

ORDINANCE NO. 98-11-63

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 2.0 ACRE TRACT LOCATED AT THE SOUTHEAST CORNER OF UNIVERSITY DRIVE (U.S. HIGHWAY 380) AND MEADOW RANCH ROAD, IS REZONED FROM "AG" - AGRICULTURAL DISTRICT TO A "PD" - PLANNED DEVELOPMENT DISTRICT ALLOWING OFFICE 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 2.0 acre tract located at the southeast corner of University Drive (U.S. Highway 380) and Meadow Ranch Road, in the City of McKinney, Collin County, Texas, from "AG" - Agricultural District to a "PD" - Planned Development District allowing for office uses, as provided for in the City of McKinney Zoning Ordinance 1270, and,

WHEREAS, after due notice of the requested zoning 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. That Zoning Ordinance No. 1270 of the City of McKinney is hereby amended so that an approximately 2.0 acre tract located at the southeast corner of University Drive (U.S. Highway 380) and Meadow Ranch Road, in the City of McKinney, Collin County, Texas, which is more fully depicted on Exhibit "A" attached hereto, is hereby rezoned from its present classification of "AG" - Agricultural District to "PD" - Planned Development District.

Section 2. Use and development of subject property shall conform to all regulations applicable to the City of McKinney Code of Ordinances Section 41-77 "O" - Office District, except as follows:

- (1) Maximum height of building: Two (2) stories or thirty-five feet (35'), whichever is less
- (2) Front yard setback adjacent to U.S. Highway 380 (University Drive): Minimum Fifty feet (50')
- (3) Front yard setback adjacent to Meadow Ranch Road: Minimum Twenty-five feet (25')

Section 3. The owner of the subject property is responsible for maintaining the screening and buffering fence along the southern property line.

Section 4. 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 5.

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 6.

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 7.

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 3rd DAY OF November 1998.



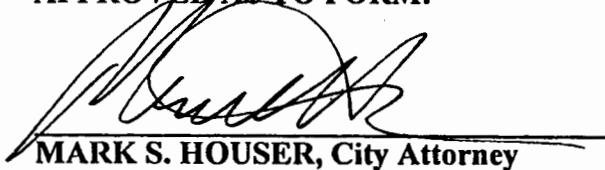
DON DOZIER, Mayor

ATTEST:



JENNIFER G. SMITH, City Secretary

APPROVED AS TO FORM:



MARK S. HOUSER, City Attorney

LEGAL DESCRIPTION

BOUND & INTEREST OF LAND ADJACENT TO COLLIN COUNTY, TEXAS... BEING A PART OF MEADOW RANCH ESTATES...

TRACT 74, DEGREE 21 MINUTE 10 SECOND WEST... TRACT 75, DEGREE 21 MINUTE 10 SECOND WEST...

TRACT 76, DEGREE 21 MINUTE 10 SECOND WEST... TRACT 77, DEGREE 17 MINUTE 34 SECOND EAST...

TRACT 78, DEGREE 21 MINUTE 10 SECOND WEST... TRACT 79, DEGREE 21 MINUTE 10 SECOND WEST...

TRACT 80, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 81, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 82, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 83, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 84, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 85, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 86, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 87, DEGREE 17 MINUTE 34 SECOND EAST...

TRACT 88, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 89, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 90, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 91, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 92, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 93, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 94, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 95, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 96, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 97, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 98, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 99, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 100, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 101, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 102, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 103, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 104, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 105, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 106, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 107, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 108, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 109, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 110, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 111, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 112, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 113, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 114, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 115, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 116, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 117, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 118, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 119, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 120, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 121, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

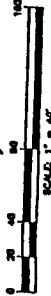
TRACT 122, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 123, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 124, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 125, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

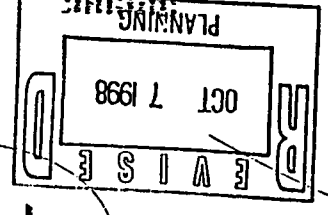
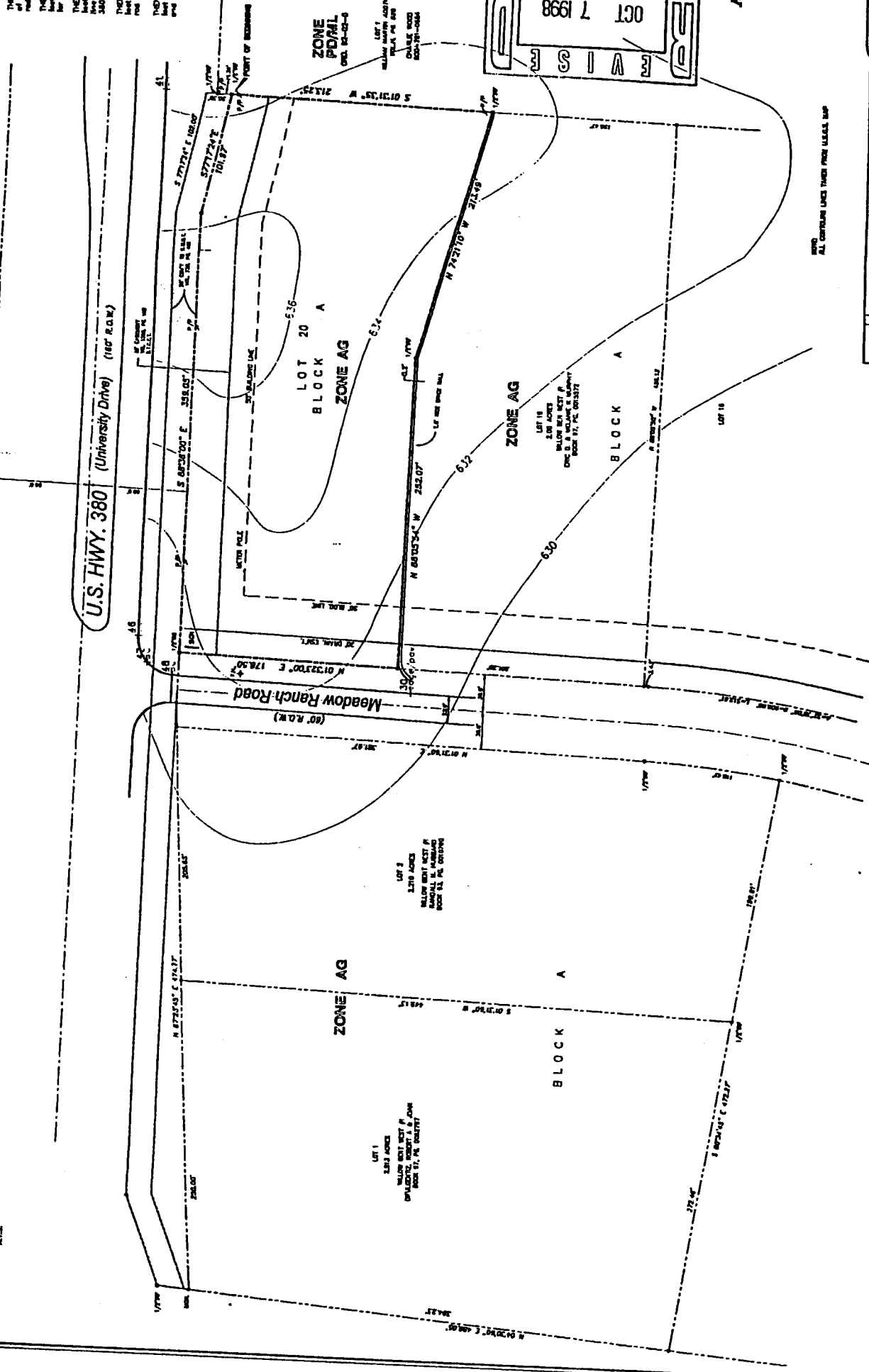
TRACT 126, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 127, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 128, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 129, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...

TRACT 130, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST... TRACT 131, SOUTH 88 DEGREE 20 MINUTE 00 SECOND WEST...



LOCATION MAP S.I.C.



PROPOSED REZONING & BOUNDARY SURVEY OF LOT 20, BLOCK A MEADOWS RANCH ESTATES VOLUME 7, PAGE 304

PREPARED BY WILLIAM H. HUNT SURVEY, ABSTRACT NO. 490 TOWN OF ANNEX, COLLIN COUNTY, TEXAS

Close Connections, Inc. Surveyors, PLLC logo and contact information: 1705 W. Walnut Street, Suite 200, Irving, TX 75039. Phone: (972) 593-7000.

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SCHEDULE B NOTES: PROPERTY TO BE REZONED IN UNINCORPORATED AREAS... 1. PROPERTY TO BE REZONED IN UNINCORPORATED AREAS IS SUBJECT TO THE COLLIN COUNTY LAND RECORDS... 2. ALL REZONING APPLICATIONS MUST BE FILED IN THE COLLIN COUNTY LAND RECORDS...