

ORDINANCE NO. 2003-01-004

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270, AND AS AMENDED, OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 80.4 ACRE TRACT LOCATED AT THE SOUTHEAST CORNER OF FUTURE COLLIN-MCKINNEY PARKWAY AND ALMA ROAD, IS HEREBY REZONED FROM "AG" – AGRICULTURAL DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY FOR COMMERCIAL USES, AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT; 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 80.4 acre tract located on the southeast corner of Future Collin-McKinney Parkway and Alma Road, from "AG" – Agricultural District to "PD" - Planned Development District generally for commercial uses, and "REC" – Regional Employment Center Overlay; 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, THAT:

Section 1. Zoning Ordinance No. 1270, and as amended, of the City of McKinney is hereby amended so that an approximately 80.4 acre tract located on the southeast corner of Future Collin-McKinney Parkway and Alma Road, which is more fully depicted on Exhibit "A" attached hereto, is rezoned from "AG" – Agricultural District to "PD" - Planned Development District generally for commercial uses, and "REC" – Regional Employment Center Overlay.

Section 2. Use and development of the subject property shall conform to regulations of the Regional Employment Center Base Zoning Districts and the Planned Development Ordinance No. 2001-02-017, except as listed below:

- a. The subject property have a reduced landscape setback from 20 feet to 5 feet around the perimeter of the property adjacent to thoroughfares.

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 \$2000.00, 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.

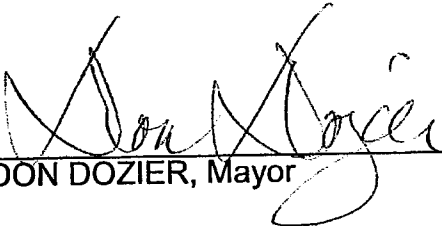
Section 5.

That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development, 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.

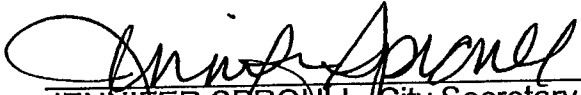
The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 7th DAY OF JANUARY, 2003.



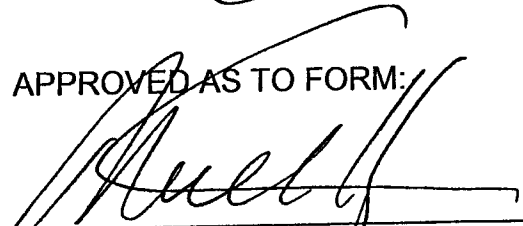
DON DOZIER, Mayor

ATTEST:

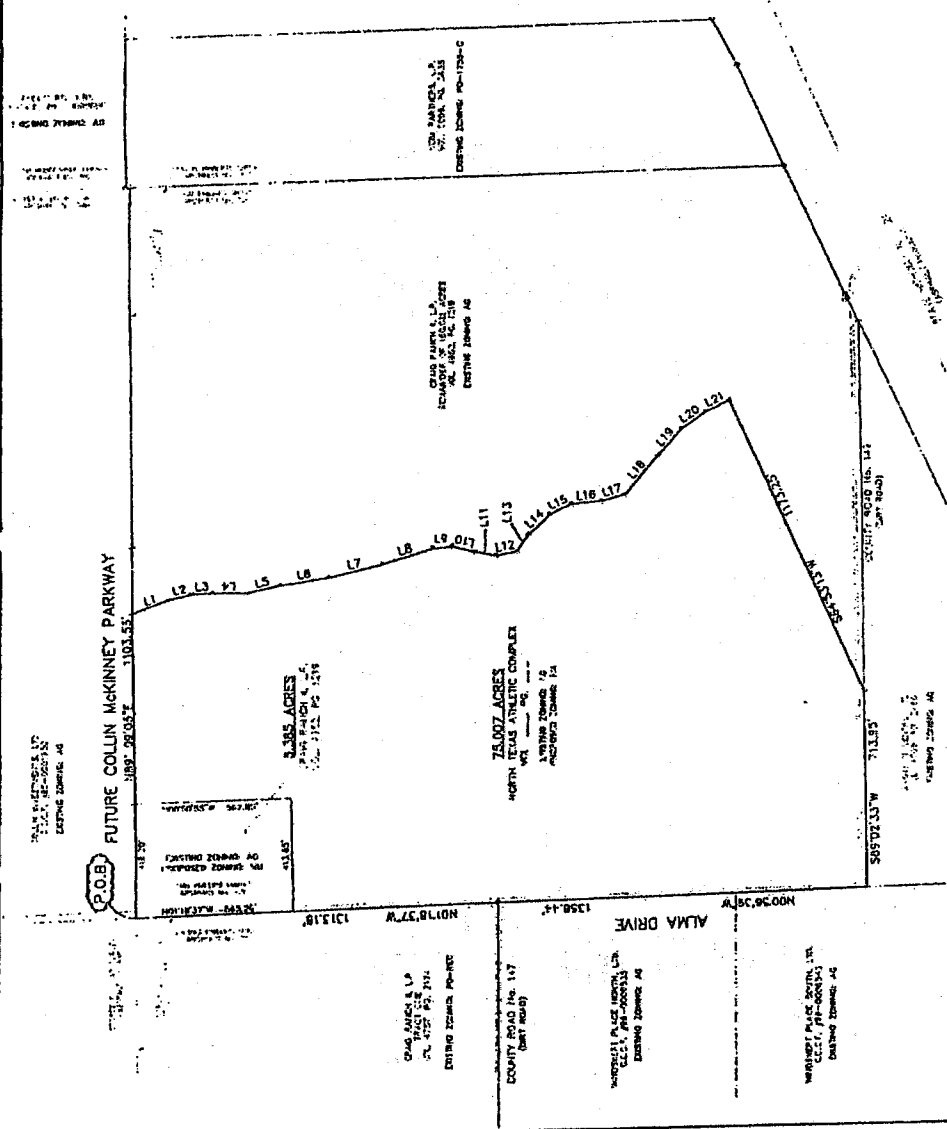


JENNIFER SPROULL, City Secretary
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:



MARK S. HOUSER, City Attorney



NO.	AREA	AREA	AREA	AREA
1	11	12	13	14
2	15	16	17	18
3	19	20	21	22
4	23	24	25	26
5	27	28	29	30
6	31	32	33	34
7	35	36	37	38
8	39	40	41	42
9	43	44	45	46
10	47	48	49	50
11	51	52	53	54
12	55	56	57	58
13	59	60	61	62
14	63	64	65	66
15	67	68	69	70
16	71	72	73	74
17	75	76	77	78
18	79	80	81	82
19	83	84	85	86
20	87	88	89	90
21	91	92	93	94
22	95	96	97	98
23	99	100	101	102

GRAPHIC SCALES
1" = 4,000'

LOCATION MAP

LEGAL DESCRIPTION

THIS PROJECT is located on the West 1/4 of Section 36, T8N, R11E, S10W, DeWitt County, Texas, and is a portion of a larger project of approximately 3,365 acres owned by North Texas Athletic Complex, Inc. The project consists of 102 lots, each approximately 1/2 acre in size, and is being developed for use as an athletic complex. The project is located on the West 1/4 of Section 36, T8N, R11E, S10W, DeWitt County, Texas, and is a portion of a larger project of approximately 3,365 acres owned by North Texas Athletic Complex, Inc. The project consists of 102 lots, each approximately 1/2 acre in size, and is being developed for use as an athletic complex.

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PLANNING

ZONING EXHIBIT
A MAP SHOWING THE ZONING MAP OF THE CITY OF DALLAS, TEXAS, FOR THE NORTH TEXAS ATHLETIC COMPLEX, DEWITT COUNTY, TEXAS.

NORTH TEXAS ATHLETIC COMPLEX
10430 N. GULF
DALLAS, TEXAS 75243
714.811.1234
WWW.NTACOMPLEX.COM

JAMES & BOND, INC.
2610 N. GULF
DALLAS, TEXAS 75243
714.811.1234

SHAWNEE PLAZA SOUTH, LTD.
1111 N. GULF
DALLAS, TEXAS 75243
714.811.1234

EXHIBIT "A"