

**ORDINANCE NO. 2000-09-066**

**AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 115.05 ACRE TRACT LOCATED AT THE SOUTHEAST CORNER OF F.M. 720 AND LAKE FOREST DRIVE, FROM "AG" – AGRICULTURE DISTRICT, TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY ALLOWING SINGLE FAMILY RESIDENTIAL USES AND COMMERCIAL USES; 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 115.05 acre tract located at the southeast corner of F.M. 720 and Lake Forest Drive, from "AG" – Agricultural District, to "PD" – Planned Development District, generally allowing single family residential uses and commercial 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, THAT:**

Section 1. Zoning Ordinance No. 1270 of the City of McKinney is hereby amended so that an approximately 115.05 acre tract located at the southeast corner of F.M. 720 and Lake Forest Drive, in the City of McKinney, Collin County, Texas, which is depicted in Exhibit "A" attached hereto, is hereby rezoned from its present classification of "AG" – Agricultural District to "PD" – Planned Development District allowing single family residential uses and commercial uses, and the official zoning map shall be amended accordingly and shall serve as an attachment to this zoning.

Section 2. That the development and use of said tract shall conform to the Zoning Exhibit map, marked Exhibit "B" and attached hereto. The boundaries of each district are approximate. Final boundaries will be determined by the locations of streets, alleys and other plat lines when the areas are platted in a manner conforming substantially to the tract boundaries and areas shown on the Zoning Exhibit.

Section 3. Use and development of the portion of the property designated for residential uses shall conform to the development standards listed below:

A. "RS-60" – 21.81 acres

This tract shall develop according to the City of McKinney Code of Ordinances Section 41-67 "RS-60" – Single Family Residence District and as amended.

Section 4.

Use and development of the portion of the property designated for commercial uses shall develop according to the City of McKinney Code of Ordinances Section 41-76 "C" – Planned Center District and as amended, except as follows:

A. Residential uses shall be prohibited.

Section 5.

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 6.

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.

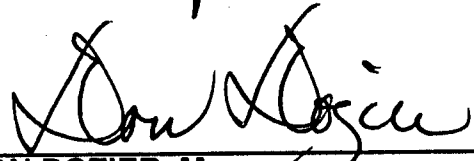
Section 7.

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 8.

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.

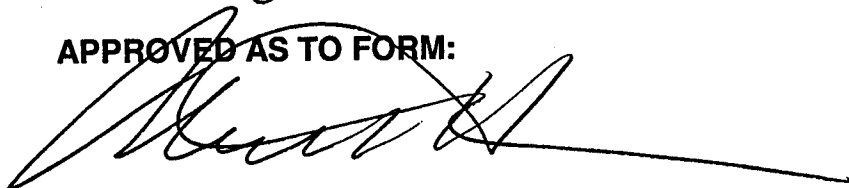
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 5th DAY OF September, 2000.

  
\_\_\_\_\_  
DON DOZIER, Mayor

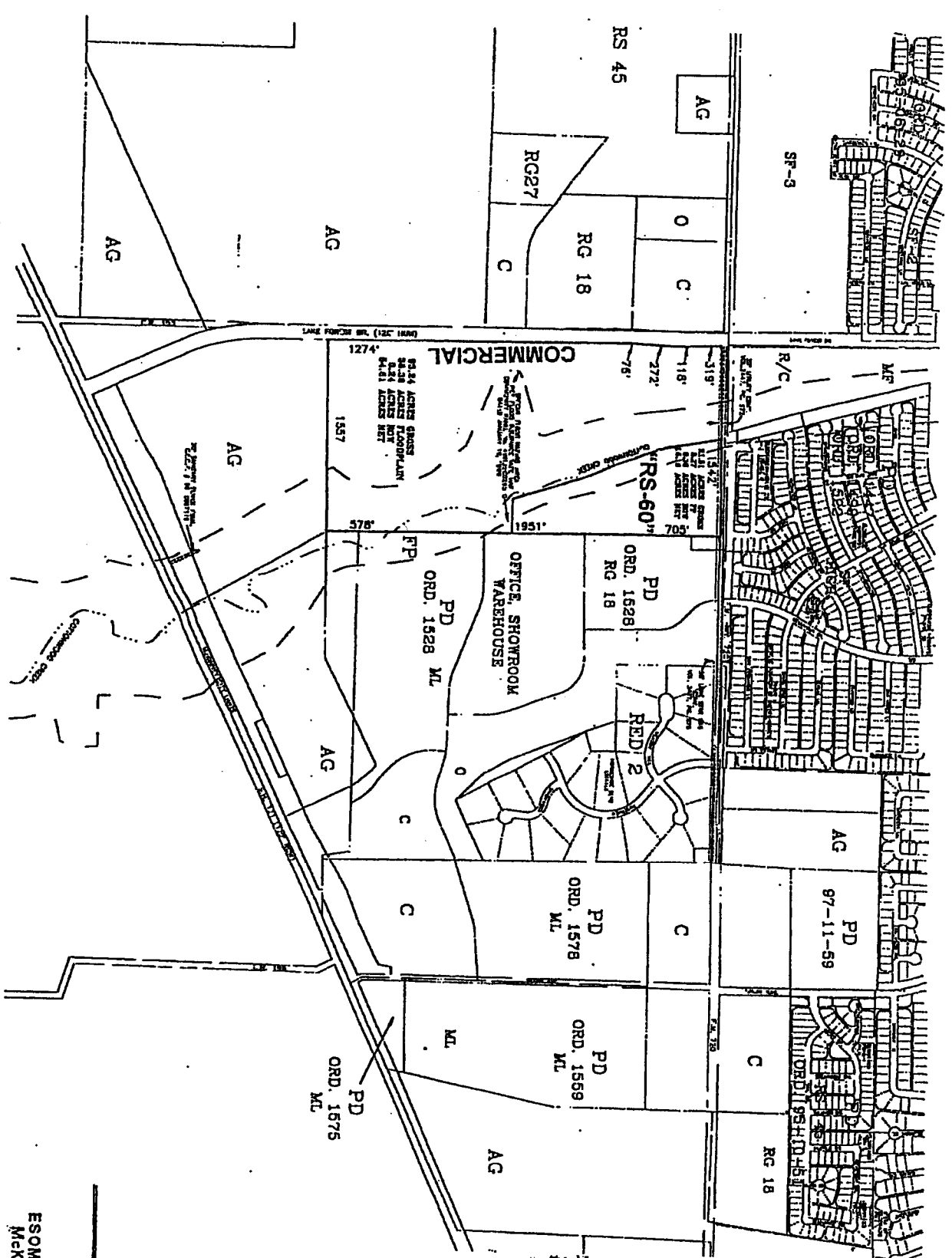
ATTEST:

  
\_\_\_\_\_  
JENNIFER SPROULL, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
MARK S. HOUSER, City Attorney





**ZONING EXHIBIT**  
**BLACKMON RANCH, LTD.**  
 115.05 ACRES  
 ESOM HARRIS SURVEY, ABST. No. 400  
 MCKINNEY, COLLIN COUNTY, TEXAS

**RECEIVED**  
 JAN 25 2000  
 PLANNING

**PBSI**  
 Planning & Survey  
 3800 Burnet Road, Suite 302  
 Dallas, Texas 75246  
 877-340-2003 FAX 877-340-1608

OWNER / APPLICANT:  
**BARREN AND GEORGIA BLACKMON**  
 115.05 ACRES  
 ESOM HARRIS SURVEY, ABST. No. 400  
 MCKINNEY, COLLIN COUNTY, TEXAS  
 877-340-2003

DATE: 01/25/2000  
 SHEET: 1 OF 1  
 JOB NO.: 00000000



**EXHIBIT "B"**