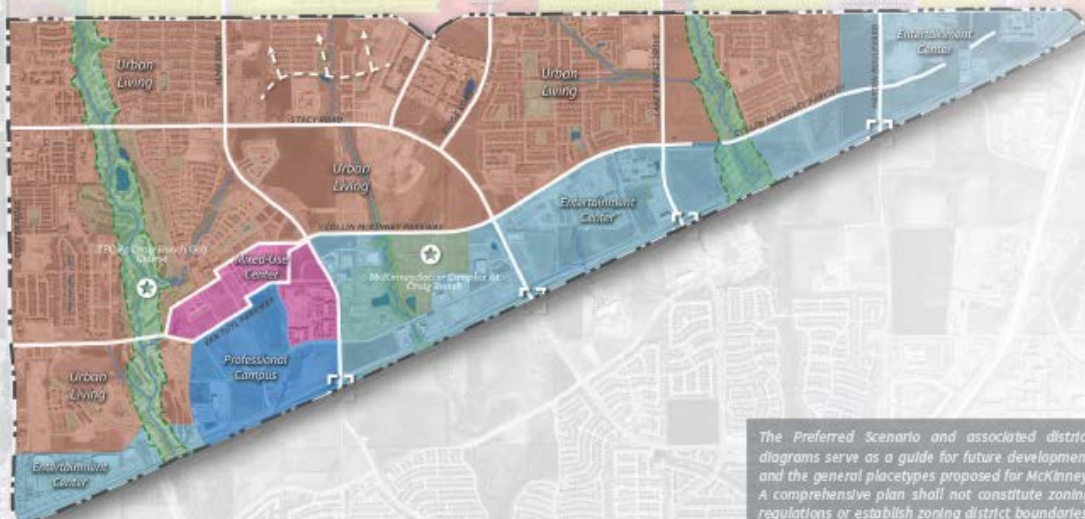


# Strategic/Partnership Rezoning at Hardin/121

January 28, 2020 City Council Work Session

# LAND USE DIAGRAM

## PLACETYPES



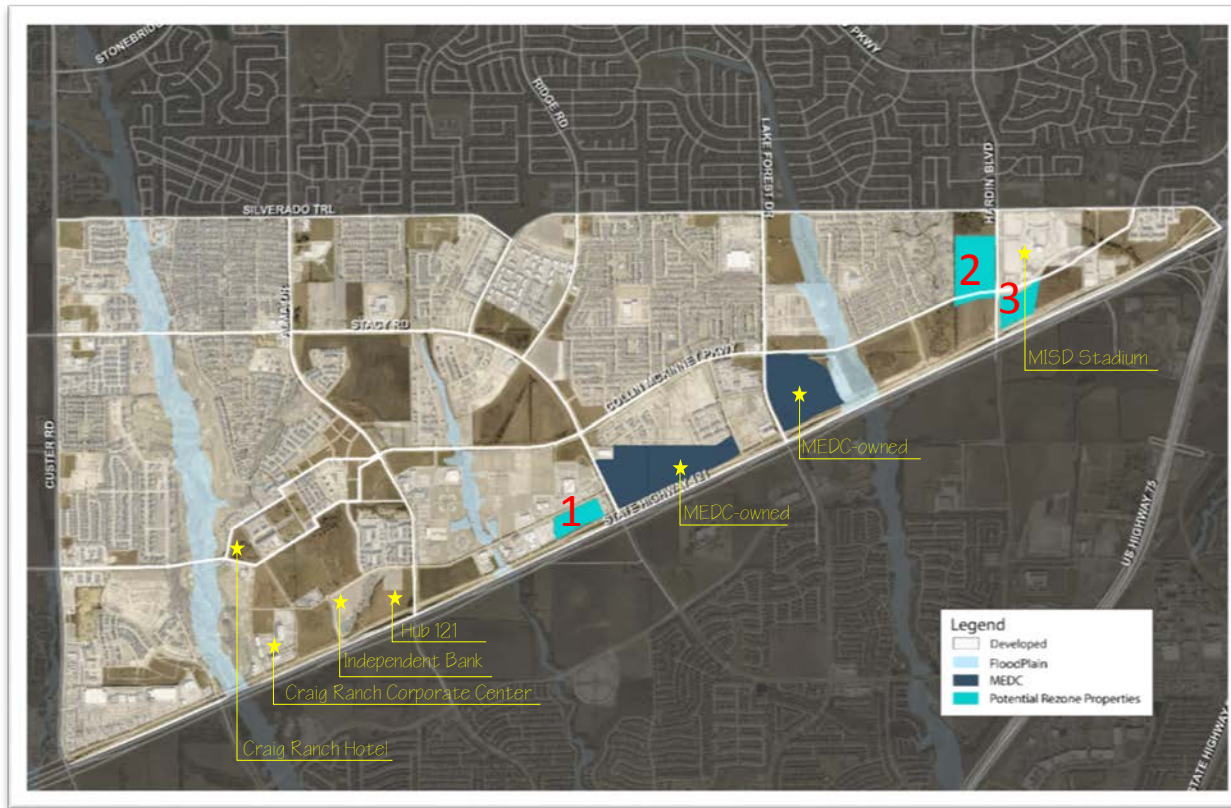
The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

## Collin McKinney Commercial District

### District Intent:

to provide a highly desirable location for major corporations, regional retail centers and other businesses that prefer a location along a major regional highway and to offer McKinney residents substantial job opportunities and many choices for shopping, dining and entertainment.

# Collin McKinney Commercial District: Properties to Consider



## 1. PD 1726 (1987)

ML – Light Mfg.  
~60 acres

## 2. PD 1578 (1985)

ML – Light Mfg.  
~33 acres

## 3. PD 1575 (1985)

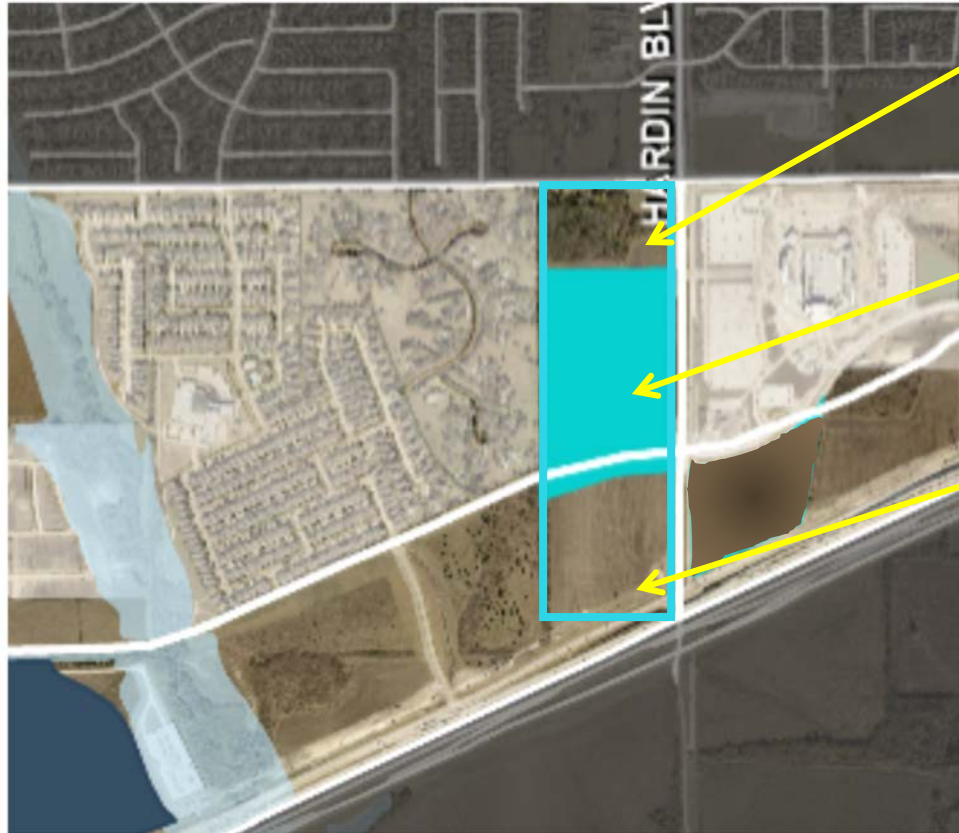
PD 1578 (1985)

ML – Light Mfg.  
~18 acres

Properties to Consider



## Current Zoning



Multi-Family vested  
~12 acres

ML – Light Mfg.  
~33 acres

~17 acres

1. THE SANITATION CONTAINERS (DUMPSTERS AND COMPACTORS) SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH AT LEAST 7 FEET IN HEIGHT, INCLUDING A METAL GATE, PRIMED AND PAINTED. THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY 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 SINGLE-FAMILY RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 56 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



SITE DATA SUMMARY TABLE	
ZONING	NO PLANNED CREDIT DISTRICT
EXISTING USE	UNDEVELOPED
PROPOSED USE	MULTI-FAMILY DEVELOPMENT
LOT AREA	12.80 ACRES/557,500 SQ. FT.
BUILDING HEIGHTS	3 STORY TOWNS (25)
NUMBER OF BUILDINGS	2
NUMBER OF DWELLING UNITS	20
TOTAL BUILDING FOOTAGE	2,874 SQ. FT.
LANDSCAPE DATA	
INTERIOR LANDSCAPING	136.74 SQ. FT. (25.5%)
IMPERVIOUS AREA	550.40 SQ. FT. (93.9%)
PARKING REQUIRED	
PARKING REQUIRED	425
1.5 (TOWNS) + 1.5 (BDS) + 2.0 (BDS) = 3.5 (BDS)	
1.5 (TOWNS) + 1.5 (TOWNS) + 1.5 (BDS) = 4.5 (BDS)	
(6 GARAGE W/ 2 TOWNS 0.5 SPACE PER)	
MINIMUM REQUIRED = 40% OF TOTAL UNITS	110
MINIMUM REQUIRED = 2% OF TOTAL UNITS	9
PARKING PROVIDED	425
HEAD IN UNCOVERED PARKING SPACES	
HEAD IN UNCOVERED PARKING SPACES	394
TANDEN PARKING	34
GARAGE PARKING	111
TOTAL PARKING PROVIDED	425
LOT COVERAGE	
FLOOR TO AREA RATIO (FAR)	0.11 (0.5752 SQ. FT.)
FLOOR TO LOT UNITS PER ACRE	8.361
	17.0

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADI ARE 2.0' UNLESS NOTED OTHERWISE.
3. PARKING LOT LIGHT POLES MAY BE UP TO 18' TALL; HOWEVER, ALL OTHER LIGHTING SHALL BE NO MORE THAN 13' TALL.
4. ALL A/C UNITS, HVAC SYSTEMS, EXHAUST PIPES AND STACKS, SATELLITE DISHES, AND MECHANICAL EQUIPMENT NOT LOCATED WITHIN GUIDELINES TO BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES PER REQUIREMENTS OF CITY OF MAXWELL ORDINANCE AND THE REGIONAL EMPLOYMENT CENTER DESIGN GUIDELINES.

MAJOR ARCHITECTURAL ENHANCEMENTS	MINOR ARCHITECTURAL ENHANCEMENTS
OPTION #1 - Unit Front Entrance Articulation	OPTION #2 - Complementary Masonry
OPTION #3 - Landscaped Median at Entrances	OPTION #4 - Dormers
	OPTION #5 - Chimney
	OPTION #6 - Window Emphasis

1. SWIMMING POOL - 1280 S.F.
2. (4) BBQ GRILLS W/ SEATING FOR 16 PEOPLE
3. DOG PARK 5,000 S.F.
4. FITNESS CENTER OF 5,00 S.F.

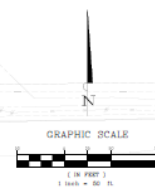
**DEVELOPER:**  
CONTINENTAL 467 FUND L.L.C.  
W134 INBETS EXECUTIVE PARK  
MENOMONEE FALLS, WI 53091  
(262) 502-5500  
ATTN: SARA L. JOHNSON

**OWNER:**  
WILCOX FAMILY PARTNERS, LTD.  
8018 STONE RIVER DR.  
FRISCO, TX 75034-7286  
(214) 739-6337  
ATTN: GEORGE BUSH

ENGINEER:  
SANCHEZ AND ASSOCIATES, L.L.C.  
2000 N McDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 424-2900  
ATTN: CHRISTOPHER H. BLEVINS, PE

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, LLC  
2000 N McDONALD STREET  
MCKINNEY, TEXAS 75071  
(469) 434-0900  
ATTN: CHRISTOPHER H. BLEVINS, PE

BEING 12.80 ACRES OUT OF  
THE ISOM HARRIS SURVEY, ABSTRACT NO. A0400  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
PREPARED 8/6/2018



IF 4,000 PSI. CONCRETE PAVEMENT WITH 4" E.P.W. TREATED SUBGRADE  
 AND 8" BARS @ 24" O.C.E.W.  
 IF 4,000 PSI. CONCRETE PAVEMENT WITH 4" E.P.W. TREATED SUBGRADE  
 AND 8" BARS @ 24" O.C.E.W.  
 IF 3,000 PSI. CONCRETE PAVEMENT WITH 4" E.P.W. TREATED SUBGRADE  
 AND 8" BARS @ 24" O.C.E.W. PAVERS  
 IF REINFORCED 3,000 PSI. CONCRETE PAVEMENT  
 INTERNAL SUBGRADE

R RADIUS  
 TYP TYPICAL  
 C CURB INLET  
 BFR BARRIER FREE RAMP  
 SW SIDEWALK  
 FI FIRE HYDRANT  
 FDC FIRE DEPARTMENT CONNECTION

PERIMETER FENCING - 6" DECORATIVE  
 BLACK ALUMINUM  
 POOL/GAZEBO/AREA/ENCLOSED  
 FENCING - 6" DECORATIVE  
 BLACK ALUMINUM  
 PET PLAYGROUND FENCING -  
 6" BLACK VINYL COATED  
 CHAIN LINK  
 PROPERTY BOUNDARY LINE

# Collin McKinney Commercial District:

## Strategic Location: Potential Rezoning

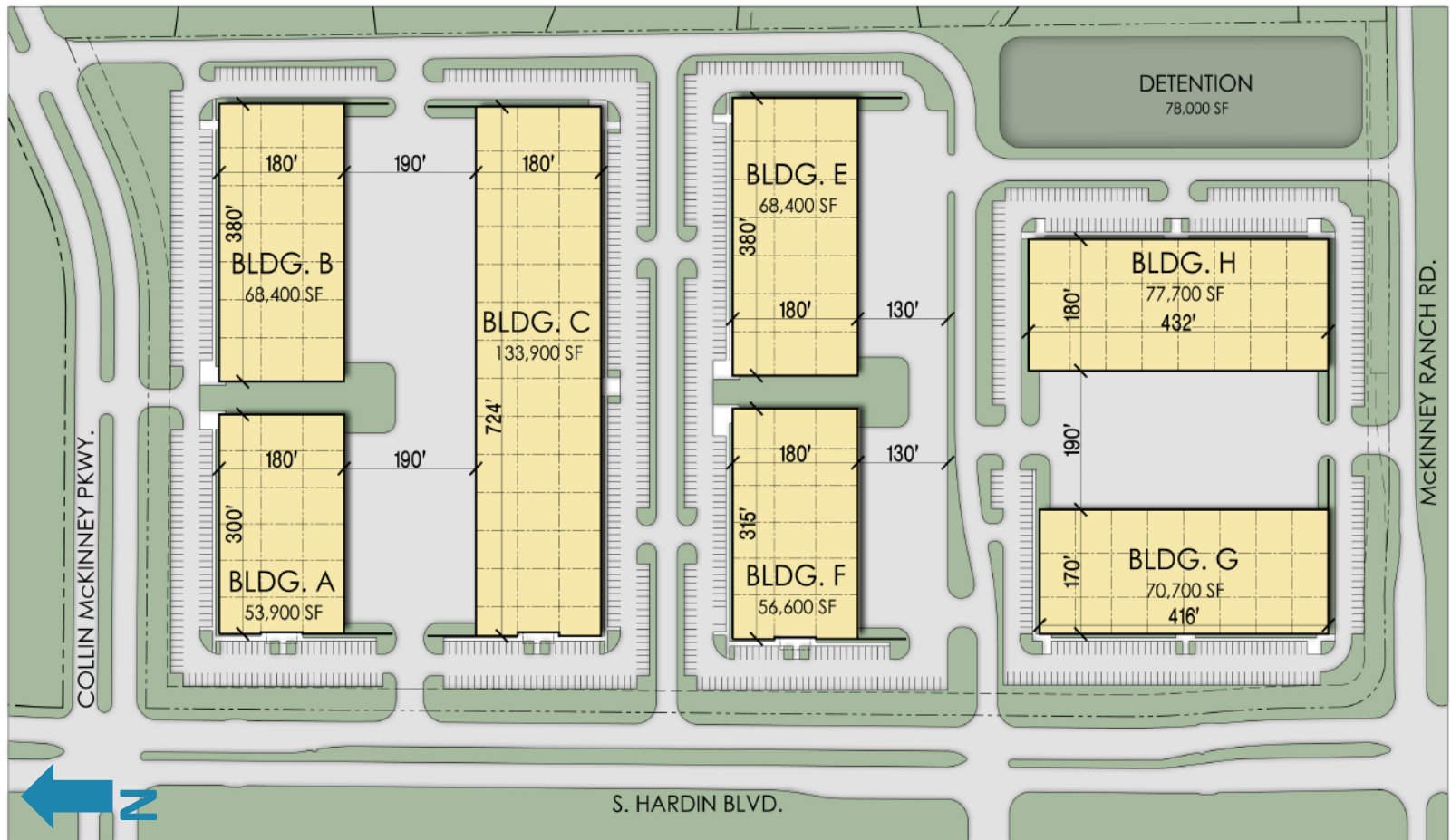


**EASTGROUP**  
PROPERTIES

**LI – Light  
Industrial**

**C3 – Regional Commercial**

# Collin McKinney Commercial District: Strategic Location: Potential Rezoning





# Collin McKinney Commercial District:

## Strategic Location: Potential Rezoning





# POTENTIAL ZONING

## Pros

- ✓ Allows for targeted uses and development standards
- ✓ Preserves SH 121 frontage for commercial uses

## Cons

- Does not expire industrial uses

## Consideration Points

- Architectural Standards via separate instrument (agreement, deed restriction)
- Unknown residential concerns (Horse Shoe Bend Estates)
- Proximity to MISD Stadium
- May proliferate more industrial use requests (i.e. precedence)

