

ORDINANCE NO. 2003-11-104

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1621 AND AS AMENDED, OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT A 1.6345 ACRE TRACT LOCATED GENERALLY ON THE NORTHEAST CORNER OF STONEBRIDGE DRIVE AND CUSTER ROAD IS HEREBY REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT GENERALLY FOR "O – 1" OFFICE USES, TO "PD" – PLANNED DEVELOPMENT DISTRICT GENERALLY FOR "R-1" – RETAIL 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 a 1.6345 acre tract located generally on the Northeast corner of Stonebridge Drive and Custer Road, from "PD" – Planned Development District generally for "O-1" – Office uses to "PD" – Planned Development District generally for "R-1" – Retail 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. 1621 of the City of McKinney is hereby amended so that a 1.6345-acre tract located generally on the Northeast corner of Stonebridge Drive and Custer Road, fully depicted in Exhibit "A", from "PD" – Planned Development District generally for "O-1" – Office uses to "PD" – Planned Development District generally for "R-1" – Retail uses.

Section 2. 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 3. 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 4. 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 5.

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.

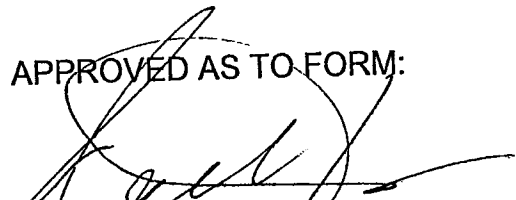
**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 18th DAY OF NOVEMBER, 2003.**

  
BILL WHITFIELD Mayor

ATTEST:

  
JENNIFER SPROULL, City Secretary  
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:

  
MARK S. HOUSER, City Attorney

J. BILLINGHAM SURVEY - ABSTRACT NO. 242

F.M. NO. 2478

CUSTER ROAD

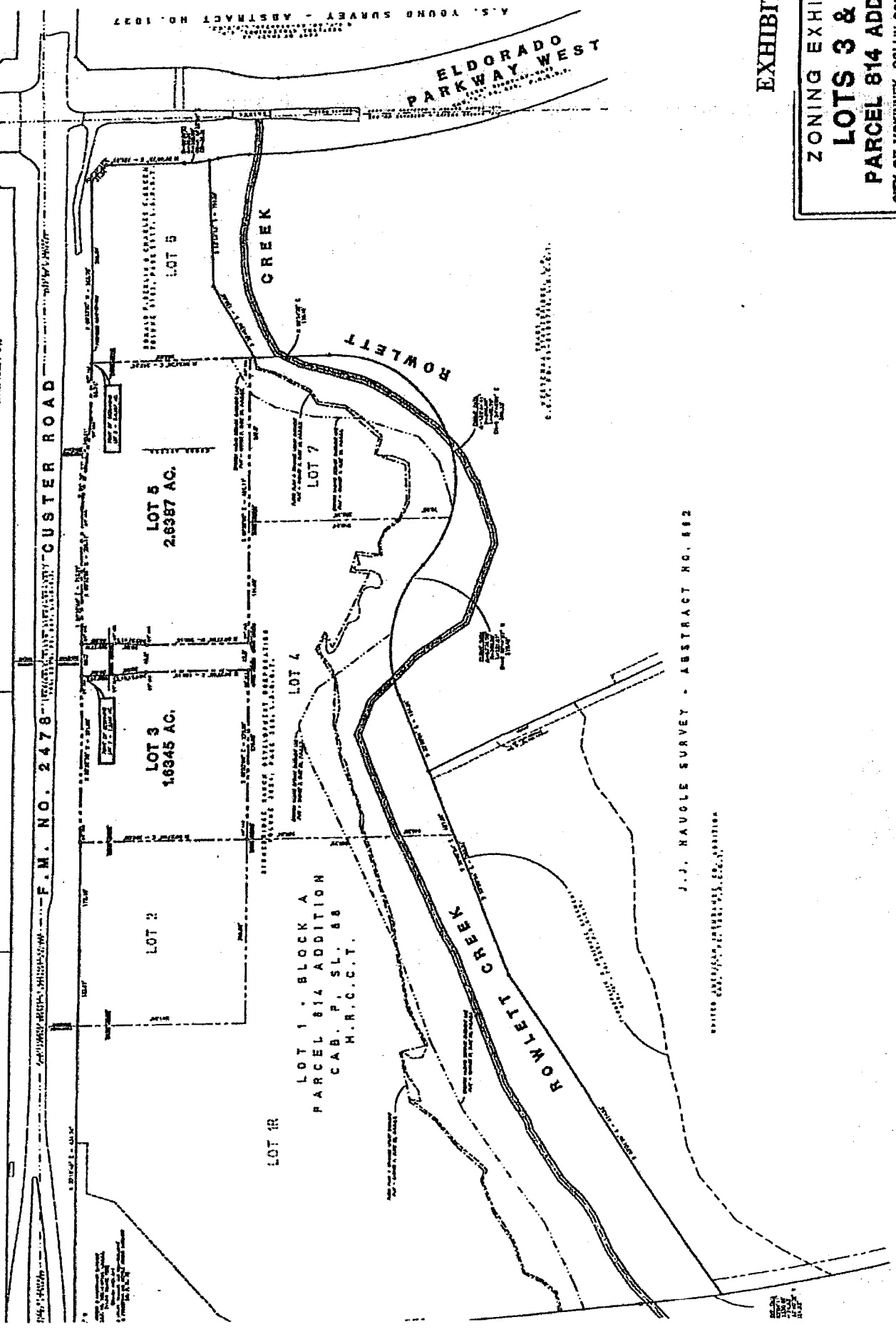
A.S. YOUNG SURVEY - ABSTRACT NO. 1027

ELDORADO PARKWAY WEST



37.5' 75' 150'

37.5' 75' 150'



LOT 1, BLOCK A  
PARCEL 814 ADDITION  
C.A.B. P. S.L. 88  
H.R.C.C.T.

LOT 5  
26987 AC.

LOT 3  
16945 AC.

LOT 4

LOT 7

LOT 8

CREEK

ROWLETT

ROWLETT CREEK

J.J. NAUGLE SURVEY - ABSTRACT NO. 812

EXHIBIT "A"

ZONING EXHIBIT

LOTS 3 & 5

PARCEL 814 ADDITION

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BY: DWG. OFFICE

BY: [Signature]