

AN ORDINANCE AMENDING ORDINANCE NO. 1270 SO THAT 166.7915 ACRES OF LAND IN THE WILLIAM HUNT AND JACOB DUNBAUGH SURVEYS LOCATED ON THE NORTH SIDE OF U.S. 380 WEST OF SKYLINE DRIVE IS ZONED FROM AGRICULTURE TO PLANNED DEVELOPMENT DISTRICT FOR OFFICE/RETAIL USES; RG-18, GENERAL RESIDENCE DISTRICT, 1800 SQUARE FEET PER UNIT MINIMUM; AND RS-60, SINGLE FAMILY RESIDENCE DISTRICT, 6000 SQUARE FEET PER LOT MINIMUM; PROVIDING FOR A SITE PLAN; 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 166.7915 acres of in the William Hunt and Jacob Dunbaugh Surveys located on the North side of U.S. 380, West of Skyline Drive have petitioned the City of McKinney to zone such property from Agriculture to Planned Development District for Office/Retail Uses; RG-18, General Residence District, 1800 square feet per unit minimum; and RS-60, Single Family Residence District, 6000 square feet per lot minimum; 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 such rezoning change should be made.

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

SECTION I. That Ordinance No. 1270 is hereby amended so that the property described in the attached Exhibit "A" is hereby zoned from Agriculture to Planned Development District for Office/Retail Uses; RG-18, General Residence District, 1800 square feet per unit minimum; and RS-60, Single Family Residence District, 6000 square feet per lot minimum in accordance with the zoning map attached hereto and marked Exhibit "B" and in accordance with the zoning standards attached hereto and marked Exhibit "C".

SECTION II. Special Ordinance Provision. Prior to development of Planned Development for Office/Retail tract or any Multi Family Development a complete Site Plan shall be submitted

to and receive the approval of the City Council of the City of McKinney, Texas.

SECTION III. That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development Zone or specific regulations contained herein. This Ordinance and the subsequent site plan and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

SECTION IV. 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 V. 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 thereof, shall be fined any sum not to exceed \$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 VI. 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 PASSES AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, on this the 18th day of November 1986.

CORRECTLY ENROLLED:

  
JENNIFER CRAVENS, CITY SECRETARY

DEVELOPMENT CONDITIONS FOR PD'S

OFFICE/RETAIL (TRACT 1)

Allowable uses:

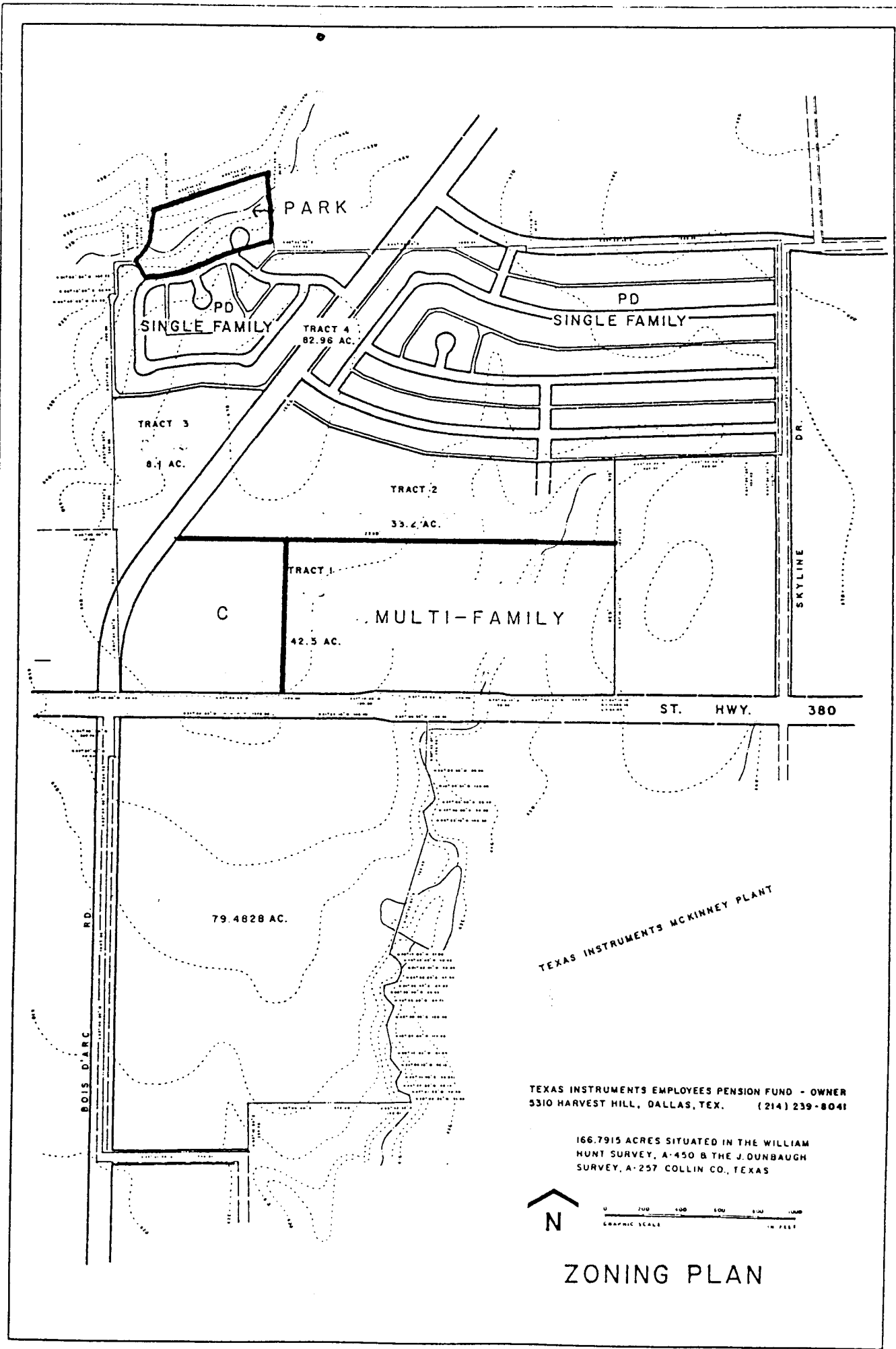
1. Any non-residential use permitted in the Neighborhood Business District of the City of McKinney Zoning Ordinance;
2. Any use permitted in the Office District of the City of McKinney Zoning Ordinance;
3. Department or Discount Store;
4. Furniture Sales;
5. Restaurant (drive-in service);
6. Hotel or motel;

Percentage Office Use:

No less than sixty (60) percent of the land in the PD may be developed as permitted uses in the Office District of the City of McKinney Zoning Ordinance.

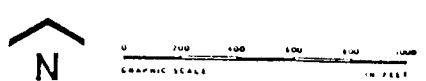
Development Standards:

Space limits and miscellaneous provisions for retail and service type uses shall be the same as those listed in the Neighborhood Business District of the Zoning Ordinance while Office uses shall be the same as those listed in the Office District of the Zoning Ordinance.



TEXAS INSTRUMENTS EMPLOYEES PENSION FUND - OWNER  
5310 HARVEST HILL, DALLAS, TEX. (214) 239-8041

166.7915 ACRES SITUATED IN THE WILLIAM HUNT SURVEY, A-450 & THE J. DUNBAUGH SURVEY, A-257 COLLIN CO., TEXAS



### ZONING PLAN