

ORDINANCE NO. 2011-08-___

AN ORDINANCE AMENDING ORDINANCE NO. 1270, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 10.26 ACRE PROPERTY, LOCATED ON THE EAST SIDE OF GRAVES STREET AND APPROXIMATELY 500 FEET SOUTH OF CORPORATE DRIVE, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR OPEN STORAGE; 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 10.26 acre property, located on the east side of Graves Street and approximately 500 feet south of Corporate Drive, from “PD” – Planned Development District to “PD” – Planned Development District, generally to allow for open storage 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 10.26 acre property, located on the east side of Graves Street and approximately 500 feet south of Corporate Drive, which is more fully depicted on Exhibit A, attached hereto, is hereby rezoned from “PD” – Planned Development District to “PD” – Planned Development District, generally to allow for open storage.

Section 2. The subject property, more fully depicted on Exhibit A, shall develop according to “PD” – Planned Development District Ordinance No. 1563, except as follows:

1. Open storage of portable storage containers shall be allowed to be stored on the subject property, on the northern and eastern areas designated on the attached zoning exhibit (Exhibit B), to exclude the southern open storage areas shown on the exhibit.
2. Open storage of portable storage containers shall be allowed for a maximum height of 16 feet in the areas to the north of the building and for a maximum height of eight feet in the areas to the east of the building as reflected on the attached zoning exhibit (Exhibit B).
3. Open storage of portable storage containers shall be prohibited to the south of the existing building on the subject property.

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 1st DAY OF AUGUST, 2011.

CITY OF MCKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

CORRECTLY ENROLLED:

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

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney