

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT .7759 ACRES OF LAND IN THE MARY STANDIFER SURVEY LOCATED AT THE NORTHEAST CORNER OF ELM STREET AND LINDSEY AVENUE ARE ZONED LIGHT MANUFACTURING; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

THAT WHEREAS, the owner or owners of .7759 acres of land more fully described in the attached Exhibit A have petitioned the City of McKinney to zone such tract "Light Manufacturing"; and,

WHEREAS, after due notice of the requested zoning changes 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, the City Council is of the opinion that such zoning change should be made.

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

SECTION I: That .7759 acres of land more fully described in the attached Exhibit "A" is hereby rezoned from its present classification of "RS-60, Single Family Residence 6,000 Square Foot Minimum Lot Size" to "Light Manufacturing" .

SECTION II: 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 III: 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 therefor, shall be fined any sum not exceeding \$200.00, 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 IV: 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 the 17th day of December, 1985.

CORRECTLY ENROLLED:


JENNIFER CRAVENS
CITY SECRETARY

DESCRIPTION OF PROPERTY

Situated in the City of McKinney, Collin County, Texas, in the Mary Standifer Survey, Abst. No. 811 and being a resurvey of part of the 1 Acre tract described in Deed recorded in Vol. 167, Page 295, of the Collin County Deed Records, same being out of Lot 11 of the Russell's 4th Addition to the City of McKinney, Texas, according to Plat recorded in Vol. 1, Page 53, of the Map and Plat Records of Collin County, Texas, being more particularly described by metes and bounds to-wit.

BEGINNING at an Iron Pin found at the Northeast corner of said tract, same being the Southeast corner of Lot 22.
THENCE South 5 deg. 54 min. 19 sec. East with the West line of Maples Avenue 171.43 feet to an Iron Pin set in the North line of Elm Street.
THENCE North 87 deg. 57 min. 19 sec. West with the North line of Elm Street 182.12 feet to an Iron Pin.
THENCE North 6 deg. 08 min. West with the East line of Lindsey Avenue 172.7 feet to an Iron Pin.
THENCE South 87 deg. 35 min. 30 sec. East with the South lines of Lots 21 and 22, Block 3, 182.98 feet to the place of beginning, containing 0.7136 Acres.