

ORDINANCE NO. 2003-05-050

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270, AND AS AMENDED, OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 335.004 ACRE TRACT LOCATED ON THE EAST SIDE OF CUSTER ROAD AND APPROXIMATELY 2,000 FEET NORTH OF STATE HIGHWAY 121, IS HEREBY REZONED FROM "AG" – AGRICULTURAL DISTRICT AND "PD" – PLANNED DEVELOPMENT, GENERALLY FOR RESIDENTIAL USES TO "PD" – PLANNED DEVELOPMENT, GENERALLY FOR RESIDENTIAL, RETAIL AND COMMERCIAL 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 335.004 acre tract located on the East Side of Custer Road and Approximately 2,000 Feet North of State Highway 121, from "AG" – Agricultural District and "PD" – Planned Development, Generally for Residential Uses to "PD" – Planned Development, Generally for Residential, Retail and Commercial Uses; 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, and as amended, of the City of McKinney is hereby amended so that an approximately 335.004 acre tract located on the East Side of Custer Road and Approximately 2,000 Feet North of State Highway 121, from "AG" – Agricultural District and "PD" – Planned Development, Generally for Residential Uses to "PD" – Planned Development, Generally for Residential, Retail and Commercial Uses.

Section 2. Use and development of the subject property shall conform to regulations of the Regional Employment Center Base Zoning Districts and the Planned Development Ordinance No. 2001-02-017, except as listed below:

- a. The subject property shall be zoned according to the attached zoning exhibit, see attached Exhibit "A".
- b. The subject property shall develop according to the attached general development plan, see attached Exhibits "B" and "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.

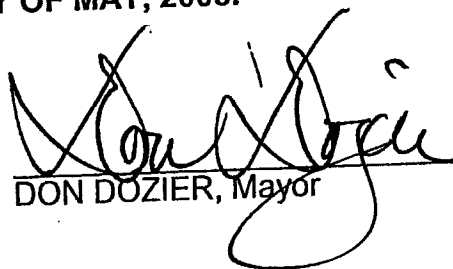
Section 5.

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 20<sup>th</sup> DAY OF MAY, 2003.**

  
DON DOZIER, Mayor

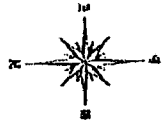
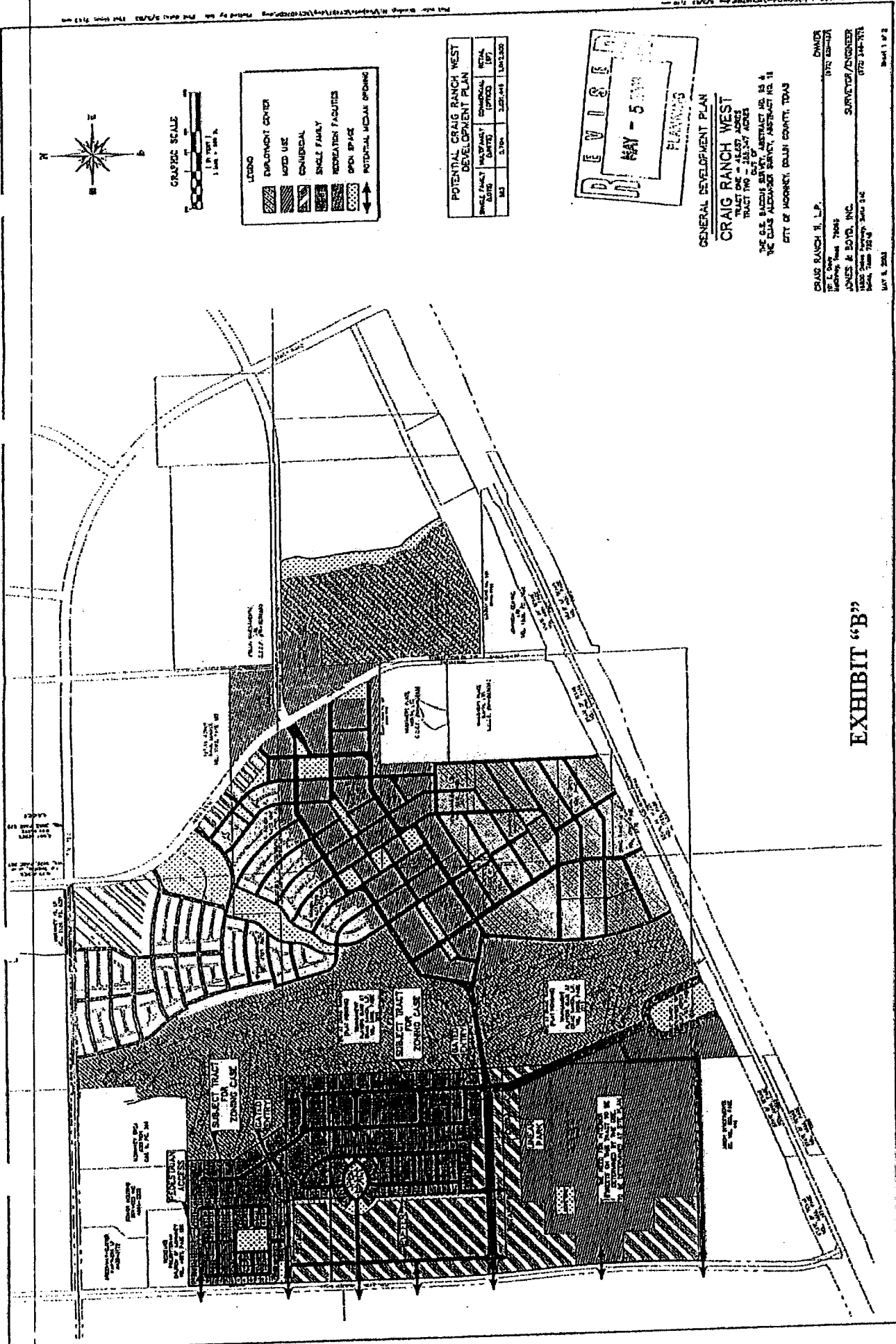
ATTEST:

  
JENNIFER SPROULL, City Secretary  
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:

  
MARK S. HOUSER, City Attorney





GRAPHIC SCALE  
1" = 100'  
1" = 30.48 M

LEGEND	DESCRIPTION
[Diagonal lines /]	RECREATION CENTER
[Diagonal lines \]	WATER USE
[Cross-hatch]	COMMERCIAL
[Stippled]	SINGLE FAMILY
[Dotted]	RECREATION FACILITIES
[Horizontal lines]	OPEN SPACE
[Vertical lines]	POTENTIAL MEDIAN OPENING

POTENTIAL CRAIG RANCH WEST DEVELOPMENT PLAN			
TRACT AREA	ACRES	PERCENTAGE DEVELOPED	TOTAL ACRES
103	5,700	2,825.441	1,012,200

**REVISIONS**  
MAY - 5 1974  
PLANNING

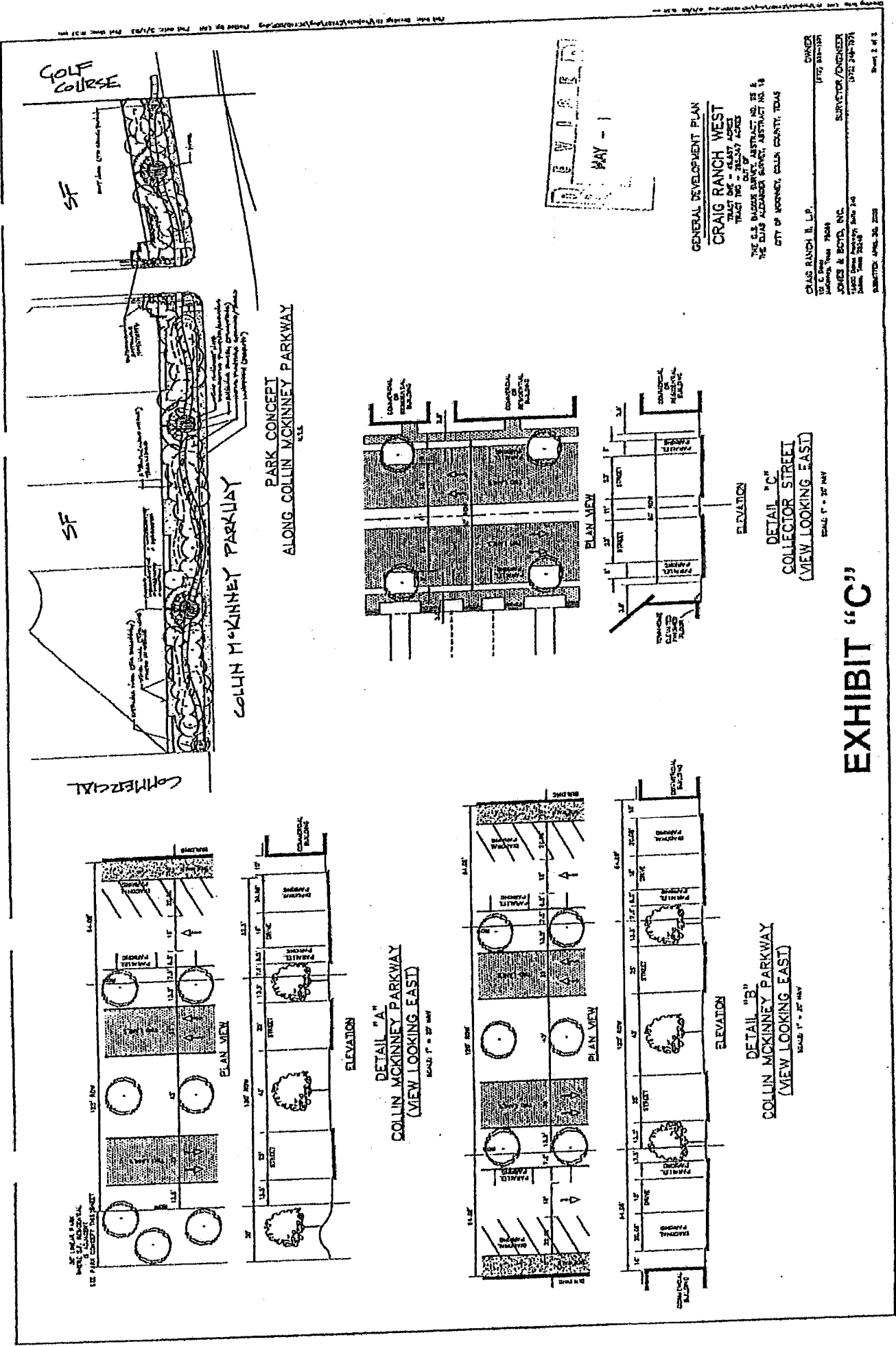
GENERAL DEVELOPMENT PLAN

**CRAIG RANCH WEST**

TRACT ONE - 14,507 ACRES  
TRACT TWO - 5,700 ACRES  
THE G.E. BAIRD SURVY, ABSTRACT NO. 18, 4  
THE GUS ALLEN SURVY, ABSTRACT NO. 11  
CITY OF HOUSTON, DALLAS COUNTY, TEXAS

CRAIG RANCH II, L.P.  
DAMES  
1072 LINDA  
HOUSTON, TEXAS 77044  
JONES & BOND, INC.  
SURVEYOR/ENGINEER  
1400 TEXAS STREET, SUITE 210  
HOUSTON, TEXAS 77002  
MAY 8, 1974

EXHIBIT "B"



GOLF COURSE

SF

SF

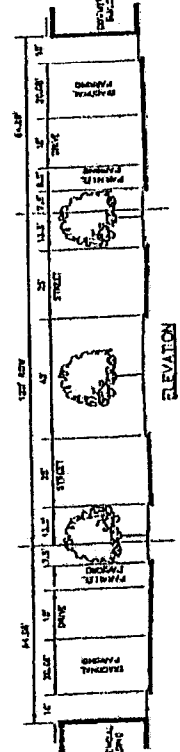
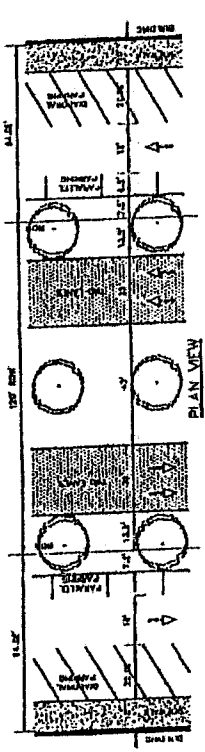
COMMERCIAL

**COLLIN MCKINNEY PARKWAY**

**PARK CONCEPT  
ALONG COLLIN MCKINNEY PARKWAY**

**DETAIL "A"  
COLLIN MCKINNEY PARKWAY  
(VIEW LOOKING EAST)**

SCALE 1" = 20' MAY



**DETAIL "B"  
COLLIN MCKINNEY PARKWAY  
(VIEW LOOKING EAST)**

SCALE 1" = 20' MAY

MAY - 1

**GENERAL DEVELOPMENT PLAN  
CRAIG RANCH WEST**

TRACT NO. 20 - ALABAMA ACRES  
TRACT NO. 21 - 21.00 ACRES  
TRACT NO. 22 - 21.00 ACRES  
TRACT NO. 23 - 21.00 ACRES  
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TRACT NO. 97 - 21.00 ACRES  
TRACT NO. 98 - 21.00 ACRES  
TRACT NO. 99 - 21.00 ACRES  
TRACT NO. 100 - 21.00 ACRES

CRAIG RANCH II, L.P.  
10000 W. Loop West  
Houston, Texas 77042  
OWNER  
(713) 831-1151

JONES & BOTS, INC.  
10000 W. Loop West, Suite 200  
Houston, Texas 77042  
SURVEYOR/ENGINEER  
(713) 241-7791

DATE: APRIL 26, 2001  
SHEET 2 OF 2

**EXHIBIT "C"**