ORDINANCE NO. 2008-05-052

AN ORDINANCE AMENDING ORDINANCE NO. 1270 OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 4.23 ACRE PROPERTY, LOCATED ON THE EAST SIDE OF LAKE FOREST DRIVE AND APPROXIMATELY 250 FEET SOUTH OF UNITED STATES HIGHWAY 380 (UNIVERSITY DRIVE), IS REZONED FROM "C" – PLANNED CENTER DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO MODIFY THE ALLOWED USES AND SPECIFIC 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 4.23 acre property, located on the east side of Lake Forest Drive and approximately 250 feet south of United States Highway 380 (University Drive), from "C" – Planned Center District to "PD" – Planned Development District, generally to modify the allowed uses and specific 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 no. 1270 is hereby amended so that an approximately 4.23 acre property, located on the east side of Lake Forest Drive and approximately 250 feet south of United States Highway 380 (University Drive), which is more fully depicted on Exhibit "A" attached hereto, is hereby rezoned from "C" – Planned Center District to "PD" – Planned Development District, generally to modify the allowed uses and specific development standards.

Section 2. Use and development of the subject property shall conform to the following regulations:

1. The subject property be developed in accordance with the "C" - Planned Center District regulations of the Zoning Ordinance, except as follows:

    a. The subject property shall generally develop according to the attached zoning exhibit (Exhibit "B") and the attached scale rendering depicting grade transition exhibit (Exhibit "D"). Wall and building heights parallel to the adjacent eastern residential properties shall be conform to the attached scale rendering depicting grade transition exhibit.

    b. Proposed building elevations for the subject property shall generally conform to the character of the attached architectural renderings on all sides (Exhibit "C") and shall satisfy the requirements of the Architectural and Site Standards section of the Zoning Ordinance.

PZ 8-1002.

c. Mini-warehouses and an associated watchman or caretaker quarters shall be the only allowed uses on the subject property.

d. No exterior lighting shall be allowed on the perimeter of the buildings facing the adjacent eastern and southern properties.

e. No mechanical equipment shall be allowed on the roof of a proposed building.

f. The existing tree line along the eastern property line shall satisfy the requirement for one (1) tree per forty (40) linear feet to be planted along the common property line between a non-residential use and a single family residential zone or use.

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 20TH DAY OF MAY, 2008.

BILL WHITFIELD, Mayor

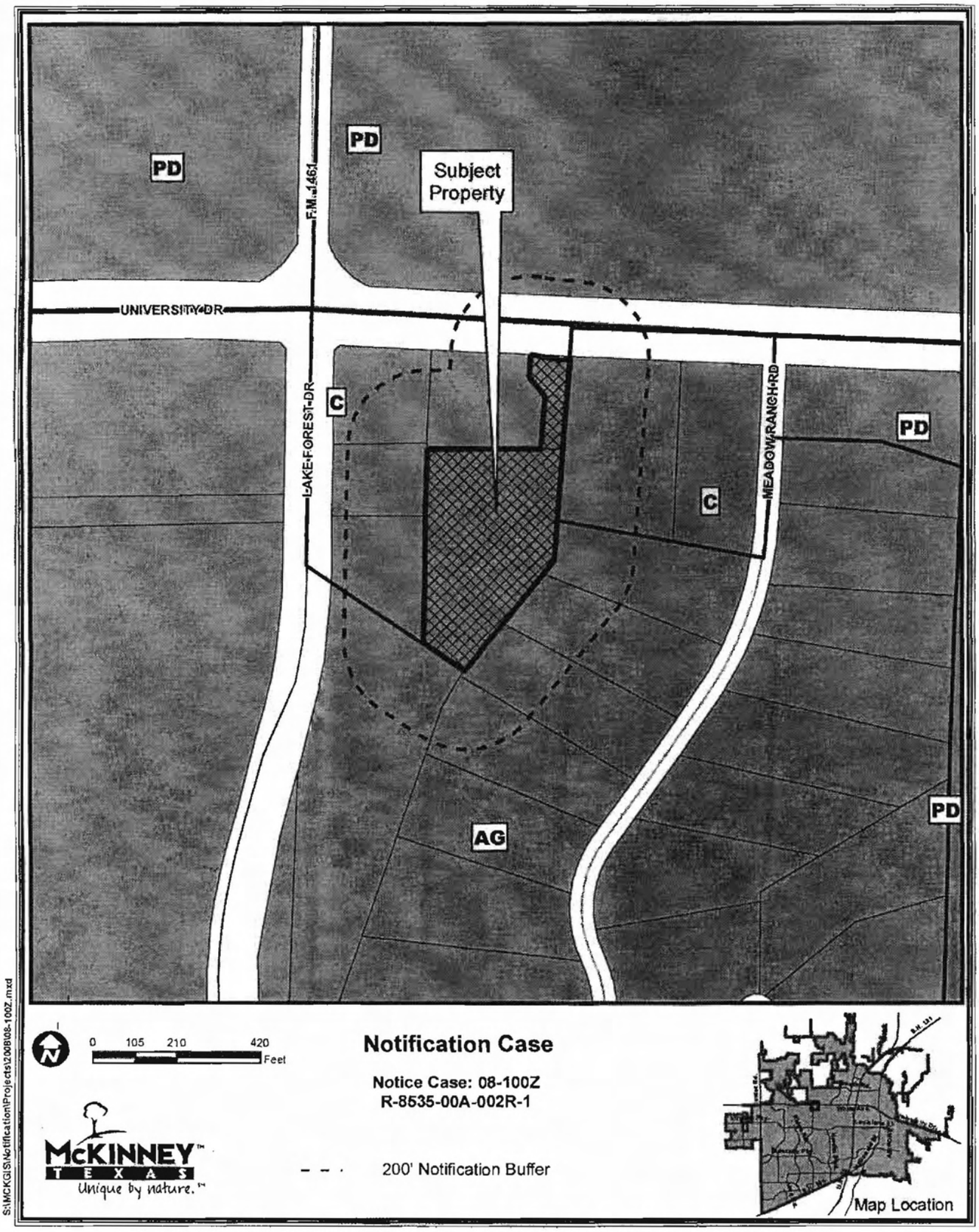
CORRECTLY ENROLLED:

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

DATE: May 21, 2008

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



Notification Case

Notice Case: 08-100Z
R-8535-00A-002R-1

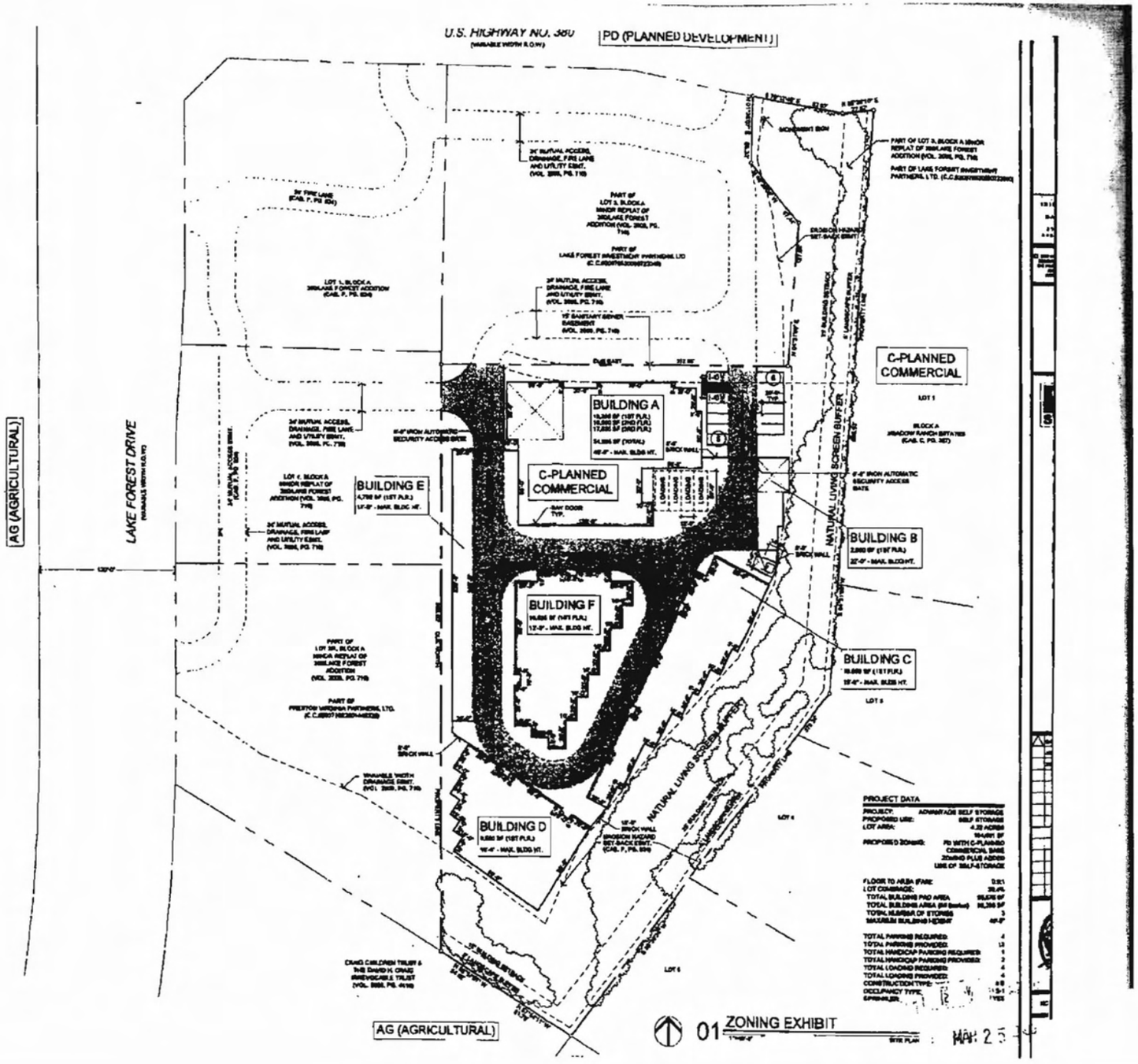
- - - 200' Notification Buffer

McKINNEY TEXAS
Unique by nature.™

S:\MCKGIS\Notification\Projects\2008\08-100Z.mxd

EXHIBIT A

EXHIBIT B



01 ZONING EXHIBIT

MAR 2 5

EXHIBIT C

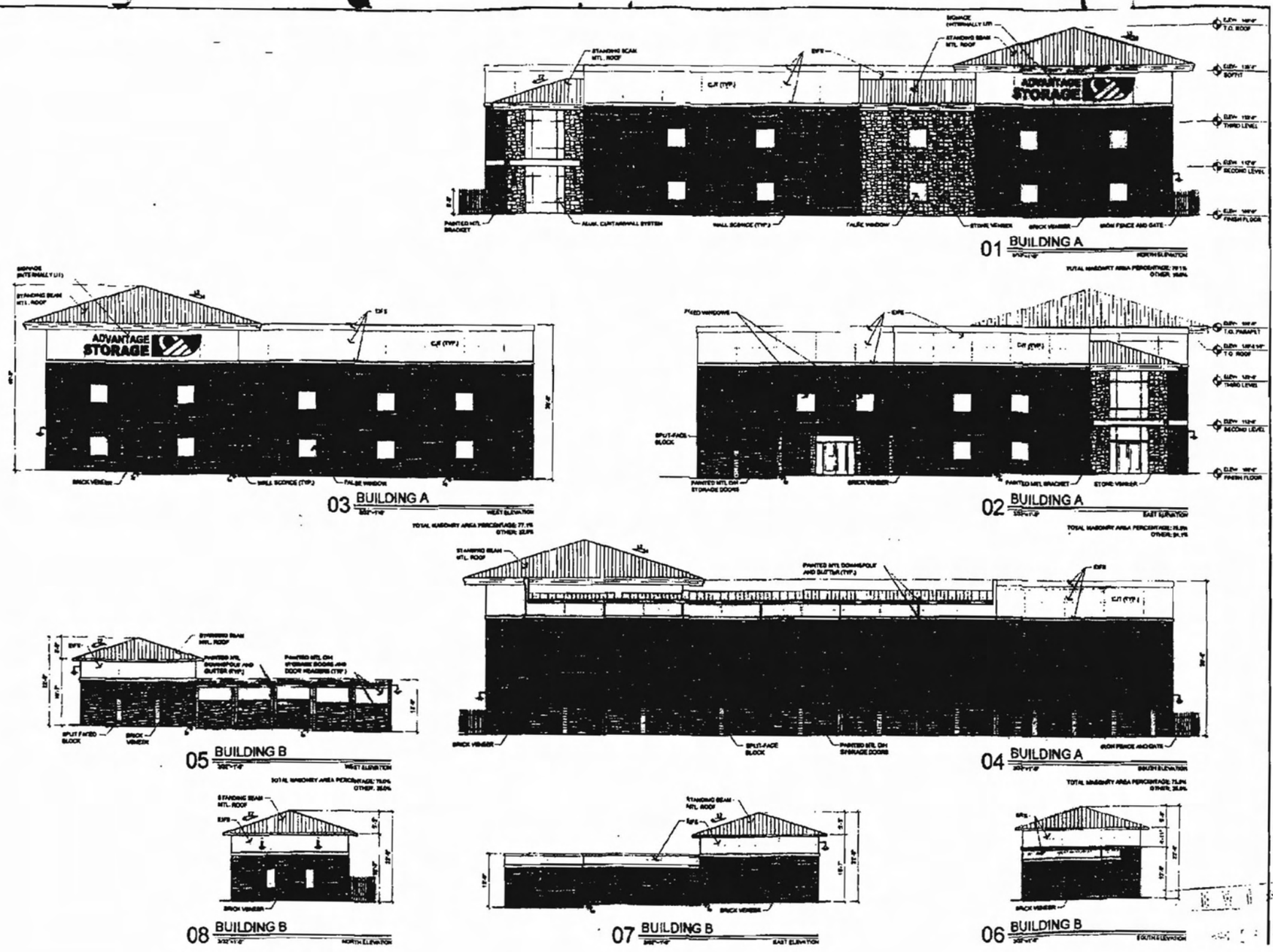
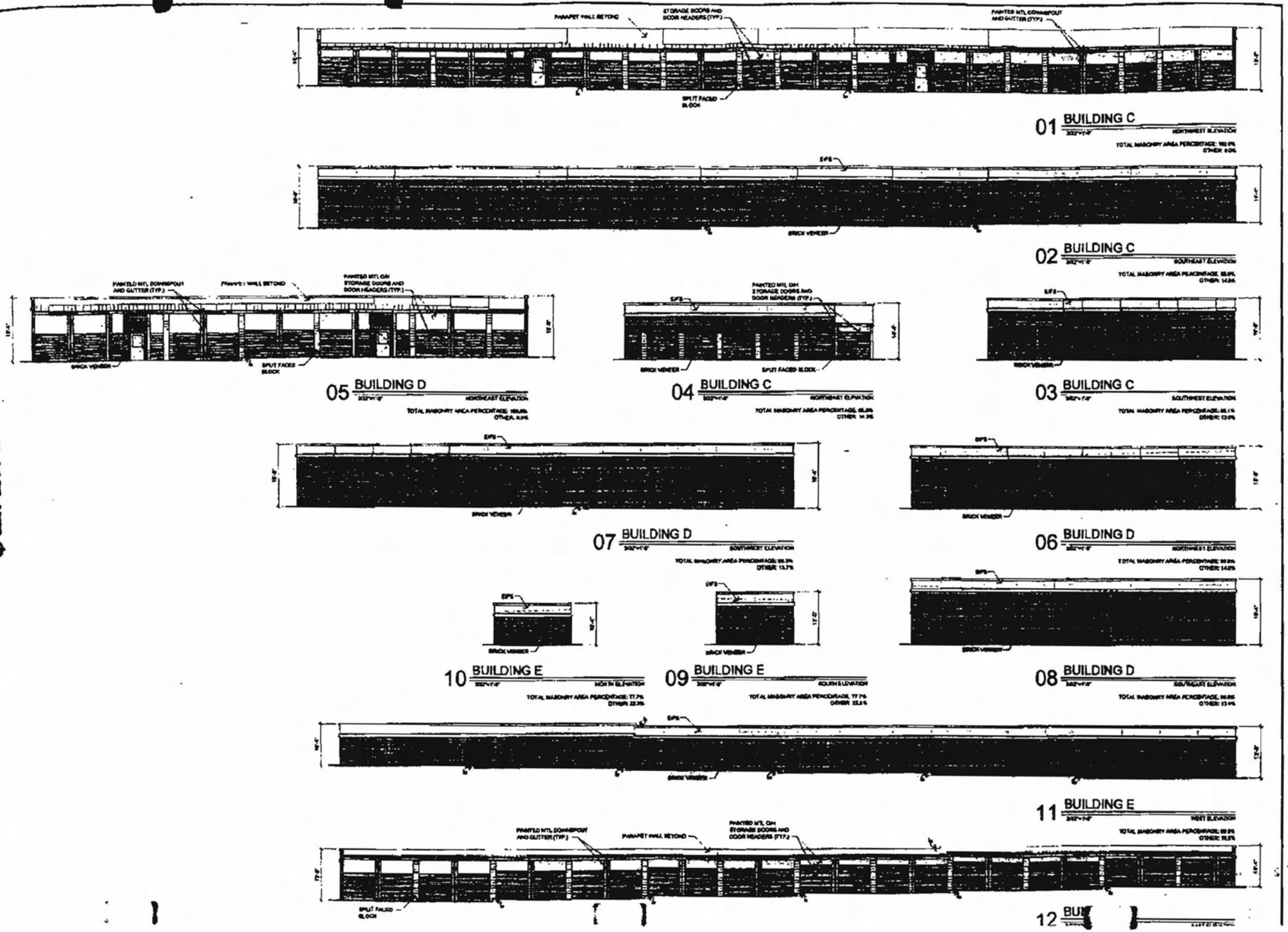

01 BUILDING A
NORTH ELEVATION
02 BUILDING A
EAST ELEVATION
03 BUILDING A
WEST ELEVATION
04 BUILDING A
SOUTH ELEVATION
05 BUILDING B
WEST ELEVATION
06 BUILDING B
SOUTH ELEVATION
07 BUILDING B
EAST ELEVATION
08 BUILDING B
NORTH ELEVATION
ADVANTAGE STORAGE
NCA Partners
ADVANTAGE SELF STORAGE
LAKE FOREST AND HWY 360
MCKINNEY, TX

EXHIBIT C

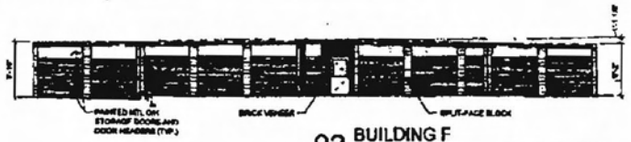


NCA | Partners
ARCHITECTURE

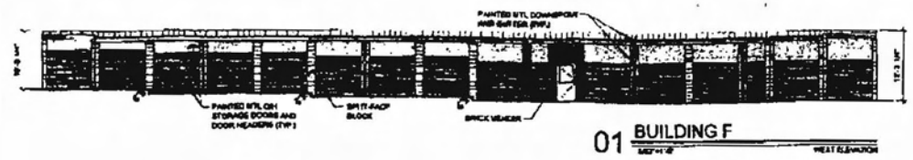
STORAG

ADVANTAGE SELF STORAGE
LAKE FOREST AND HWY 380
MCKINNEY, TX

EXHIBIT C

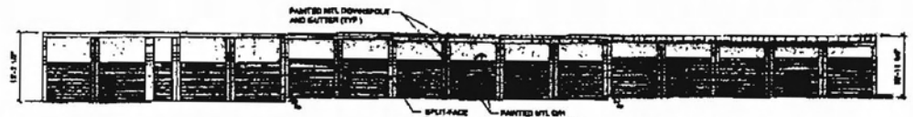


02 BUILDING F
NORTH ELEVATION
TOTAL MASONRY AREA PERCENTAGE: 100.0%
OTHER: 0.0%



01 BUILDING F
WEST ELEVATION
TOTAL MASONRY AREA PERCENTAGE: 100.0%
OTHER: 0.0%

04 BUILDING F
SOUTH ELEVATION
TOTAL MASONRY AREA PERCENTAGE: 100.0%
OTHER: 0.0%



03 BUILDING F
EAST ELEVATION
TOTAL MASONRY AREA PERCENTAGE: 100.0%
OTHER: 0.0%

NCA|Partners
ARCHITECTURE

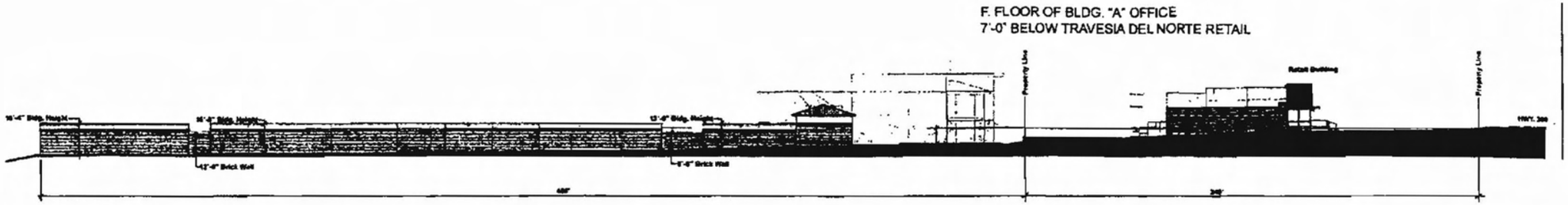
STORAGE

ADVANTAGE SELF STORAGE
LAKE FOREST AND HWY 380
MCKINNEY, TX

DATE	DESCRIPTION
2022-03-11	CITY SUBMITTAL
2022-05-24	CITY COMMENTS

NCA JOB #: 8044

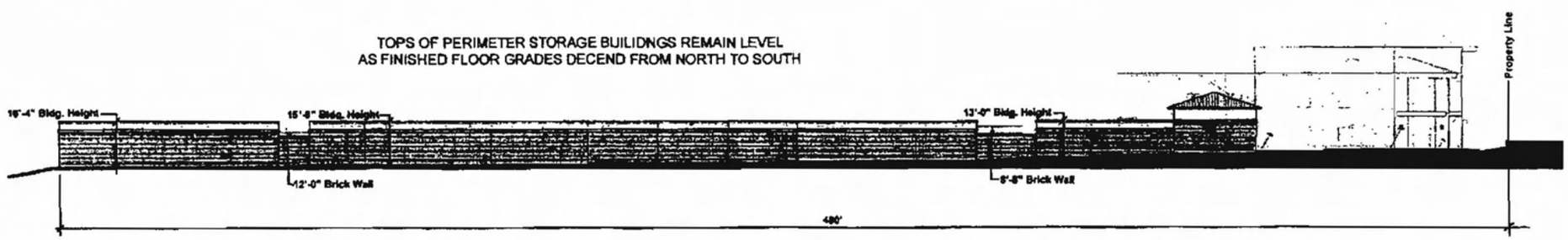
ADVANTAGE STORAGE



SCALE RENDERING DEPICTING GRADE TRANSITION

ADVANTAGE STORAGE AND TRAVESIA DEL NORTE RETAIL

EXHIBIT D



ADVANTAGE STORAGE - EAST PROJECT ELEVATION

MCKINNEY, TEXAS - REVISED MARCH 20, 2008