

AN ORDINANCE ZONING 24.23 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 380 AND SKYLINE DRIVE, WHICH PROPERTY IS MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT A, PLANNED DEVELOPMENT; PROVIDING FOR PLANNED DEVELOPMENT REGULATIONS; PROVIDING FOR MAXIMUM DENSITIES; PROVIDING FOR A DETAILED SITE PLAN AND LANDSCAPE PLAN PRIOR TO THE DEVELOPMENT OF SUCH TRACT; 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 24.23 acres of land more fully described in the attached Exhibit A has petitioned the City of McKinney to zone such tract "Planned Development;" and,

WHEREAS, after due notice of the requested zoning change 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, the City Council is of the opinion that such zoning change should be made.

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

Section I: That the tract of land more fully described in the attached Exhibit A is hereby zoned Planned Development with the following specific uses permitted and maximum densities for the areas shown in the attached zoning map:

- a. The C-Planned Center area shall be developed according to the regulations of Section 3.14 of Ordinance No. 1270 of the City of McKinney.
- b. The RG-15 area shall be developed according to the regulations of Section 3.10 of Ordinance No. 1270 of the City of McKinney, except that the maximum density shall be 24 dwelling units per acre.
- c. A maximum of 25 percent of the RG-15 area may be developed as office-showrooms.

Section II: That prior to the development of such property in this Planned Development area, a complete site plan, landscape plan and detailed development regulations shall be submitted to and receive the approval of the Planning and Zoning Commission of the City and the City Council of the City of McKinney, Texas.

Section III: That no development 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 This Ordinance and the subsequent site plan and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.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 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 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 PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, on this the 16th day of August, 1983.
CORRECTLY ENROLLED:

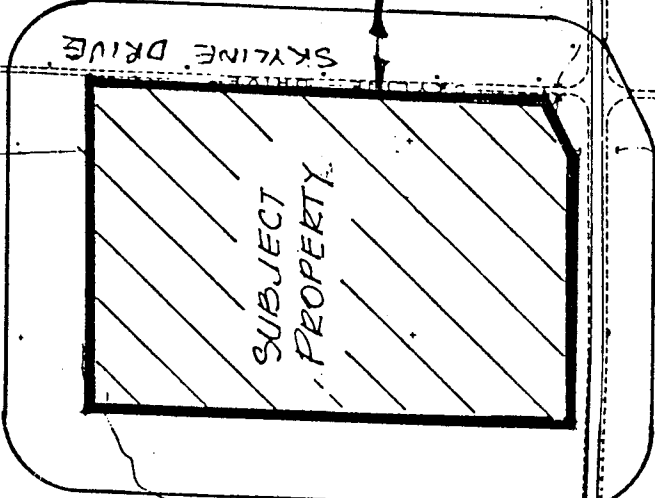
Jennifer S. Cravens
JENNIFER CRAVENS
CITY SECRETARY

OLD CELINA ROAD



200'

45,300



45,300

