces	102 spaces	96 spaces	326 spaces
Proposed Parking (6 spaces)	32 spaces (Building A)	32 spaces (Building D)	138 spaces (Building E, F, G, H)	32 spaces (Building J)	234 spaces
Proposed Parking Building Type I (Garage)	32 spaces (Building A)	32 spaces (Building D)	138 spaces (Building E, F, G, H)	32 spaces (Building J)	234 spaces
Proposed Parking Building Type II (Garage)	32 spaces (Building A)	32 spaces (Building D)	138 spaces (Building E, F, G, H)	32 spaces (Building J)	234 spaces
Proposed Parking Building Type III (Garage)	32 spaces (Building A)	32 spaces (Building D)	138 spaces (Building E, F, G, H)	32 spaces (Building J)	234 spaces
Total Spaces Provided on Street 44	32 spaces	96 spaces	102 spaces	96 spaces	326 spaces
<b>TOTAL PARKING PROVIDED</b>	32 spaces	96 spaces	102 spaces	96 spaces	326 spaces

\*\* On-Street Parking with 200% of Property



- LEGEND**
- Fire Lane
  - Proposed Retaining Wall
  - Proposed Wheel Stop Typical
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - Barrier Free Ramp

**ENGINEER:**  
Craze Engineering Consultants, Inc.  
131 S. Tennessee St.  
McKinney, Texas 75068  
Phone (972) 582-4409  
Fax (972) 582-4471  
Contact: Jonathan D. Hale, P.E.

**ARCHITECT:**  
Schouburg Architects  
877 W. Dotted Avenue  
Rockwall, Texas 75087  
Phone (972) 356-7077  
Fax (972) 356-7776  
Contact: Gordon McKenzie

**SURVEYOR:**  
A. J. Bedford Group, Inc.  
301 N. Alamo Street  
Rockwall, Texas 75087  
Phone (972) 722-0223  
Contact: A. J. Bedford

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

**BENCHMARK:**  
BLM 4  
BLM 5  
BLM 6  
BLM 7  
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Issue Description	Revisions	Date
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

**CROSS ENGINEERING CONSULTANTS**  
131 S. Tennessee St. McKinney, Texas 75068  
972.582.4409 972.582.4409  
Texas P.E. Reg. No. R-9915

Drawn By: C.B.C. Checked By: C.B.C. Scale: 1"=50'

**SITE PLAN**

WHOLE LIFE CRAIG RANCH, LLC  
CITY OF MCKINNEY, TEXAS

Sheet No. **SP**

Project No. 14081

WHOLE LIFE AT CRAIG RANCH SITE PLAN

# Elevation / Perspective – Type 1 building



**WHOLELIFE AT CRAIG RANCH**

**JANUARY 21, 2015**

**EXTERIOR PERSPECTIVE**

**SCHAUMBURG**  
ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104  
TEL. (817) 336-7077 FAX (817) 336-7776

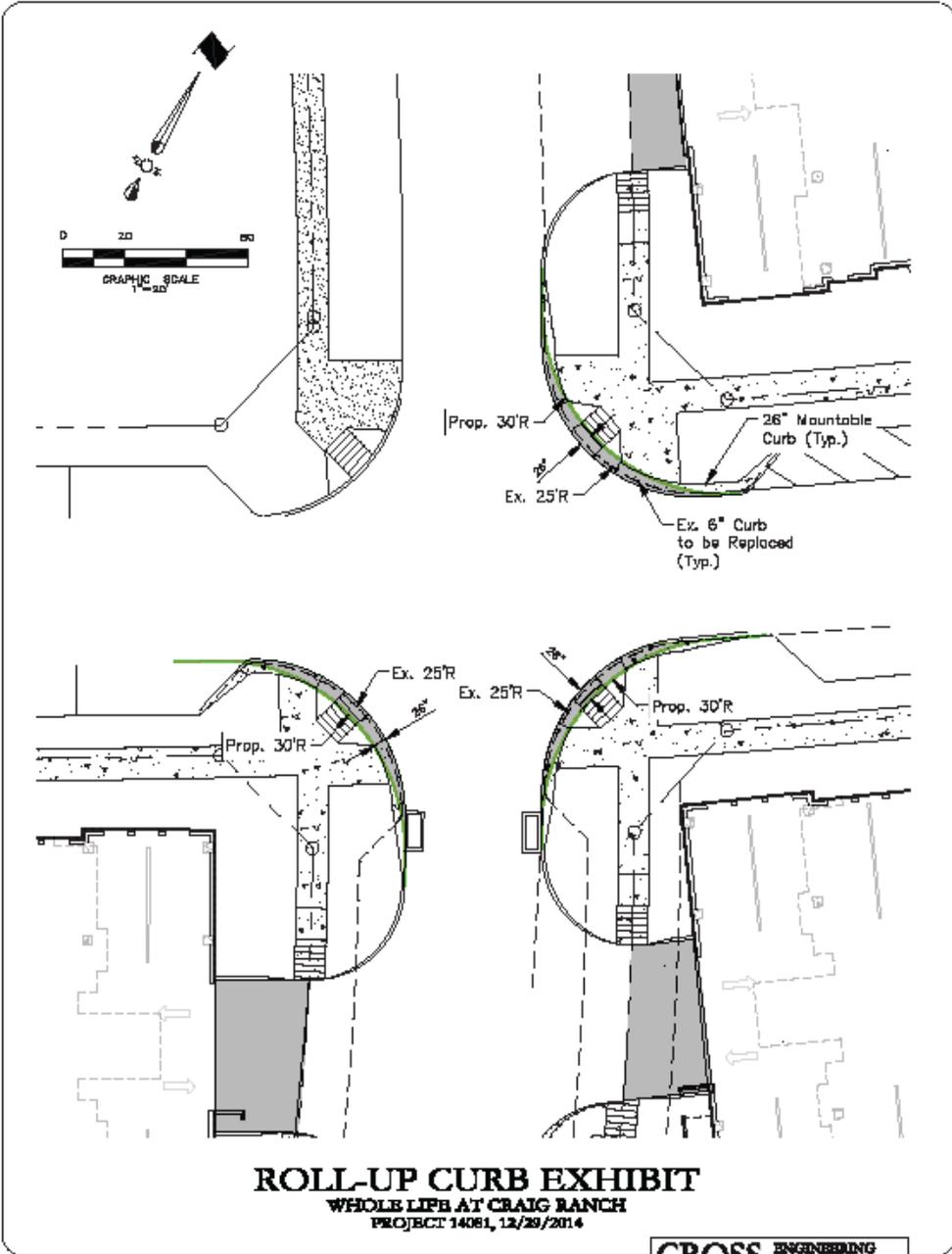
# Whole Life - General Description

- 176 large, high value apartments
- 11 buildings, 16 units / bldg., only 4 units / floor
- All two bedroom units
- All units have balcony
- 10' ceilings (exceptionally rare for MF)
- High quality finishes
- All kitchens and baths have solid surface counters
- Tuck under parking on 1<sup>st</sup> flr – 334 sp enclosed, 1.7 sp/unit, only .3 sp/unit outside; virtually all tenant vehicles enclosed
- Elevator in all buildings
- Stone 85+%

# Whole Life - Size / Value

- 176 units, high value, largest units in area, 16 units / bldg
- 3 building types / 3 different apartment sizes
  - 1924 SF
  - 1874 SF
  - 1409 SF
- 4,948 SF clubhouse, leasing area, all units have great view
- Total of 432,350 SF
- Project cost – over \$60,000,000; highest value project / acre in town; better than 10 acre industrial project
- Low service cost; high income tenants

Reconstructing many intersection curbs to facilitate access for emergency equipment

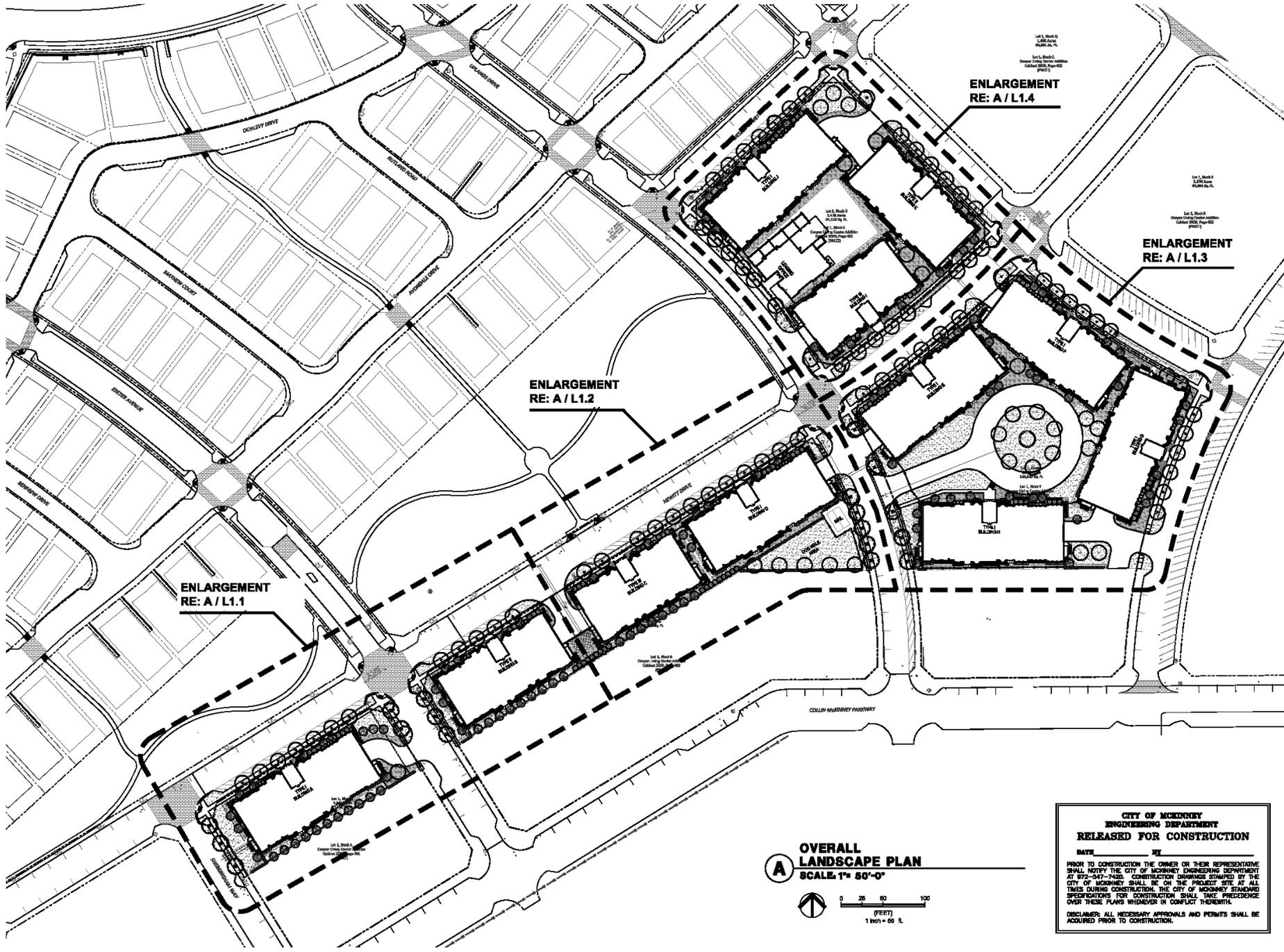


# Key Zoning Clarifications

- 5 story use for all building
  - **current zoning allows up to 8 story**
  - **2 units ea floor face front, 2 units face back, both good views**
  - **both front and back have same design, articulations, detail**
- 1<sup>st</sup> floor tuck under parking different than existing zoning
  - **plan is best for user and easiest access, all on 1 level**
  - **design blends with building**
- Less MF over C-1 uses on Collin McKinney Pkwy than existing
  - **zoning proposal shows minimum; will get all possible**
  - **density constraint is parking; will maximize**
- Simplified Ordinance, elimination of REC and related ord confusion

Landscape Plans noted below on next pages

- Overall WL-1 Landscape Plan
- Blow up of buildings facing open space
- Blow up of buildings around plaza



**ENLARGEMENT  
RE: A/L1.4**

**ENLARGEMENT  
RE: A/L1.3**

**ENLARGEMENT  
RE: A/L1.2**

**ENLARGEMENT  
RE: A/L1.1**

**OVERALL  
LANDSCAPE PLAN**  
SCALE: 1" = 50'-0"

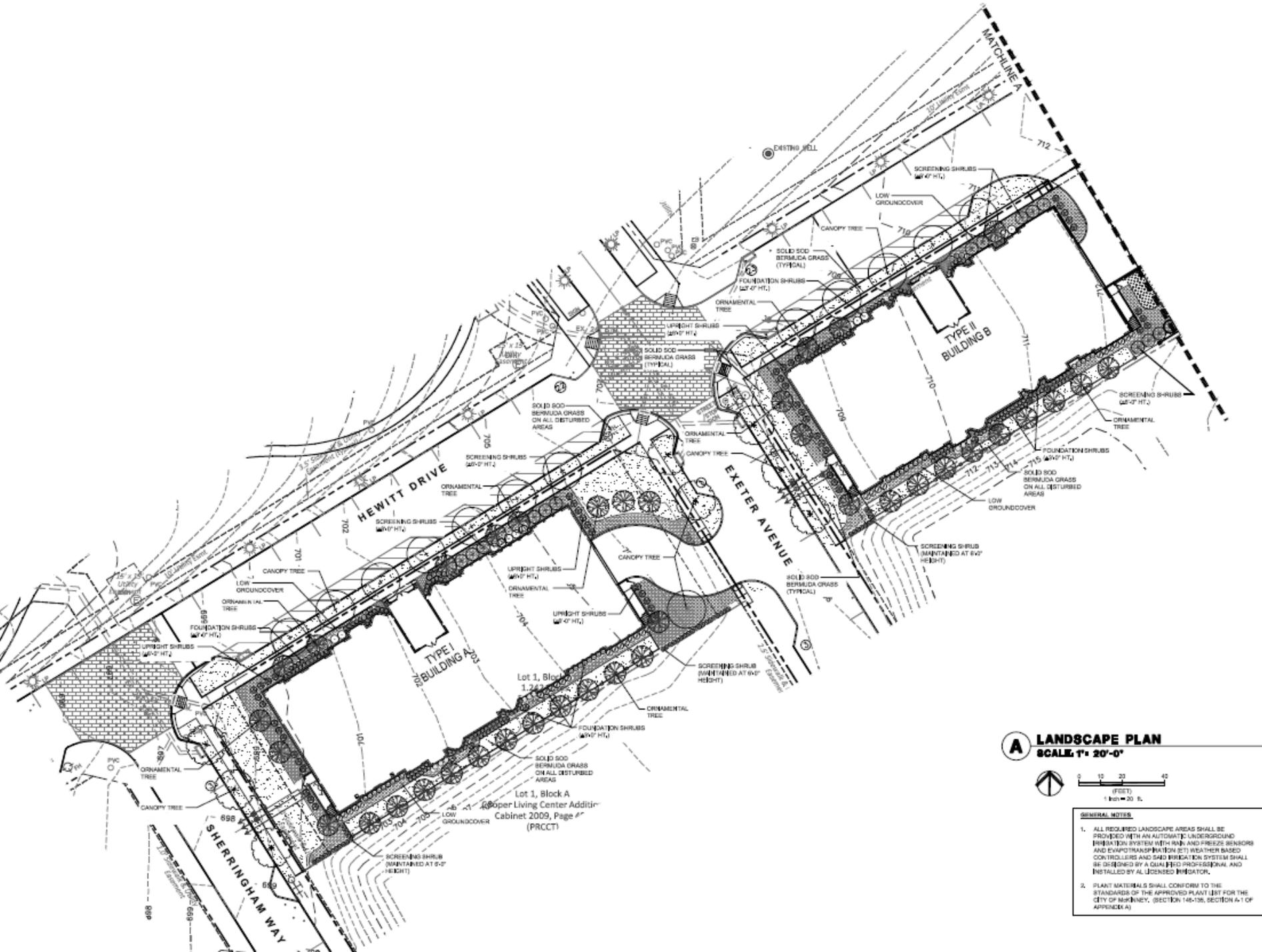


**CITY OF MCKINNEY  
ENGINEERING DEPARTMENT  
RELEASED FOR CONSTRUCTION**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

PRIOR TO CONSTRUCTION THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF MCKINNEY ENGINEERING DEPARTMENT AT 877-545-7428. CONSTRUCTION BEGINNING INITIATED BY THE CITY OF MCKINNEY SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF MCKINNEY STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH.

DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.



**A LANDSCAPE PLAN**  
**SCALE: 1" = 20'-0"**



- GENERAL NOTES**
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN- AND FREEZE-SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SCHED WIRING SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
  2. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF BIRMINGHAM, (SECTION 148-136, SECTION A-1 OF APPENDIX A)

**PLANT LIST**

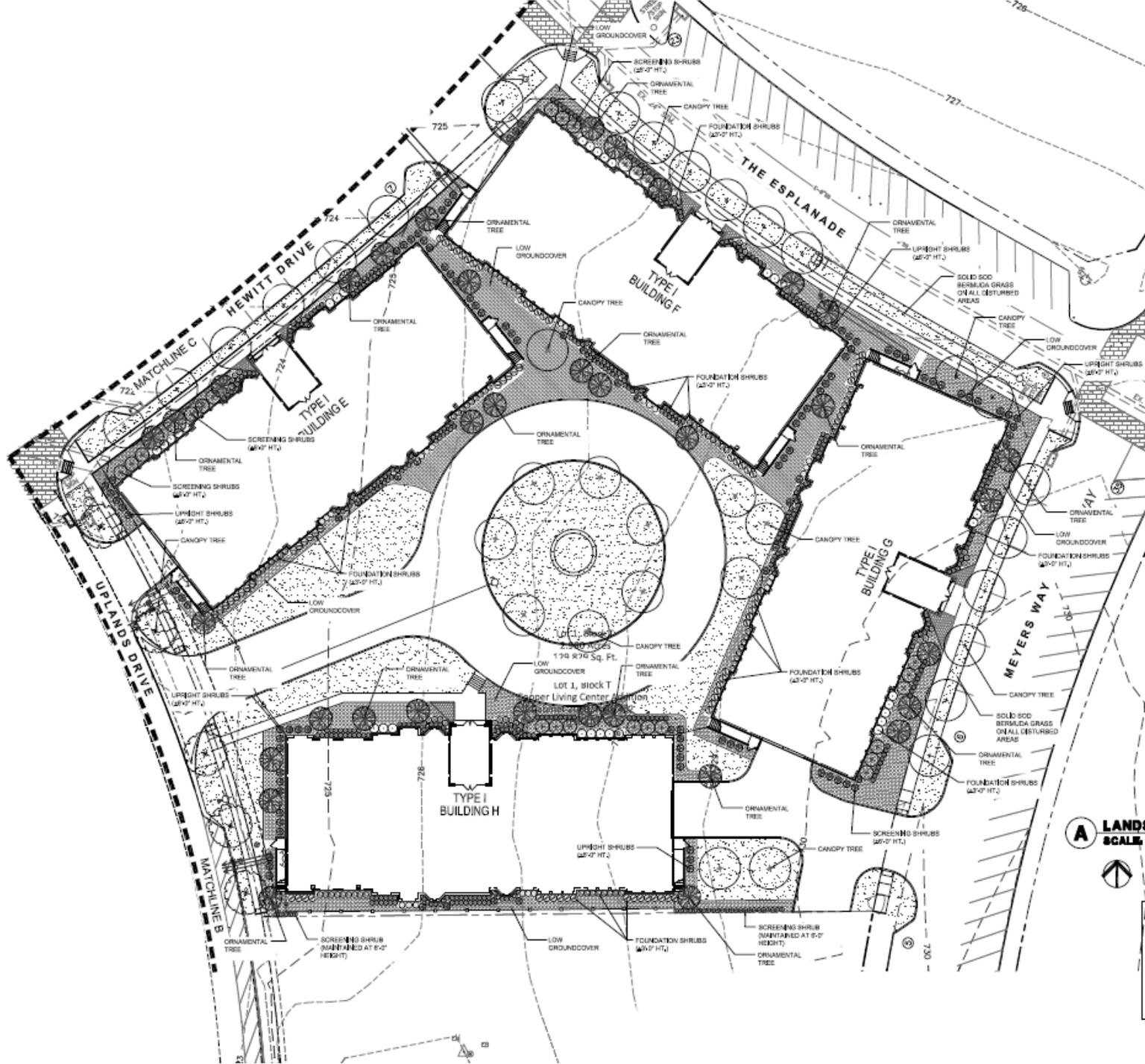
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LD	73	LIVE OAK	<i>Quercus virginiana</i>	200 gallon, Minimum 9" caliper x 19 height x 8" spread	Container-grown, full head, branching at 6'; matched. Ten Lakes Nursery Tel: (800) 465-9222 or approved equal
RO	16	SHUMARD RED OAK	<i>Quercus shumardii</i>	100 gallon, Minimum 4" caliper x 14 height x 8" spread	Container-grown, full head, branching at 6'; matched. Ten Lakes Nursery Tel: (800) 465-9222 or approved equal
BC	31	BALD CYPRESS	<i>Taxodium distichum</i>	100 gallon, Minimum 4" caliper x 10 height x 6" spread	Container-grown, full head, branching at 6'; matched
CM1	47	GRAPE MYRTLE NATCHEZ	<i>Laportea indica Natchez</i>	65 gallon, Minimum 11-12 height x 5-6" spread, single-trunk	Container-grown, full, single-trunk, Cherry Lake Tree Farm Tel: (552) 429-2171 or approved equal
CM2	82	GRAPE MYRTLE MUSKOGEE	<i>Laportea indica Muskogee</i>	30 gallon, Minimum 9-10 height x 4-5 spread, multi-trunk	Container-grown, full, Cherry Lake Tree Farm Tel: (552) 429-2171 or approved equal
SPJ	308	SPARTAN JUNPER	<i>Juniperus virginiana Spartan</i>	Minimum 7" height	Container-grown, matched
LOR	74	PLUM DELIGHT CHINESE FRINGE FLOWER	<i>Lonopetalum chinense var. rubrum Plum Delight</i>	5 gallon, Minimum 24" height x 24" spread	Full; plant 36" o.c.
GTS	183	GREEN CLOUD TEXAS SAGE	<i>Leucophyllum candidum Green Cloud</i>	5 gallon	Full; plant 36" o.c.
CCA	197	CANYON CREEK ABELIA	<i>Abelia x grandiflora Canyon Creek</i>	5 gallon, Minimum 15" height x 15" spread	Full; plant 36" o.c.
KR	48	KNOCKOUT ROSE (RED)	<i>Rosa Knockout</i>	5 gallon	Full; plant 36" o.c.
NPH	265	NEEDLEPOINT HOLLY	<i>Ilex cornuta Needlepoint</i>	5 gallon, Minimum 15" height and 15" spread	Full-to-ground; plant 24" o.c.
DH	441	CLARA INDIAN HAWTHORNE	<i>Applesia indica Clara</i>	5 gallon, Minimum 12" height x 15" spread	Full-to-ground; plant 30" o.c.
GSN	150	GULFSTREAM NANDINA	<i>Nandina domestica Gulfstream</i>	5 gallon, Minimum 15" height x 15" spread	Full-to-ground; plant 24" o.c.
DBH	609	DWARF BURFORD HOLLY	<i>Ilex cornuta Burfordiana</i>	5 gallon, Minimum 15" height x 12" spread	Full-to-ground; plant 24" o.c.
BRJ	76	BILUE RUG JUNPER	<i>Juniperus horizontalis Wilcox</i>	3 gallon, Minimum 8" height x 12" spread	Full; plant 24" o.c.
PWC	15,153	PURPLE WINTER CREEPER	<i>Ecycornus Colateral</i>	1 gallon, Minimum 3 runners at 12" long	Full; plant 18" o.c.
SC	834	SEASONAL COLOR	To be determined (Ready to bloom)	4" pot	Full; ready to bloom; plant 9" o.c.

**LANDSCAPE GENERAL NOTES:**

- QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRE AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY, OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCY, AMBIGUITY, OR UNLABELED PLANT IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEM ON BID.
- ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.
- THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MOONBEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPREADING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.



Landscape section enlargement - in color

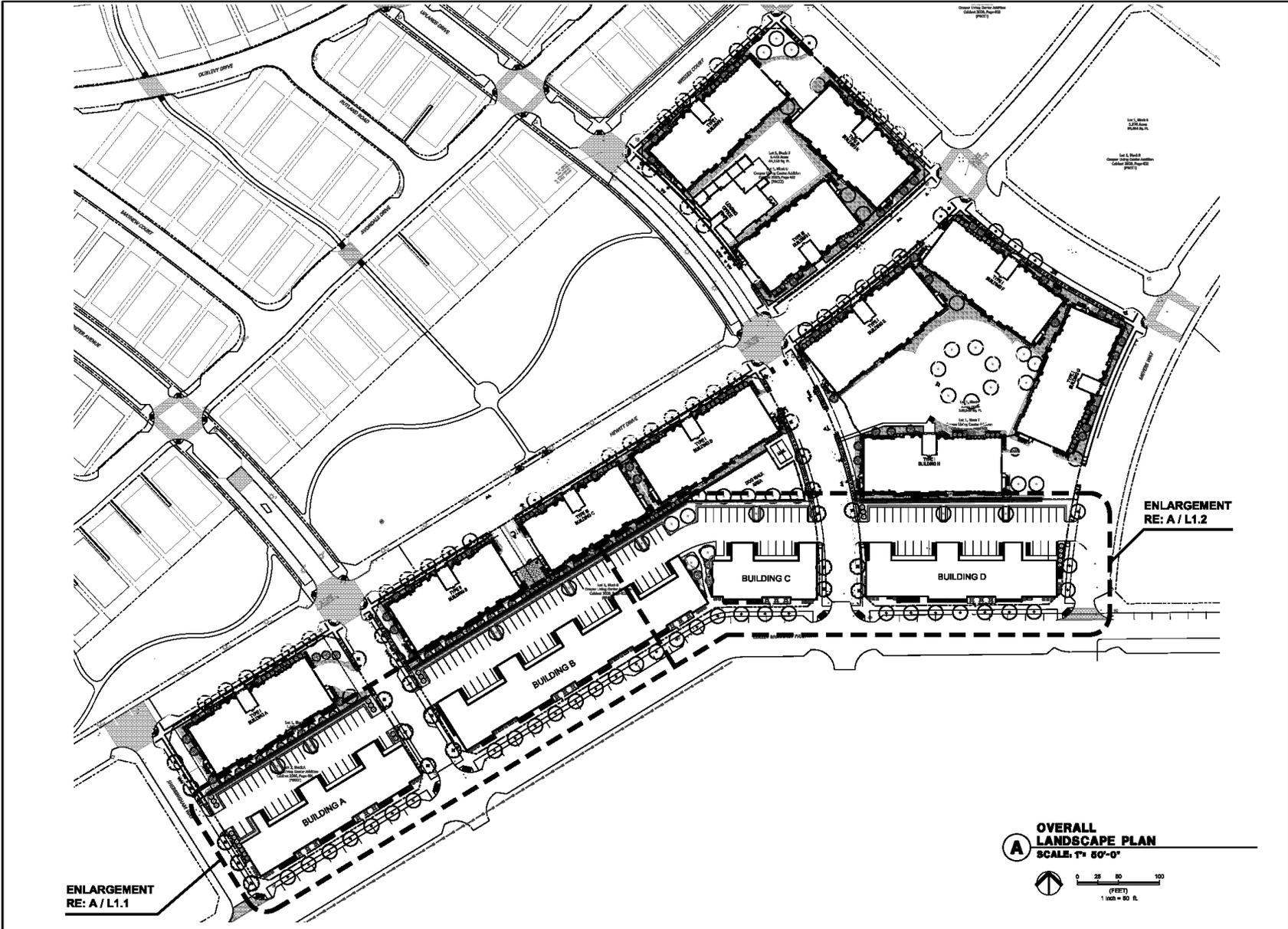


**A LANDSCAPE PLAN**  
**SCALE: 1" = 20'-0"**



- GENERAL NOTES**
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
  2. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MOOREHEAD, (SECTION 146-36, SECTION A OF APPENDIX A)

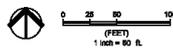
# Overall Landscape Plan - Preliminary



ENLARGEMENT  
RE: A / L1.1

ENLARGEMENT  
RE: A / L1.2

**A** OVERALL  
LANDSCAPE PLAN  
SCALE: 1" = 50'-0"



PROFESSIONAL LANDSCAPE ARCHITECT  
**DAVID C. BALDWIN**  
INCORPORATED  
LANDSCAPE ARCHITECTURE  
**PLANNING**  
730 EAST PARK SKILL ROAD, SUITE 100  
PLANO, TX 75074  
PHONE: (972) 688-1288 / FAX: (972) 688-1289

DATE NO. REVISIONS

PROJECT

**WHOLE LIFE  
AT  
CRAIG RANCH  
MIXED USE DISTRICT**  
MCKINNEY, TEXAS

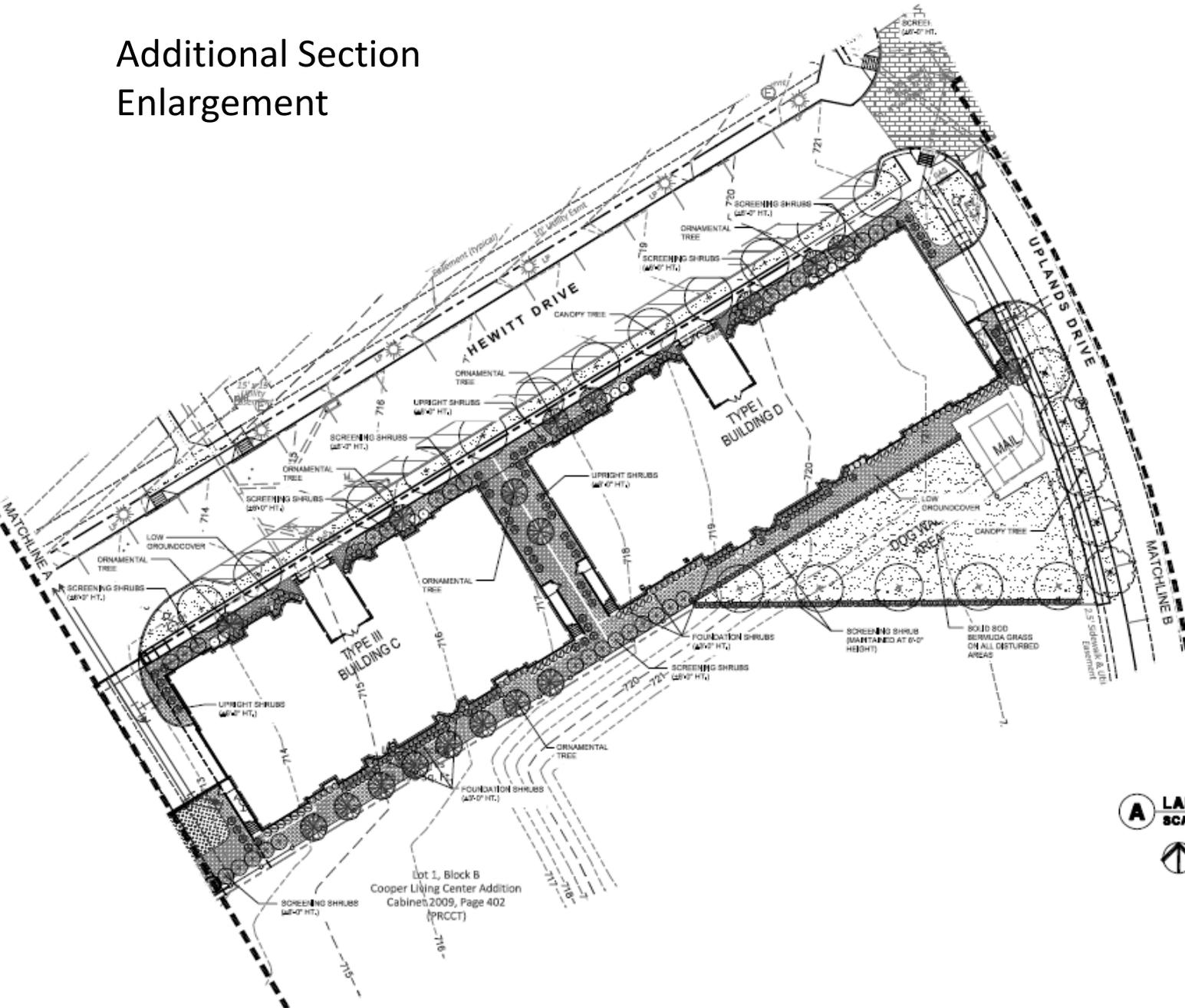
NOT FOR  
REGULATORY  
APPROVAL  
PERMITTING  
OR  
CONSTRUCTION.

SHEET TITLE  
**OVERALL LANDSCAPE  
PLAN**

DESIGNED BY	MTP	DATE	02/21/16
CHECKED BY	MTP	SCALE	AS NOTED
DATE	02/21/16	SHEET NO.	

**L1.0**

# Additional Section Enlargement



Lot 1, Block B  
Cooper Living Center Addition  
Cabinets 2009, Page 402  
(PRCCT)

**A LANDSCAPE PLAN**  
SCALE 1" = 20'-0"

- GENERAL NOTES**
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND PRELIFE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
  2. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MOHAWY, (SECTION 146-133, SECTION A-1 OF APPENDIX A).

# Unique Timing Issues

- Normally, zoning precedes project design
- In this case, we know specifically what will work, what the market will support, and all design parameters
- Developer has already invested \$1.4 million in civil, architectural, and market studies
- Commitment for full project funding, subject to all approvals by **March 1, 2015 – Zoning has to be completed by February 17, 2015**
- Building plans have been submitted to start review
- Approvals, from Zoning to Permit must be complete by early March for project debt to close early April

# Opportunity

- Exceptionally high quality, high value project
- Exceptional project value; in excess of \$60 million
- Low operational cost; positive for City budget
- Preserves Collin McKinney Pkwy Corridor mixed use plan / intent
- With info provided including elevations & landscape plans referenced, ordinance guidelines are based on real project parameters, thus brief, but specific
- Guidelines have been crafted with City Staff to replace current REC & related ordinances
- We ask for recommendation to allow us to move this to City Council consideration

# Exceptional design, street friendly, quality



**WHOLELIFE AT CRAIG RANCH**

**JANUARY 21, 2015**

**EXTERIOR PERSPECTIVE**

**SCHAUMBURG**  
ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104  
TEL. (817) 336-7077 FAX (817) 336-7776

# Building 1 – Front Elevation



NOTES:  
1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS  
2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

# Building 1 – End Elevations



- NOTES:  
 1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS  
 2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

# Elevation 1 – Back Elevation



- NOTES:  
 1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS  
 2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

# Exceptional design, street friendly, quality



**WHOLELIFE AT CRAIG RANCH**

**JANUARY 21, 2015**

**EXTERIOR PERSPECTIVE**

**SCHAUMBURG**  
ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104  
TEL. (817) 336-7077 FAX (817) 336-7776





Extra Slides as needed for  
questions

# Building 2 – Front Elevation



- NOTES:  
 1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS  
 2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

# Building 2 – End Elevations



- NOTES:  
1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS  
2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

# Building 2 – Back Elevation



NOTES:

1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS
2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

# Building 3 - Front Elevation



NOTES:

1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS
2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

# Building 3 – End Elevations



- NOTES:  
 1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS  
 2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

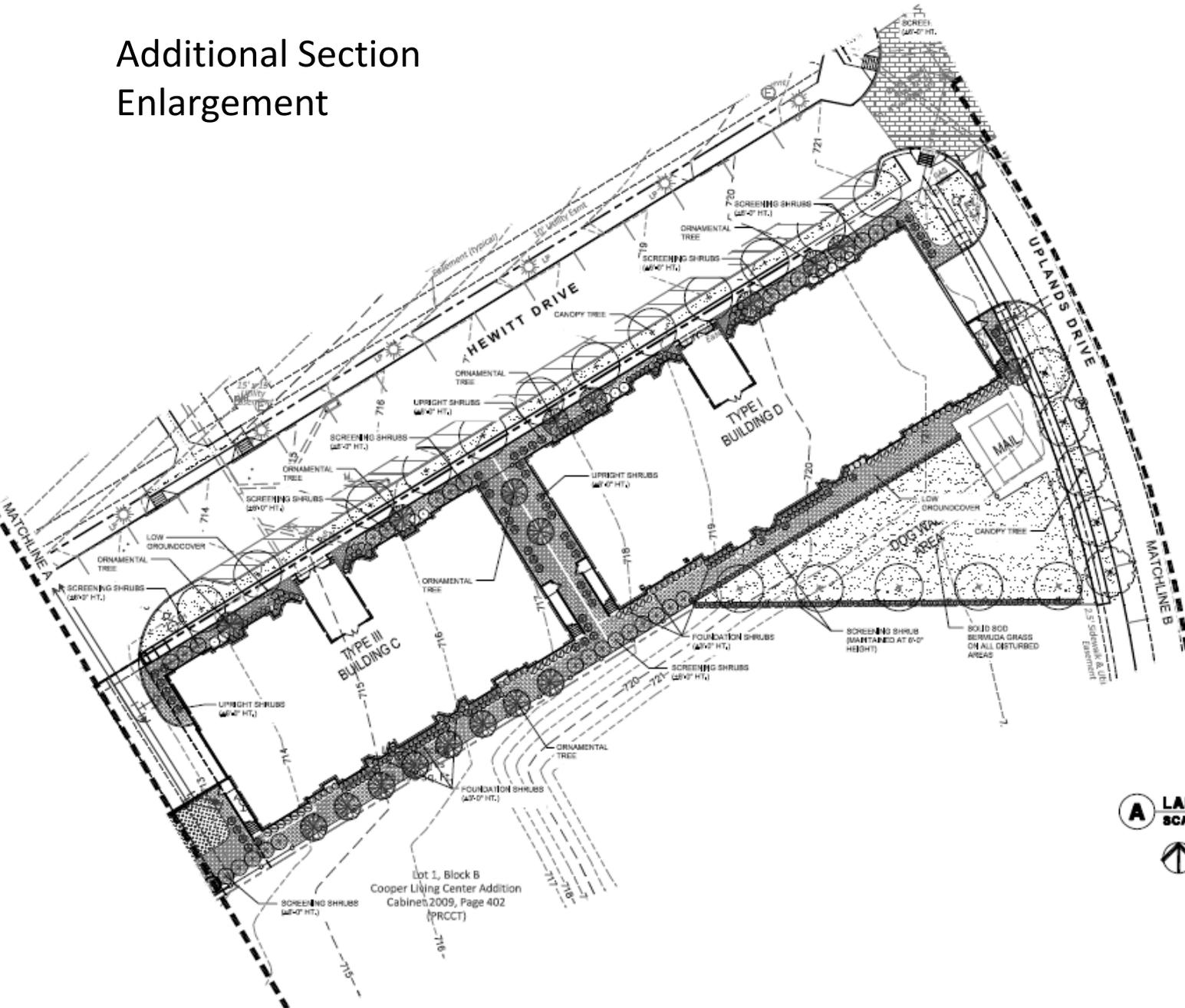
# Building 3 – Back Elevation



NOTES:

1. FIRST FLOOR FAUX WINDOWS HAVE SPANDREL GLASS
2. FIRST FLOOR LOUVERS HAVE ZERO SIGHT LINES

# Additional Section Enlargement



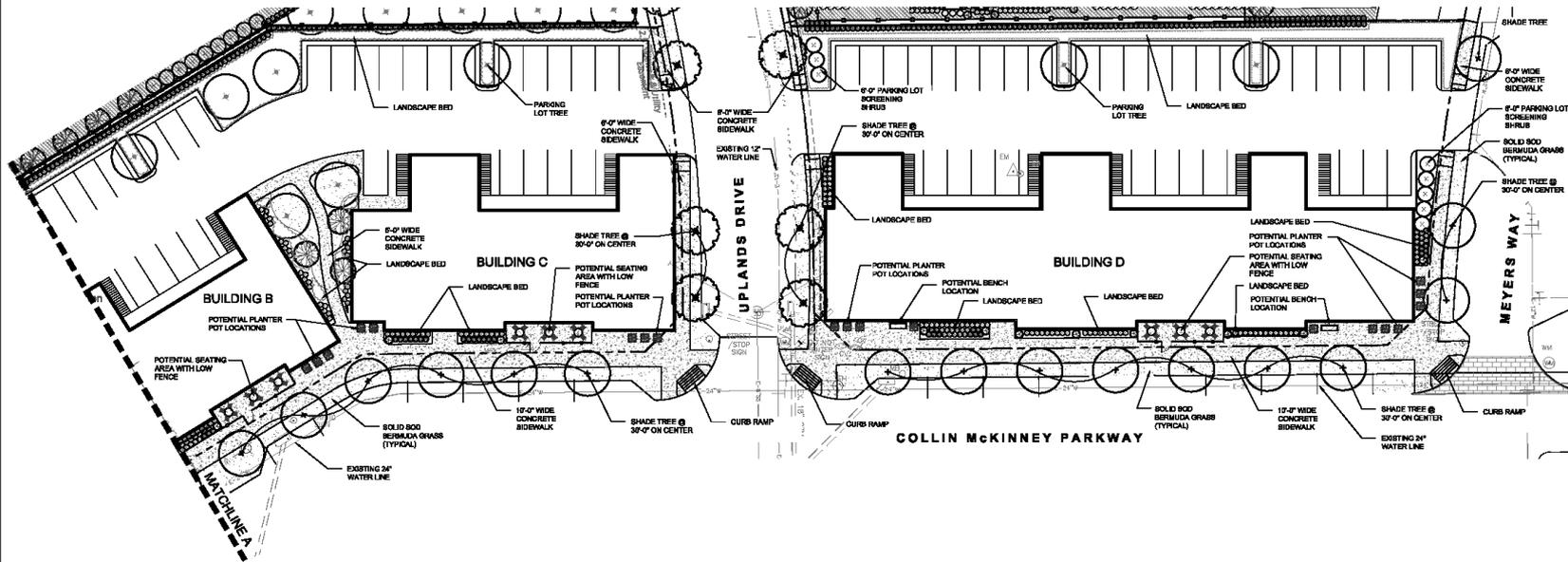
Lot 1, Block B  
Cooper Living Center Addition  
Cabinets 2009, Page 402  
(PRCCT)

**A LANDSCAPE PLAN**  
SCALE 1" = 20'-0"

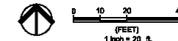
- GENERAL NOTES**
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND PRELIFE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
  2. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MOHAWY, (SECTION 146-133, SECTION A-1 OF APPENDIX A).



# 2<sup>nd</sup> Section of CMU landscape plan



**(A) LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"



**GENERAL NOTES**

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FROST SENSORS AND EVAPORATION/PAN ETI WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY, SECTION 148-36, SECTION A-1 OF APPENDIX A)

PRIME CONSULTANT  
LANDSCAPE ARCHITECT

**DAVID C. BALDWIN**  
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LANDSCAPE ARCHITECTURE  
P.L.L.C.

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DATE	NO.	REVISIONS

**WHOLE LIFE AT CRAIG RANCH**  
MIXED USE DISTRICT  
MCKINNEY, TEXAS

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

LANDSCAPE PLAN

PROJECT MANAGER	PROJECT ARCHITECT
MTP	MT/PTCH
MTP	DCB
DATE: 02/2/16	AS NOTED

**L1.2**