

ORDINANCE NO. 2017-06-074

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A PERSONAL SERVICE USE, APPROXIMATELY 5.50 ACRES, LOCATED ON THE SOUTHWEST CORNER OF COLLIN MCKINNEY PARKWAY AND PIPER GLEN ROAD; 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 owner or owners of an approximately 5.50 acre tract, located on the southwest corner of Collin McKinney Parkway and Piper Glen Road, which is more fully depicted on Exhibits "A" and "B", attached hereto, have petitioned the City of McKinney to amend the zoning map of the City of McKinney in order to provide for a Specific Use Permit for a personal service use, and

WHEREAS, the owner or owners are willing to accept and agree to be bound by and comply with the written requirements of the Specific Use Permit, 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 such an amendment should be made.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

- Section 1. The zoning map is hereby amended to provide for a Specific Use Permit for a personal service use on approximately 5.50 acres, located on the southwest corner of Collin McKinney Parkway and Piper Glen Road, and as depicted on Exhibits "A" and "B", attached hereto, in accordance with the provisions of Section 146-41 (Specific Use Permits) of the Code of Ordinances of the City of McKinney, Texas.
- Section 2. Use and development of the subject property shall conform to Section 146-41 (Specific Use Permits) of the Code of Ordinances of the City of McKinney, Texas, and as amended.
- 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 THE 20th DAY OF JUNE, 2017.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

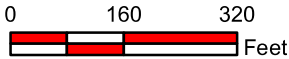
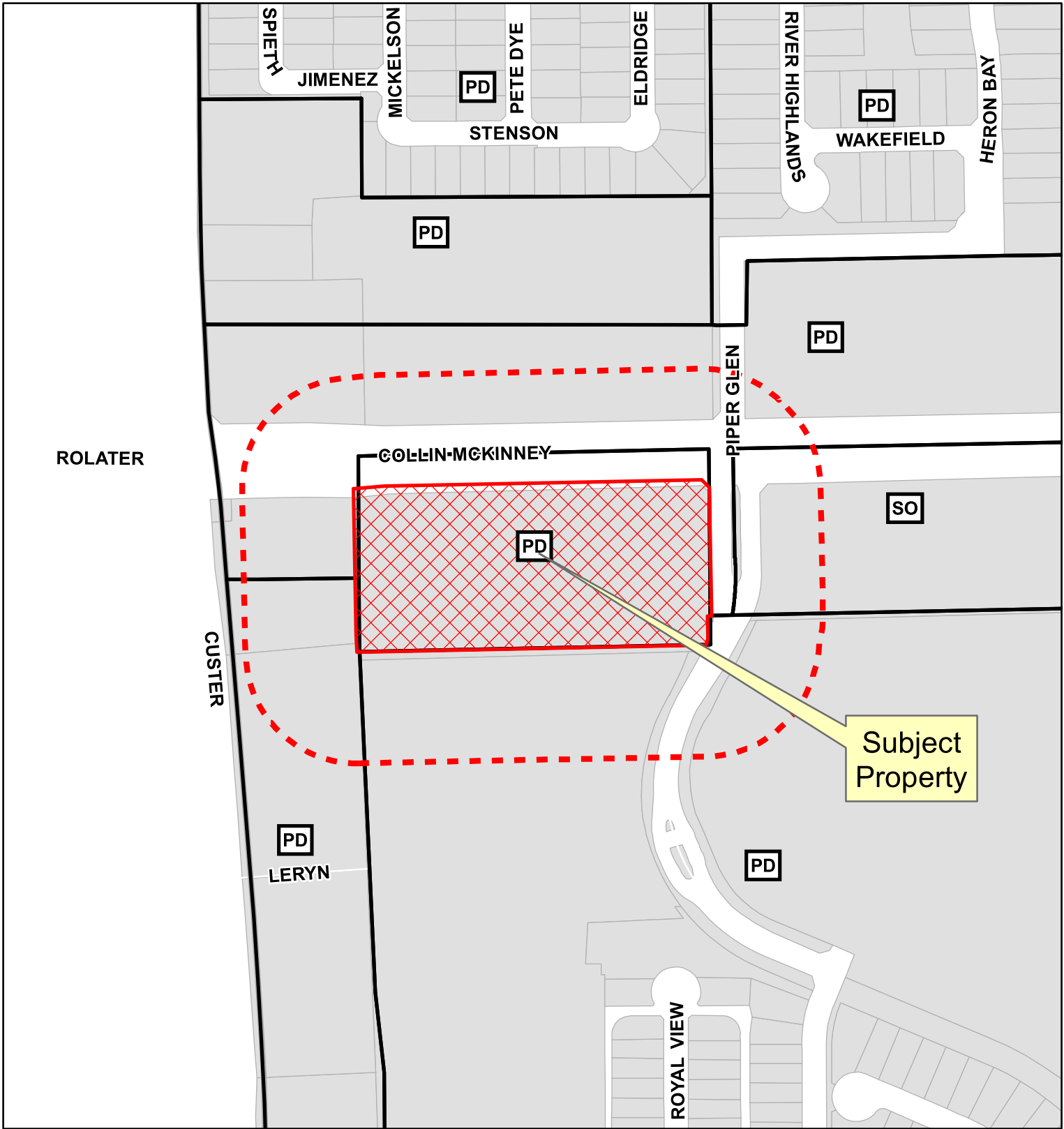
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

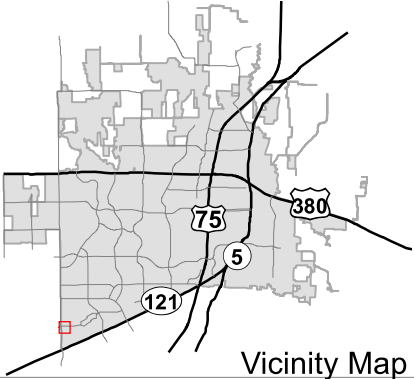
EXHIBIT A



Notification Map

Case: 17-099SUP

--- 200' 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.

EXHIBIT B

N:\BC14053 Craig Ranch Office - Cloudloff\05 CAD Files\BC14053 SITE PLAN.dwg-SITE Plotted Apr 27, 2017 at 8:38am by kbennett | Last Saved by: kbennett



PHASE 1 SUMMARY SHEET	
LOT AREA:	133.36 - 442.89 sq
ROLLING SQUARE FOOTAGE:	16,200 sq
	16,400 sq (11 SUITES)
	14,600 sq (11 SUITES)
PERSONAL SERVICES:	1,600 sq (1 SUITE)
LOT COVERAGE:	22.5%
FLOOR AREA RATIO:	0.233
TOTAL PARKING SPACES:	44
HOV (1) 297,440 sq	44
HOV (2) 44,000 sq	44
HOV (3) 14,600 sq	44
HOV (4) 11,600 sq	44
HOV (5) 9,680 sq	44
PERSONAL SERVICES (1) 297,220 sq	44
PERSONAL SERVICES (2) 44,000 sq	44
PERSONAL SERVICES (3) 14,600 sq	44
PERSONAL SERVICES (4) 11,600 sq	44
PERSONAL SERVICES (5) 9,680 sq	44
TOTAL REQUIRED:	186 SPACES
PARKING PROVIDED:	134 SPACES

PHASE 2 SUMMARY CHART	
LOT AREA:	2,697 AC. - 95,250 SF
BUILDING SQUARE FOOTAGE:	24,000 SF
	11,400 SF (10 SUITES)
	11,500 SF (10 SUITES)
LOT COVERAGE:	24.1%
FLOOR AREA RATIO:	0.241
TOTAL PARKING SPOTS:	11,500/AC = 39 SPACES
PROFESSIONAL (1 SP/200 SF)	11,400/200 = 59 SPACES
MEDICAL (1 SP/200 SF)	11,500/200 = 59 SPACES
TOTAL REQUIRED:	68 SPACES
PARKING PROVIDED:	87 SPACES

- NOTES**
1. NO PROTECTED TREES ON-SITE.
 2. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, FRAMED AND PAINTED, AND THE SANITATION CONTAINER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 3. MECHANICAL AND HEATING ARE CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 4. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 38 OF THE CITY OF MAINEYNE CODE OF ORDINANCES.

SITE DATA SUMMARY CHART	
ZONING:	COMMERCIAL OFFICE
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE DEVELOPMENT
LOT AREA:	5,469 AC. = 238,699 SF
APPROXIMATE AREA:	173,644 SF (71%)
BUILDING SQUARE FOOTAGE:	55,200 SF
PROFESSIONAL:	27,600 SF (74 SQUARE FEET)
RETAIL:	27,600 SF (74 SQUARE FEET)
DINING ROOMS (EAT & STORES):	0 SF (0 SQUARE FEET)
LOT COVERAGE:	24.1 % COVER
TOTAL PARKING SPOTS:	12,220
PAVING PROVIDED:	216 SPACES
ASPHALT PAVING REQUIRED:	7 SPACES
CONCRETE PAVING PROVIDED:	14 SPACES
PERSONAL SERVICES (TAXI, DELIVERY, ETC.)	27,600 - 100 = 26,600 SF 26,600 SF = 88 SPACES
OFFICE (1,997,000 SF)	1,997,000 SF = 66,567 SPACES
RETAIL (29,200 SF)	29,200 SF = 97 SPACES
PROFESSIONAL (1,997,000 SF)	1,997,000 SF = 66,567 SPACES

SITE PLAN
COLLIN MCKINNEY COMMERCIAL ADDITION
BLOCK A, LOT 1
SOUTHERN HILLS OFFICE PARK

ELIAS ALEXANDER SURVEY, ABST. 18

Applicant:

Cloudloft Investments

1901 N. Akard Street
Dallas, TX 75201

Dallas, TX 75201
(214) 871-2640

Contact: Bill Peavy
(202) 671-7600

Binkley&Barfield | C&P, Inc.

1801 Gateway Blvd., Suite 101
 Pittsburgh, PA 15222
 Tel: 412-381-7200

RICHARDSON, LEXAS / 5080
(972) 644-2800

(714) 544-2000
Contact: Kyle Bennett
