

**ORDINANCE NO. 2014-09-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 29.02 ACRE PROPERTY, LOCATED APPROXIMATELY 1,900 FEET NORTH OF ELDORADO PARKWAY AND ON THE EAST SIDE OF CUSTER ROAD, IS ZONED "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY FOR SINGLE FAMILY DETACHED RESIDENTIAL USES; 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 zoning of an approximately 29.02 acre property, located approximately 1,900 feet north of Eldorado Parkway and on the east side of Custer Road, which is more fully depicted on Exhibits "A", "B" and "C", attached hereto, to "PD" – Planned Development District, generally for single family detached residential uses; 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. The zoning map is hereby amended so that an approximately 29.02 acre property, located approximately 1,900 feet north of Eldorado Parkway and on the east side of Custer Road, which is more fully depicted on Exhibits "A", "B" and "C", attached hereto, is zoned "PD" – Planned Development District, generally for single family detached residential uses.

Section 2. The subject property shall develop in accordance with Section 146-106 ("SF5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as follows:

1. The maximum density shall be 4.5 dwelling units per acre.
2. The minimum mean lot size shall be 7,160 square feet, and the minimum median lot size shall be 7,000 square feet.
3. All dwelling units shall be 100 percent masonry (brick or stone) on the first floor, and 50 percent masonry (brick or stone) above the first floor, exclusive of openings, architectural awnings, trim, iron fixtures, wood accents, cantilevered areas, and wood column-supported sections.
4. Street trees shall be planted at one tree per thirty (30) linear feet of frontage along Custer Road.

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 16<sup>th</sup> DAY OF SEPTEMBER, 2014.**

CITY OF MCKINNEY, TEXAS

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BRIAN LOUGHMILLER  
Mayor

CORRECTLY ENROLLED:

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

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

APPROVED AS TO FORM:

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MARK S. HOUSER  
City Attorney