

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT 53.8 ACRES IN THE ED BRADLEY SURVEY (TRACTS 1 and 2, PARK PLACE) LOCATED NORTH OF WILSON CREEK PARKWAY AND EAST OF THE NEW HIGH SCHOOL IS ZONED PD-SINGLE FAMILY 5,000 SQUARE FOOT MINIMUM LOT SIZE AND RG-25 GENERAL RESIDENCE, 2500 SQUARE FEET PER UNIT MINIMUM; PROVIDING FOR A SITE PLAN; 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 53.8 acres of land in the Ed Bradley Survey (Tracts 1 and 2, Park Place) located north of Wilson Creek Parkway and east of the new high school have petitioned the City of McKinney to zone such property PD-Single Family 5,000 Square Foot Minimum Lot Size and RG-25 General Residence, 2,500 Square Feet Per Unit Minimum, and,

WHEREAS, after due notice of the requested zoning changes 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 real estate more fully described in the attached Exhibit "A" is hereby rezoned from its present classification of "PD-Townhouse and RS-60, Single Family 6,000 Square Foot Minimum Lot Size" to "PD-Single Family 5,000 Square Foot Minimum Lot Size and RG-25, General Residence, 2,500 Square Feet Per Unit Minimum".

SECTION II: The following special development regulations shall apply: The standards for the PD-RS-50 district shall be the same as in an RS-45 District, except that the minimum lot size shall be 5,000 square feet. A Schematic Site Plan shall be used for the RG-25 District (Exhibit "B").

SECTION III: 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 IV: 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 V: 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 19th day of November, 1985.

CORRECTLY ENROLLED:

  
JENNIFER CRAVENS  
CITY SECRETARY

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**TRACT I**

Being a tract of land situated in the Ed Bradley Survey, Abstract No. 85, City of McKinney, Texas, and being more particularly described as follows:

COMMENCING at the Northwest corner of the Park Place Addition, an addition to the City of McKinney, as recorded in Cabinet F-366 of the Plat Records of Collin County, Texas;

THENCE: S 0° 12' 00" W, along the West line of said Park Place Addition, a distance of 907.0 feet to the POINT OF BEGINNING;

THENCE: East, a distance of 173.0 feet to the beginning of a curve to the right, said curve having a central angle of 22° 45' and a radius of 200.0 feet;

THENCE: along said curve to the right, an arc distance of 102.0 feet to the point of tangency;

THENCE: S 77° 15' E, a distance of 345.0 feet to a point for a corner;

THENCE: S 21° 15' W, a distance of 195.0 feet to the beginning of a curve to the left, said curve having a central angle of 30° 30' and a radius of 370.0 feet;

THENCE: along said curve to the left, an arc distance of 257.0 feet to the point of tangency;

THENCE: S 09° 15' E, a distance of 388.0 feet to a point in the North line of Wilson Creek Parkway (a 100 foot right-of-way) for a corner, said point being located in a curve to the right;

THENCE: along said curve to the right, in a westerly direction, thru a central angle of 08° 30' and a radius of 3548.51 feet, an arc distance of 545.0 feet to a point for a corner;

THENCE: N 0° 12' 00" E, along the West line of the previously described Park Place Addition, a distance of 990.0 feet to the POINT OF BEGINNING and CONTAINING 11.9 acres of land more or less.

**EXHIBIT A**  
LEGAL DESCRIPTION  
TRACT 2

Being a tract of land situated in the Ed Bradley Survey, Abstract No. 85, City of McKinney, Collin County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest Corner of the Park Place Addition, an addition to the City of McKinney, as recorded in Cabinet F-366 of the Plat Records of Collin County, Texas;

THENCE: N 89° 28' E, along the North line of said Park Place Addition, a distance of 1120.20 feet to a point for a corner;

THENCE: S 0° 08' 52" E, a distance of 730.0 feet to a point for a corner;

THENCE: N 89° 43' 44" E, a distance of 300.0 feet to a point for a corner;

THENCE: S 01° 51' 00" E, a distance of 365.0 feet to a point for a corner;

THENCE: S 27° 15' E, a distance of 60.0 feet to a point for corner;

THENCE: S 40° 30' E, a distance of 245.0 feet to a point in a curve to the right for a corner, said curve having a central angle of 24° 30' and a radius of 310.0 feet;

THENCE: along said curve to the right, in a southwesterly direction, an arc distance of 170.0 feet to a point of tangency;

THENCE: S 58° 00' W, a distance of 178.0 feet to the beginning of a curve to the left, said curve having a central angle of 57° 00' and a radius of 320.0 feet;

THENCE: along said curve to the left, an arc distance of 310.0 feet to the point of tangency;

THENCE: S 01° 00' W, a distance of 32.0 feet to a point in the North line of Wilson Creek Parkway (a 100 foot right-of-way) for a corner, said point being located in a curve to the left, said curve having a central angle of 11° 15' and a radius of 2039.64 feet;

THENCE: along said curve to the left, following the North line of Wilson Creek Parkway in a westerly direction, an arc distance of 400.0 feet to the point of tangency;

THENCE: S 81° 06' 28" W, a distance of 180.0 feet to the beginning of a curve to the right, said curve having a central angle of 01° 01' 52" and a radius of 3548.51 feet;

THENCE: along said curve to the right, an arc distance of 45.29 feet to a point for corner;

THENCE: N 09° 15' W, a distance of 388.0 feet to the beginning of a curve to the right, said curve having a central angle of 30° 30' and a radius of 370.0 feet;

THENCE: along said curve to the right, an arc distance of 257.0 feet to the point of tangency;

THENCE: N 21° 15' E, a distance of 195.0 feet to a point for corner;

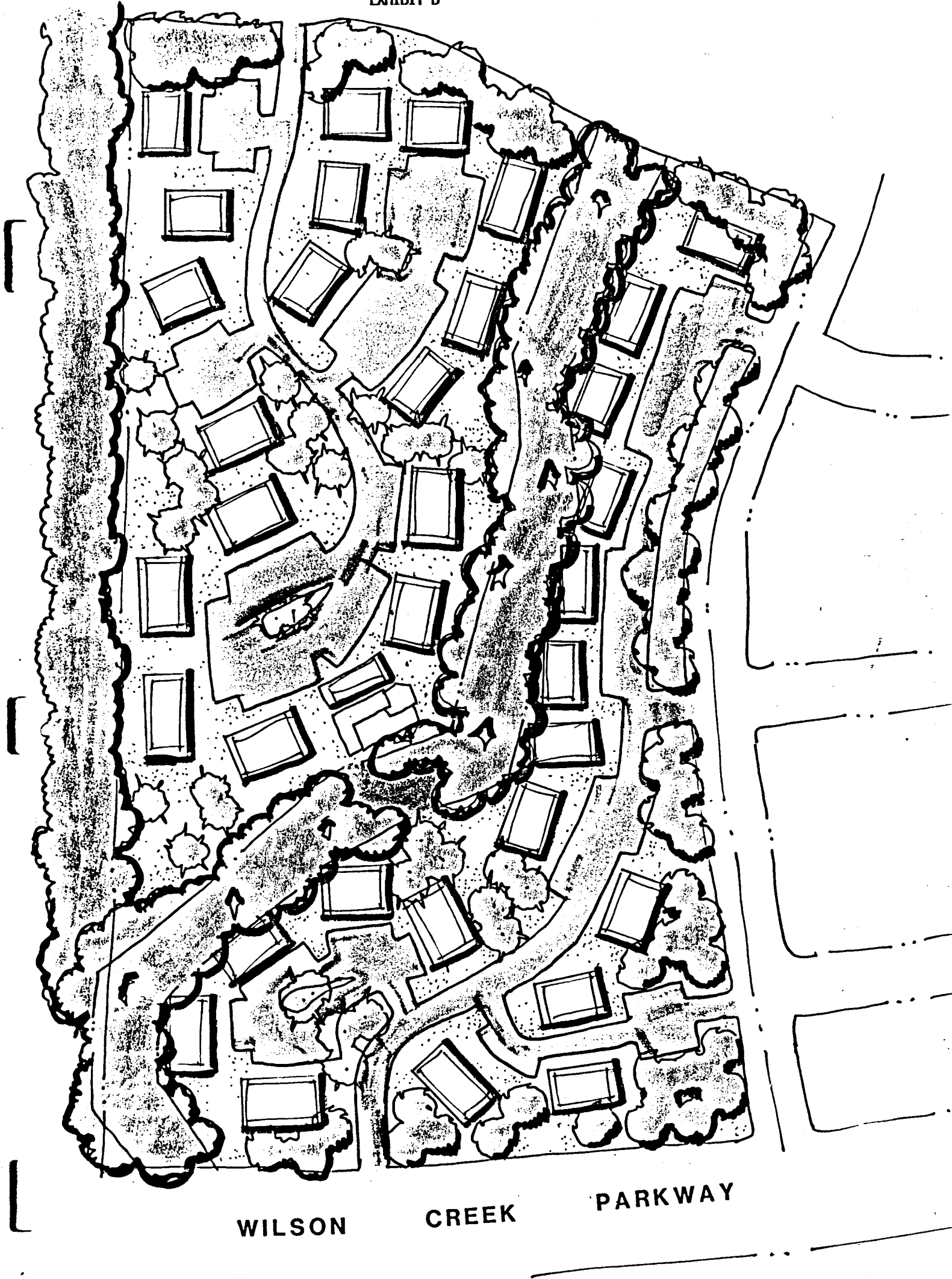
THENCE: N 77° 15' W, a distance of 345.0 feet to the beginning of a curve to the left, said curve having a central angle of 22° 45' and a radius of 200.0 feet;

THENCE: along said curve to the left, an arc distance of 102.0 feet to the end of said curve;

THENCE: West, a distance of 173.0 feet to a point for a corner, said point being in the West line of the previously described Park Place Addition;

THENCE: N 0° 12' 00" E, along the said West line of the Park Place Addition, a distance of 907.0 feet to the POINT OF BEGINNING and CONTAINING 41.9 acres of land more or less.

EXHIBIT B



WILSON CREEK PARKWAY

Conceptual Site Plan  
PARK PLACE

