

ORDINANCE NO. 2011-05-031

AN ORDINANCE AMENDING ORDINANCE NO. 1270, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 3.60 ACRE PROPERTY, LOCATED ON THE SOUTHWEST CORNER OF ELDORADO PARKWAY AND HUDSON CROSSING, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW NEIGHBORHOOD BUSINESS 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 rezoning of an approximately 3.60 acre property, located on the southwest corner of Eldorado Parkway and Hudson Crossing, be rezoned from "PD" – Planned Development District to "PD" – Planned Development District, generally to allow neighborhood business 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:**

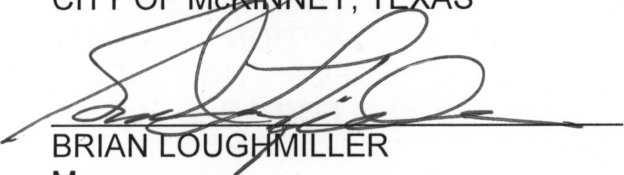
- Section 1. Ordinance No. 1270 is hereby amended in order to rezone an approximately 3.60 acre property, located on the southwest corner of Eldorado Parkway and Hudson Crossing, be rezoned from "PD" – Planned Development District to "PD" – Planned Development District, which is more fully depicted on Exhibits "A" and "B," attached hereto, is hereby rezoned from "PD" – Planned Development District to "PD" – Planned Development District, generally to allow neighborhood business uses.
- Section 2. Use and development of the subject property shall conform to the following regulations:
1. The subject property shall be developed as per the "R-1" Retail District regulations of Planned Development District Ordinance No. 98-11-59.
- 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.

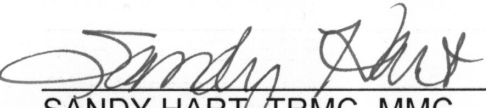
Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 17<sup>th</sup> DAY OF MAY, 2011.**

CITY OF MCKINNEY, TEXAS

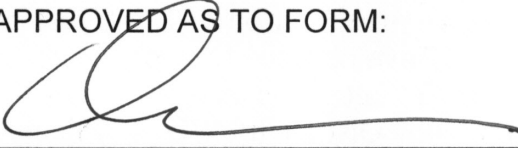
  
BRIAN LOUGHMILLER  
Mayor

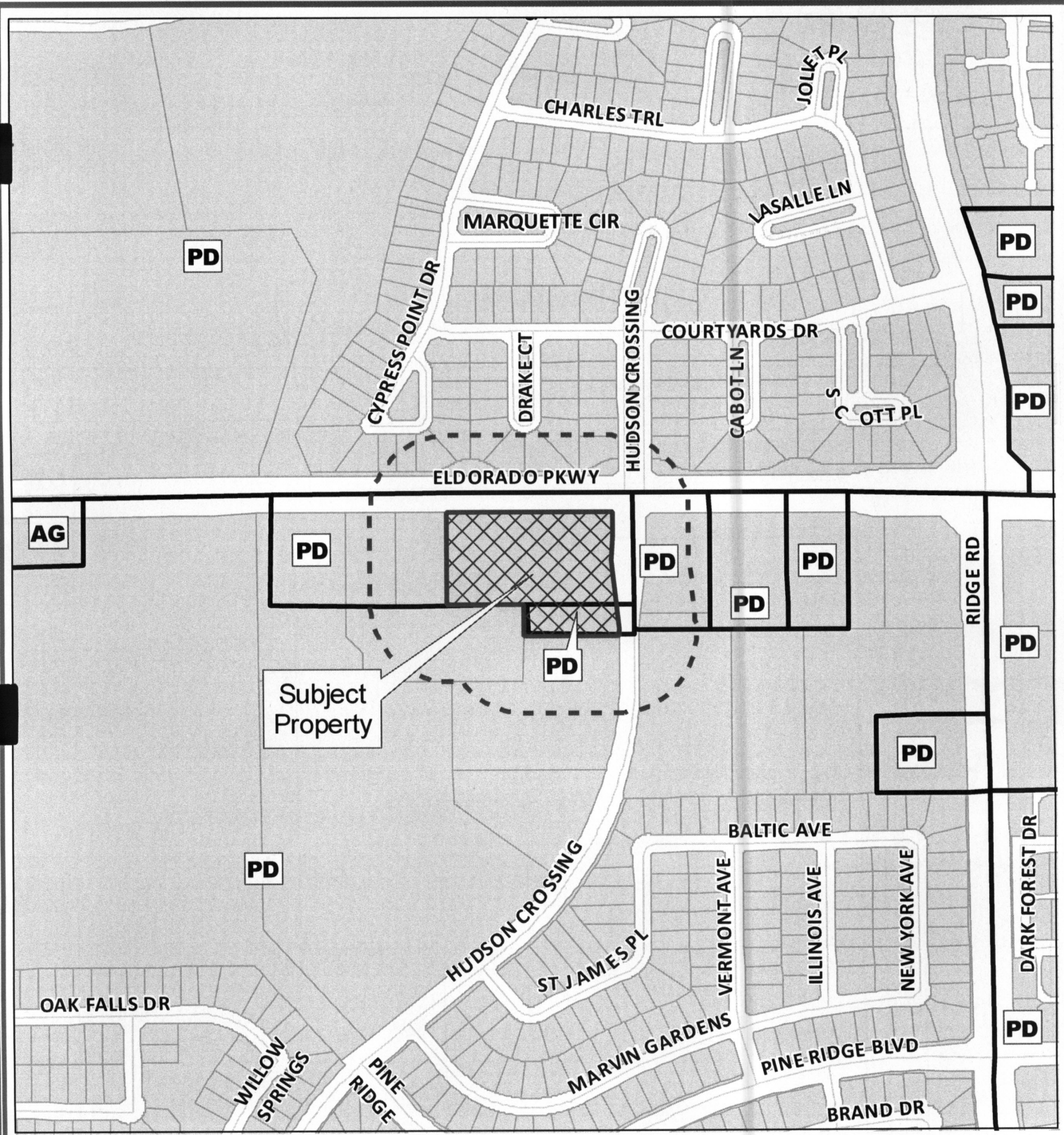
CORRECTLY ENROLLED:

  
SANDY HART, TRMC, MMC  
City Secretary  
BLANCA I. GARCIA  
Assistant City Secretary

DATE: May 18, 2011

APPROVED AS TO FORM:

  
MARK S. HOUSER  
City Attorney



Subject Property

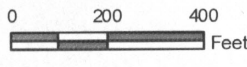
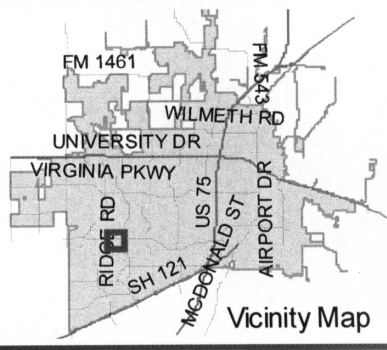
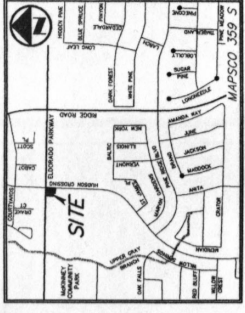


Exhibit "A"



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.



GRAPHIC SCALE 1" = 30'  
SCALE 1" = 30'



LOT 5, BLOCK A  
VIGOR—ELDORADO WEST  
ADDITION  
(VOL. 2008, PG. 142)

LOT 4R, BLOCK A  
VIGOR—ELDORADO WEST  
ADDITION  
(VOL. 2008, PG. 142)

TRACT 1  
COMMERCIAL OFFICE PARK, L.P.  
CCC #0007610200986300  
**3.6029 ACRES**  
(156,844 SF)

ZONING CHANGE REQUEST TO REVISE ZONING TO THE  
"R-1" RETAIL DISTRICT, AS DEFINED IN  
PD 98-11-59

PART OF TRACT 8  
ELDORADO OFFICE PARK, L.P.  
(VOL. 2010, PG. 262)  
(FILED: 22/07/1999)

Exhibit B

ZONING EXHIBIT		SHEET NO.
3.6029 ACRE TRACT		Z1.01
ELDORADO OFFICE PARK		
GEORGE HEINZ SURVEY, ABSTRACT NO. 390		
C/KINNEY, TEXAS		

**POGUE**  
ENGINEERING & DEVELOPMENT COMPANY, INC.  
1500 WEST CENTRAL DRIVE  
SUITE 100  
DALLAS, TEXAS 75080  
TEL: (214) 344-8822 FAX: (214) 344-8822  
www.PogueEngineering.com

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**PROJECT INFORMATION**  
3.6029 ACRES  
ELDORADO OFFICE PARK  
CITY OF KINNEY, COLLIN COUNTY, TEXAS  
GEORGE HEINZ SURVEY, ABSTRACT NO. 390  
EXISTING ZONING: PLANNED DEVELOPMENT

**OWNER**  
CARRINGTON PARTNERS  
P.O. BOX 795908  
DALLAS, TEXAS 75379  
(214) 714-8210 PHONE  
(214) 740-9198 FAX

NO.	DATE	REVISION / DESCRIPTION
DESIGN	ANS	
DRAWN	ANS	
DATE	ANS	
SCALE	ANS	
AS SHOWN	ANS	