

AN ORDINANCE AMENDING ORDINANCE NO. 1270 SO THAT 156.6062 ACRES OF LAND IN THE GEORGE WHITE SURVEY, LOCATED AT THE NORTHEAST CORNER OF F.M. 720 AND F.M. 2478 IS ZONED FROM AGRICULTURE DISTRICT TO C, PLANNED CENTER; O, OFFICE; RG-18, GENERAL RESIDENCE, 1800 SQUARE FEET MINIMUM PER UNIT; RS-60, SINGLE FAMILY RESIDENTIAL, 6000 SQUARE FEET PER LOT MINIMUM; PROVIDING FOR A ZONING PLAN; PROVIDING FOR SITE PLAN AND LANDSCAPE PLAN APPROVAL PRIOR TO DEVELOPMENT; 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.

WHEREAS, the owner or owners of 156.6062 acres in the George White Survey have petitioned the City of McKinney to zone such property C, Planned Center; O, Office; RG-18, General Residence, 1800 Square Fee Minimum Per Unit; RS-60, Single Family Residential, 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 the real estate more fully described in the attached Exhibit "A" is hereby zoned C, Planned Center; O, Office; RG-18, General Residence, 1800 Square Feet Minimum Per Unit; RS-60, Single Family Residential, 6000 Square Feet Per Lot Minimum; all in accordance with the Zoning Plan attached hereto and marked Exhibit "B". All densities shall be calculated on a net area basis as defined in the general zoning ordinance, no. 1270, appendix "A".

SECTION II. Special Ordinance Provision. Site plan and landscape plan approval is required prior to development. Adequate park land or money in lieu of park land shall be provided at the time of development in accordance to City of McKinney Park Dedication Ordinances in place at time of development.

SECTION III. 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 IV. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than in authorized by this Ordinance, and upon conviction therefor, shall be fined any sum not exceeding \$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 V. 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 the 15th day of September, 1987.

CORRECTLY ENROLLED:

  
JENNIFER G. CRAVENS, CITY SECRETARY

EXHIBIT A

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property described as follows:

BEING all that certain lot, tract or parcel of land situated in Collin County, Texas in the George White Survey, Abstract No. 993 and being substantially the same land conveyed from G.A. Foote to J.S. Dowell by deed dated July 18, 1974 and recorded in Volume "X" at Page 132, Collin County Deed Records and described more particularly by metes and bounds as follows;

BEGINNING at an iron pipe at the Northeast corner of said George White Survey at the intersection of old fence lines;

THENCE South 0° 08' 32" East along an old established fence line and the East line of said 160 acres a distance of 2598.12 feet to the North line of F.M. Road 720 (80 foot right of way), an iron pipe for corner;

THENCE South 99° 15' 43" West with the North line of said F.M. Road 720 a distance of 2557.85 feet to a wood highway monument;

THENCE North 43° 55' 07" West along a cut-off line for F.M. Road 2478 a distance of 71.93 feet to a wood highway monument for corner in the East line of F.M. Road 2478;

THENCE North 0° 24' 00" West along the East line of F.M. Road 2478 (90.0 foot right of way), a distance of 2558.21 feet to an iron pipe for corner in the North line of aforesaid 160 acres;

THENCE North 89° 32' 13" East along the North line of said 160 acres, and along an old fence line and tree row a distance of 2619.02 feet to the Place of Beginning and Containing 156.2062 Acres of Land.

INTERURBAN PROPERTIES PARTNERSHIP #1

EDWARD G. ESTEVE

CUSTER ROAD INVESTMENTS

Proposed 50' R.O.W. Dedication

**TRACT 1**  
**C**  
**PLANNED CENTER**  
± 8.5 Gr. Ac.  
± 7.4 Net Ac.

**TRACT 4**  
**RS-60**  
**SINGLE-FAMILY**  
± 20.3 Gr. Ac.  
± 16.7 Net Ac.

**TRACT 3**  
**RG-18**  
**MULTI-FAMILY**  
± 20.9 Gr. Ac.  
± 19.9 Net Ac.

**TRACT 2**  
**O**  
**OFFICE**  
± 22.9 Gr. Ac.  
± 21.2 Net Ac.

**TRACT 8**  
**FP**  
**FLOOD PLAIN**  
± 34.3 Gr. Ac.  
± 33.5 Net Ac.

CHARLES R. GARTNER

INVESTORS S  
SERVICE C

F.M. 2478

LAKE

**TRACT 6**  
**O**  
**OFFICE**  
± 22.1 Gr. Ac.  
± 10.9 Net Ac.

**TRACT 7**  
**RG-18**  
**MULTI-FAMILY**  
± 17.7 Gr. Ac.  
± 14.6 Net Ac.

**TRACT 5**  
**C**  
**PLANNED CENTER**  
± 19.4 Gr. Ac.  
± 18.9 Net Ac.

120' R.O.W.

Proposed 15' R.O.W. Dedication

F.M. 720 Proposed 20' R.O.W. Dedication

PLANO COIT PLAZA PROPERTIES

# Planned Development ZONING REQUEST

MRS. PRICE ALLEN

## PRESTON CARTER RANCH MCKINNEY, TEXAS



J.T. DUNKIN & ASSOCIATES INC.  
Urban Planning & Landscape Architecture  
REVISED AUGUST 18, 1987