

ORDINANCE NO. 2008-05-046

AN ORDINANCE AMENDING ORDINANCE NO. 1270, AND AS AMENDED, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 23.97 ACRE PROPERTY, GENERALLY LOCATED ON THE NORTH SIDE OF STATE HIGHWAY 121 AND APPROXIMATELY 275 FEET WEST OF COUNTY ROAD 197, IS ZONED FROM "AG" – AGRICULTURAL DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; 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 23.97 acre property, generally located on the north side of State Highway 121 and approximately 275 feet west of County Road 197, from "AG" – Agricultural District to "PD" – Planned Development District, generally to modify the development standards, 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:**

Section 1. Ordinance No. 1270 is hereby amended so that an approximately 23.97 acre property, generally located on the north side of State Highway 121 and approximately 275 feet west of County Road 197, which is more fully depicted on Exhibit "A", attached hereto, is hereby rezoned from "AG" – Agricultural District to "PD" – Planned Development District, generally to modify the development standards.

Section 2. Use and development of the subject property shall conform to the following regulations:

1. The subject property shall develop in accordance with the "AG" – Agricultural District regulations of the Zoning Ordinance except as follows:
  - a. The subject property shall generally develop according to the attached site plan more fully depicted on the attached Zoning Exhibit "B".
  - b. The minimum lot area shall be no less than 5 acres.

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 \$2,000.00, 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 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.

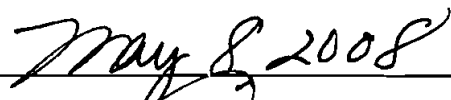
**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 6<sup>th</sup> DAY OF MAY, 2008.**

  
\_\_\_\_\_  
BILL WHITFIELD Mayor

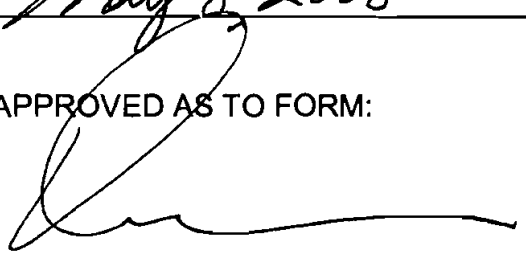
CORRECTLY ENROLLED:

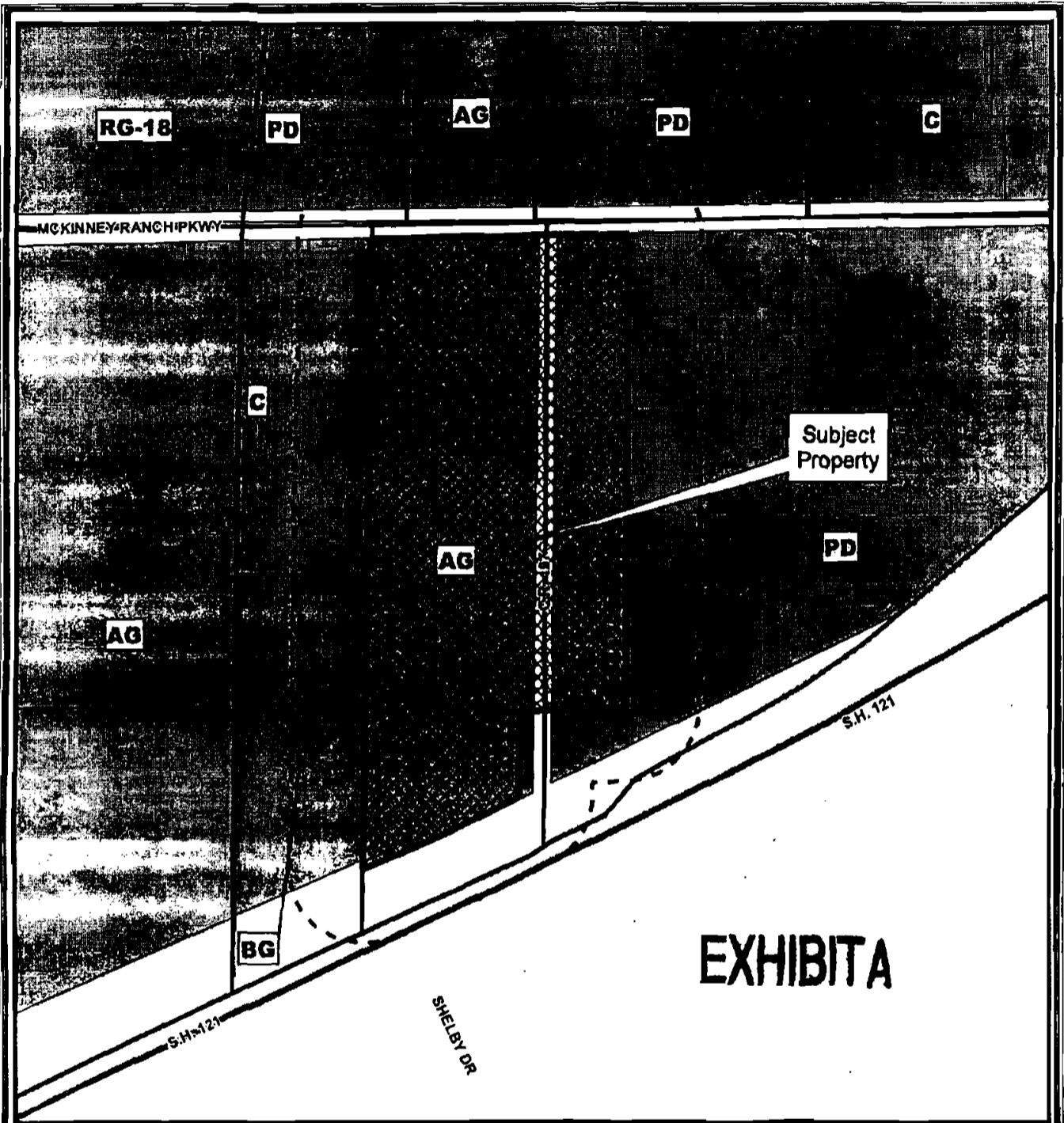
  
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SANDY HART, TRMC, MMC  
City Secretary  
BEVERLY COVINGTON, TRMC, CMC  
Deputy City Secretary

DATE:

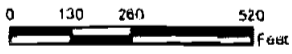
  
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APPROVED AS TO FORM:

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



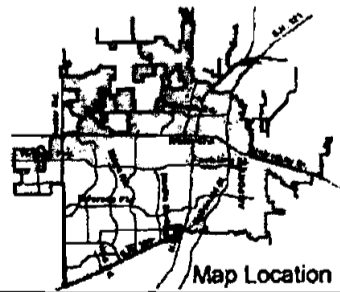
# EXHIBIT A



## Notification Case

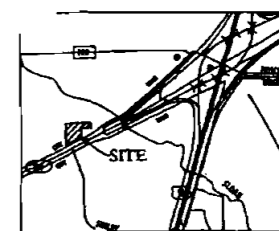
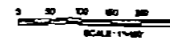
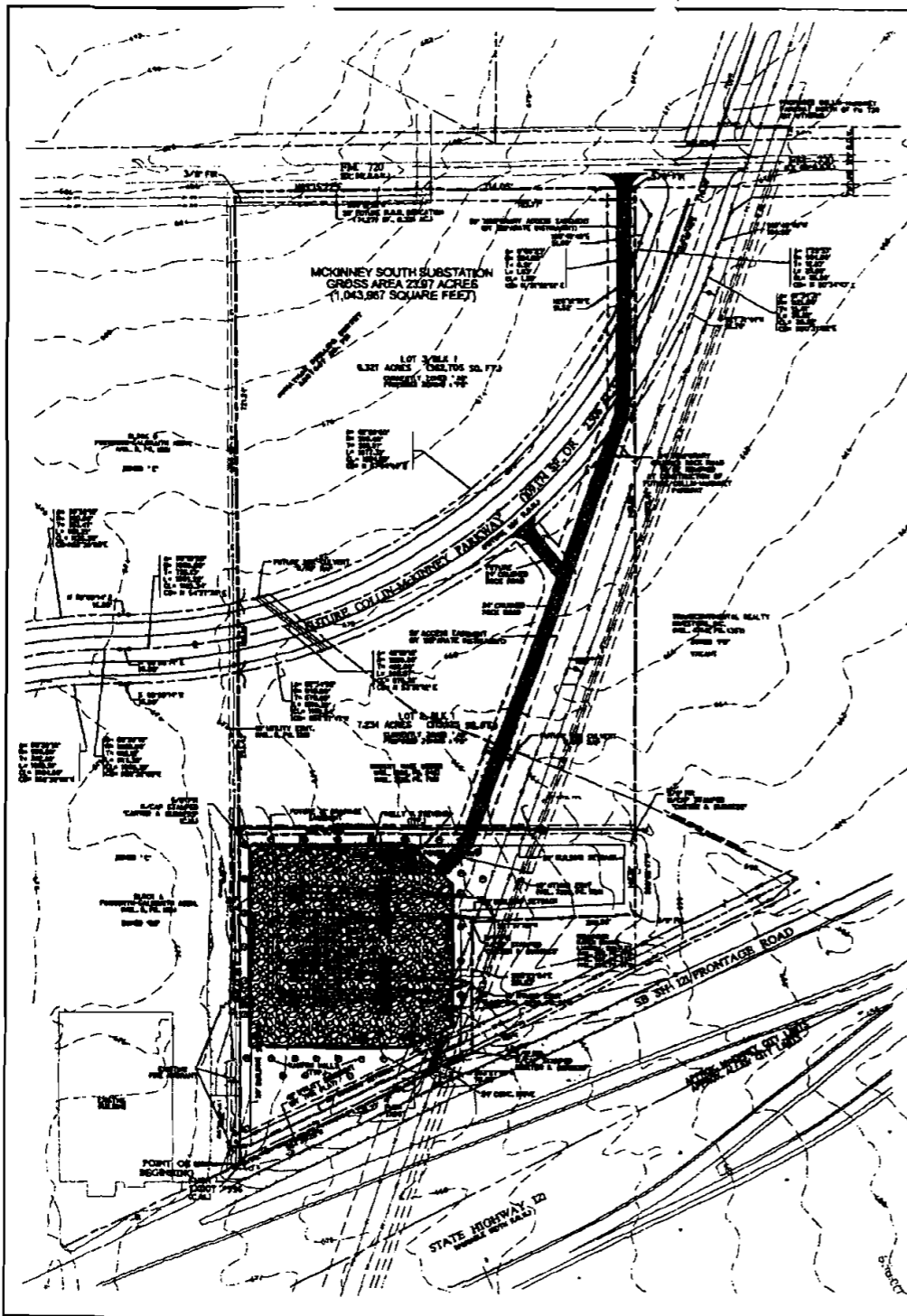
Notice Case: 08-095Z  
R-6719-000-0110-1

--- 200' Notification Buffer



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DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



- LEGEND**
- EXISTING WATER
  - EXISTING TRANSMISSION TOWER
  - EXISTING AIR COMPRESSOR
  - EXISTING 12" WATER MAIN
  - EXISTING ELECTRIC METER
  - EXISTING ELECTRIC METER
  - EXISTING POWER POLE
  - EXISTING GUY WIRE
  - EXISTING WATER VALVE
  - EXISTING FIRE WELLDOWN
  - EXISTING WATER AIR RELEASE
  - EXISTING GUY WIRE
  - EXISTING TELEPHONE POST/STAKE
  - EXISTING TRAFFIC SIGN
  - EXISTING HIGH-VOLTAGE ELECTRIC LINE
  - EXISTING WASTE INLET
  - FUTURE 12" WATER LINE
  - FUTURE 12" SANITARY SEWER
  - FUTURE FORCE MAIN
  - PROPOSED TRANSMISSION TOWER
  - FUTURE 12" WATER LINE
  - FUTURE 12" SANITARY SEWER
  - FUTURE FORCE MAIN
  - PROPOSED TRANSMISSION TOWER
- PLAN SYMBOLS**
- FUTURE 12" WATER LINE
  - FUTURE 12" SANITARY SEWER
  - FUTURE FORCE MAIN
  - PROPOSED TRANSMISSION TOWER

- LAND USE**
- EXISTING ZONING
  - A0 - AGRICULTURE
  - C0 - COMMERCIAL
  - PD - PLANNED DEVELOPMENT (UNIMPROVED AGRICULTURE)
  - EXISTING LAND USE
  - VACANT
  - LOT 1 PROPOSED LAND USE
  - ELECTRIC SUBSTATION
  - COMMERCIAL CENTER MARKET
  - PROPOSED 12" WATER MAIN
  - COMMERCIAL CENTER AREA
  - 40' S.F. MAX. SIGN
  - NUMBER OF CORNERS OF COMMERCIAL CENTER
  - PROPOSED
  - BUILDING SYMBOLS (PFD)
  - TRACT 1 AND 2
  - 12" WATER MAIN
  - 12" SANITARY SEWER

**LEGAL DESCRIPTION**

WEEKS Robert H. holder of the title of a tract of land in the Jonathan Phillips Survey, Abstract No. 710, in the City of McKinney, Collin County, Texas, and the City of McKinney (County of Collin County), Texas, D.C.C.T., and more more particularly described as follows:

Block 1 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Block 1 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Tract 1 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Tract 2 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Tract 3 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Tract 4 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Tract 5 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Tract 6 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Tract 7 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Tract 8 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Tract 9 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

Tract 10 of a 2 1/2-block subdivision owned by Transportation Management, Inc., of the west half of the West 1/2 of Section 22, Township 33N, Range 12E, County of Collin, Texas, and the City of McKinney, Texas, and more particularly described as follows:

**NOTES**

1. BLOCK 1, LOTS 1, 2, AND 3 OF PROPOSED MCKINNEY SOUTH ADDITION TO BE ZONED PD.
2. ZONING TO PROVIDE EXCLUSION FOR FUTURE 12" WATER AND 12" SANITARY SEWER (C-12).
3. THE LAYOUT FOR THE SUBJECT EXHIBIT WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 55 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

MAR 26 2005

# EXHIBIT B

## ZONING EXHIBIT

**MCKINNEY SOUTH ADDITION  
23.97 ACRE TRACT**  
WITHIN THE  
JONATHAN PHILLIPS SURVEY, ABSTRACT NO. 710  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FOR  
**ONCOR ELECTRIC  
DELIVERY COMPANY, LLC**



**REVISIONS**

1. Issue of Exhibit to the Texas State Planning Commission for Review
2. The Applicant/Owner/Planner is to provide the City with a copy of the Exhibit and a copy of the City's comments on the Exhibit. The Applicant/Owner/Planner is to provide the City with a copy of the City's comments on the Exhibit. The Applicant/Owner/Planner is to provide the City with a copy of the City's comments on the Exhibit.
3. Applicant/Owner/Planner is to provide the City with a copy of the Exhibit and a copy of the City's comments on the Exhibit. The Applicant/Owner/Planner is to provide the City with a copy of the City's comments on the Exhibit. The Applicant/Owner/Planner is to provide the City with a copy of the City's comments on the Exhibit.

DATE: 3/23/05  
BY: [Signature]  
TITLE: [Title]  
SCALE: 1" = 40'  
DATE: 3/23/05  
BY: [Signature]  
TITLE: [Title]  
SCALE: 1" = 40'