

ORDINANCE NO. 2001-08-087

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 479.60 ACRE TRACT LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 115, ON THE EAST SIDE OF COIT ROAD, AND APPROXIMATELY 3,000 FEET WEST OF F.M. 2478 (CUSTER ROAD), IS HEREBY REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT, TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY ALLOWING SINGLE FAMILY RESIDENTIAL USES, MULTIPLE FAMILY RESIDENTIAL USES, OFFICE USES, RETAIL USES, AND OPEN SPACE; 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 479.60 acre tract located on the south side of County Road 115, on the east side of Coit Road, and approximately 3,000 feet west of F.M. 2478 (Custer Road), from "PD" – Planned Development District, to "PD" – Planned Development District, generally allowing single family residential uses, multiple family residential uses, office uses, retail uses, and open space; 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 479.60 acre tract located on the south side of County Road 115, on the east side of Coit Road, and approximately 3,000 feet west of F.M. 2478 (Custer Road), in the City of McKinney, Collin County, Texas, which is depicted in Exhibit "A" attached hereto, is hereby rezoned from its present classification of "PD" – Planned Development District to "PD – Planned Development District allowing single family residential uses, multiple family residential uses, office uses, retail uses, and open space.

Section 2. The tracts comprising the property herein rezoned shall be developed according to the respective regulations specified for each said district in Exhibit "B" attached hereto, and as shown on Exhibit "C". 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 Exhibit "C."

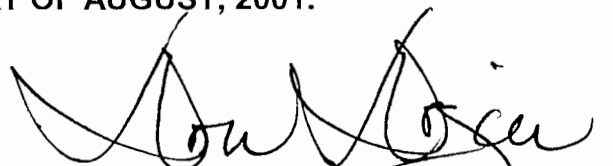
Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and to this end, the provisions of this 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 \$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 5. 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 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.

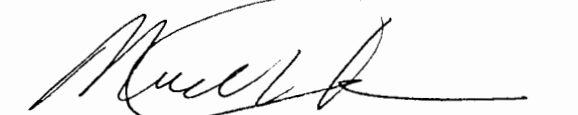
**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 6<sup>th</sup> DAY OF AUGUST, 2001.**

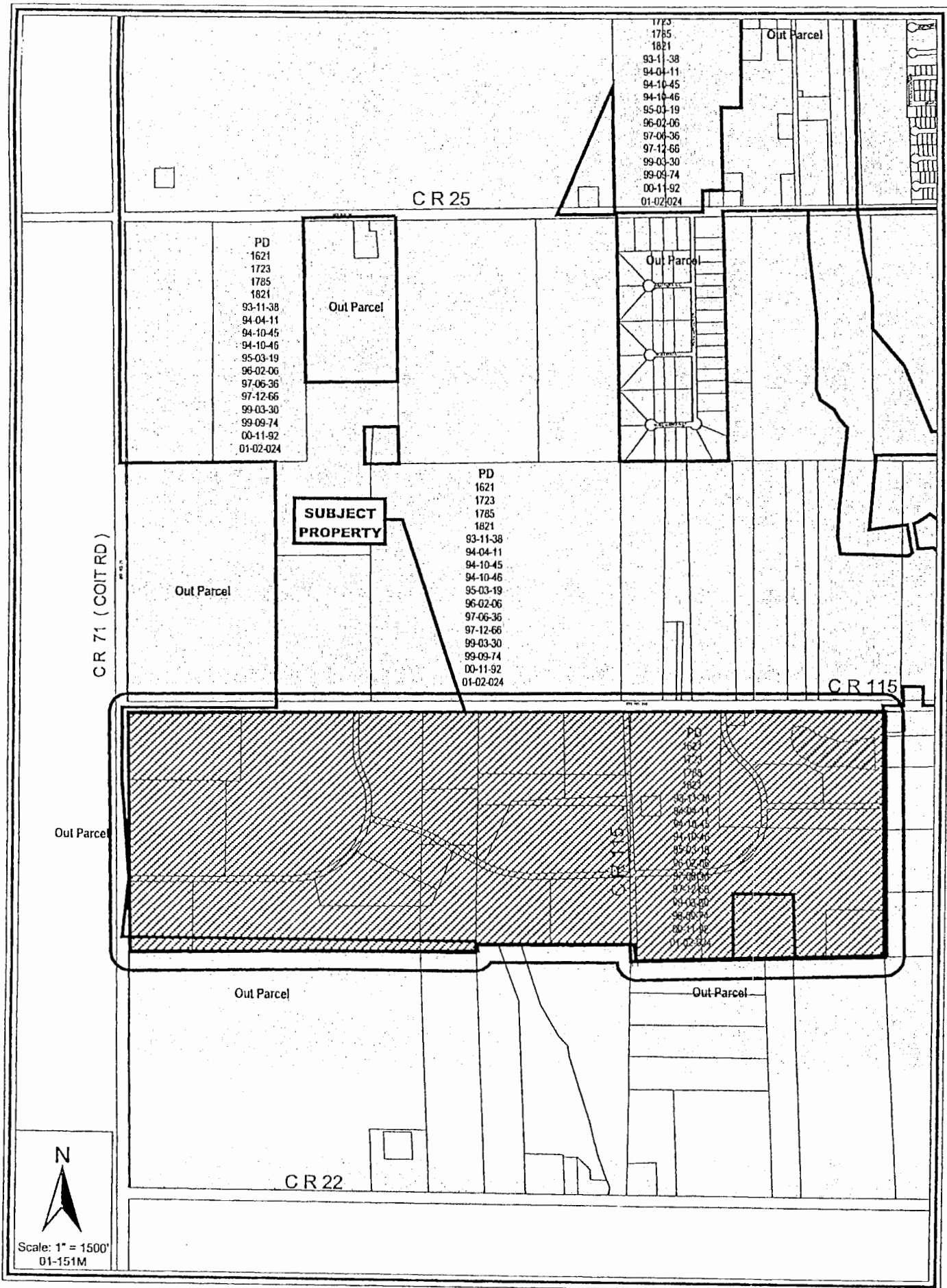
  
\_\_\_\_\_  
DON DOZIER, Mayor

ATTEST:

  
\_\_\_\_\_  
JENNIFER SPROULL, City Secretary  
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:

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



**EXHIBIT "A"**

PROPOSED - PLANNING AREA 12

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Cover	Min Corner Side Yard	DUI/AC	MAX NO. DUS	POP/UNT	PROJECTED POPULATION
1201	2278	274	2004	4.75	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	40 FAR	N/A	N/A	N/A
1202	2637	201	2436	5.50	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(c)	7'	80%	15'	18.0	438	2	788
1203	1305	146	1159	2.72	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	7.00	81	3.0	243
1204	5661	333	5228	11.60	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	5'	60%	15'	5.8	303	3	909
1205	5933	146	5787	12.37	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	4.8	278	3	834
1206	6410	449	5961	13.37	SF-3.5	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	10' One Side/10' bwn bldgs	60%	15'	5.8	346	3	1,038
1207	1352	141	1211	2.82	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	7.00	85	3.0	255
1208	2513	195	2318	5.24	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(c)	7'	80%	15'	18.0	417	2	751
1209	1410	210	1200	2.94	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	40 FAR	N/A	N/A	771
1210	5983	621	5362	12.47	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.8	257	3	771
1211	2219	195	2024	4.63	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	10' One Side/10' bwn bldgs	60%	15'	5.6	113	3	339
1212	4335	141	4194	9.04	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.8	201	3	603
1213	2081	386	1695	4.34	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1214	1026	089	937	2.14	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1215	487	000	487	1.02	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1216	1079	079	1000	2.25	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1217	1030	030	1000	2.15	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1218	321	077	244	0.67	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	47960	37.13	44247	100.00												2519	N/A	6531

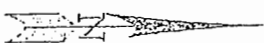
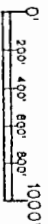
Unused Density of a Developed Tract may be Transferred to another Tract within the Planning Area

- NOTES:
- (a) Setback may be 10' when adjacent to private recreation open space or 0' when adjacent to lake or water body.
  - (b) 25 feet required when abutting any District requiring a rear (side) yard, or where abutting a Golf Course.
  - (c) When adjacent to Residential District, the greater rear-yard requirement of the two will prevail.
  - (d) 15 feet required when abutting any zone requiring a side yard.
  - (e) May be reduced to 10' with site plan approval.
  - (f) Office, Hotel, & Multi-Family up to 280' are permitted.
  - (g) Building height may not exceed 35' unless required yards are increased by one foot for each one foot of additional building height.

LEGEND:

- DENOTES SEWER
  - DENOTES WATER
  - DENOTES FUTURE ENTRANCE LOCATION
  - DENOTES ENTRANCE LOCATION
  - DENOTES HIKE/BIKE TRAIL
  - DENOTES TRACT BOUNDARY
- 20.04 AC. ZONING CLASSIFICATION R-1

GENERAL DEVELOPMENT PLAN  
 PLANNING AREA 12  
 STONEBRIDGE RANCH  
 WESTERRA STONEBRIDGE, L.P.



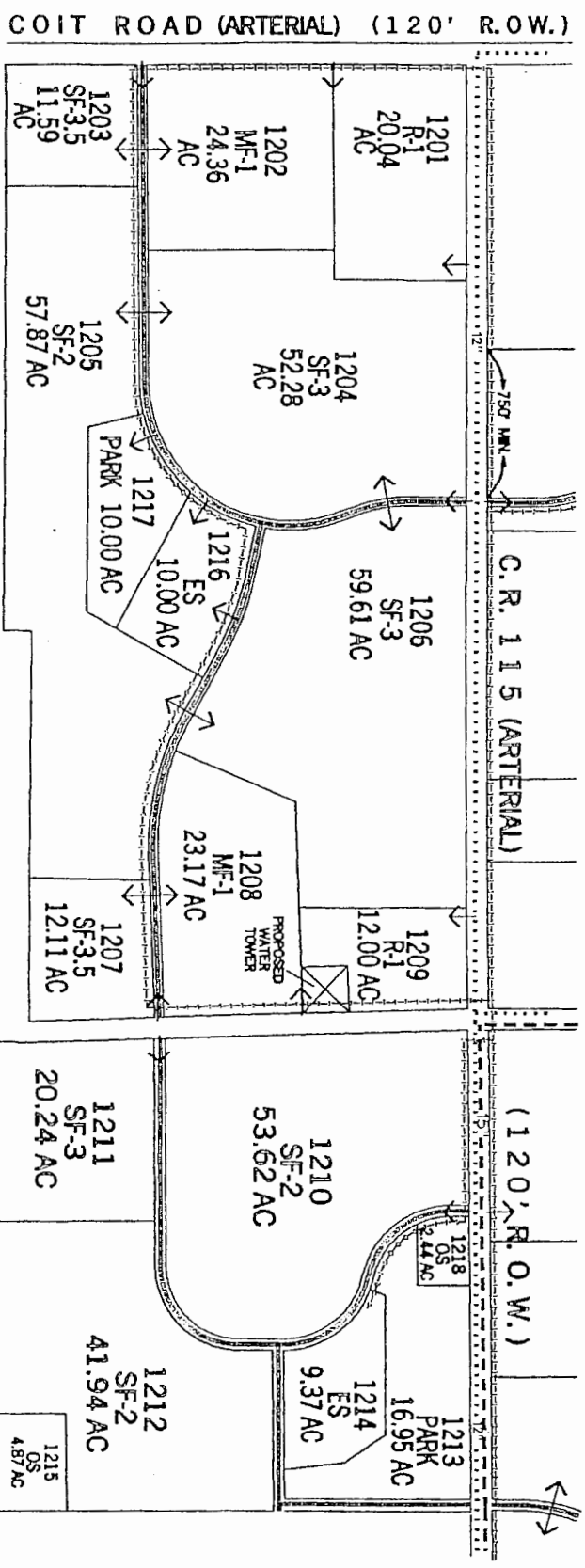
**PTSCHB & ASSOCIATES, INC.**  
 Professional Engineers - Land Surveyors - Development Consultants

2581 Westcendre Boulevard, Suite 5, West Palm Beach, Florida 33407 (561) 640-3000  
 2600 Dickrude Pkwy., Suite 240, McKinney, Texas 75070 (972) 562-9605

JUL 31 2001

NOTE:  
 THE BOUNDARY FOR PLANNING AREA NO. 12  
 IS DEFINED BY THE CENTER LINE OF THE  
 FOLLOWING ROADS WHICH SURROUND IT:

COIT ROAD  
 C.R. 115  
 BOUNDARY OF CUSTER WEST PROPERTY



Unused Density of a Developed Tract may be Transferred to another Tract within the Planning Area.

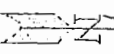
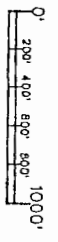
- NOTES:
- Setback may be 10' when adjacent to private recreation open space or 0' when adjacent to lake or water body.
  - 25 feet required when abutting any District requiring a rear (side) yard, or when abutting a Golf Course.
  - When adjacent to Residential District, the greater rear-yard requirement of the two will prevail.
  - 15 feet required when abutting any zone requiring a side yard.
  - May be reduced to 10' with site plan approval.
  - Office, Hotel, & Multi-Family up to 250' are permitted.
  - Building height may not exceed 35' unless required yards are increased by one foot for each one foot of additional building height.

LEGEND:

- DENOTES SEWER
  - DENOTES WATER
  - DENOTES FUTURE ENTRANCE LOCATION
  - DENOTES HIKE/BIKE TRAIL
  - DENOTES TRACT BOUNDARY
  - 8" DENOTES SEWER
  - 12" DENOTES WATER
  - DENOTES FUTURE ENTRANCE LOCATION
  - DENOTES HIKE/BIKE TRAIL
  - DENOTES TRACT BOUNDARY
- TRACT NUMBER  
 ZONING CLASSIFICATION  
 ACRES

JUL 31 2001

# GENERAL DEVELOPMENT PLAN PLANNING AREA 12 STONEBRIDGE RANCH WESTERRA STONEBRIDGE, L.P.



**PETSCHKE & ASSOCIATES, INC.**  
 Professional Engineers - Land Surveyors - Development Divisions  
 2981 Macomber Boulevard, Suite 5, West Palm Beach, Florida 33407 (561) 840-3000  
 2600 Bokardo Pkwy., Suite 240, Midway, Texas 75070 (972) 552-9505

EXHIBIT "C"