

AN ORDINANCE AMENDING ORDINANCE NO. 1270 SO THAT 640.095 ACRES OF LAND ADJACENT TO THE MCKINNEY MUNICIPAL AIRPORT IS ZONED FROM PLANNED DEVELOPMENT, LIGHT MANUFACTURING, RG-18, GENERAL RESIDENCE, 1800 SQUARE FEET PER UNIT MINIMUM, AND AGRICULTURE TO PLANNED DEVELOPMENT AND LIGHT MANUFACTURING; ADOPTING A ZONING 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 640.095 acres of land in adjacent to the McKinney Municipal Airport have petitioned the City of McKinney to zone such property Planned Development and Light Manufacturing; 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 such rezoning change should be made.

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

SECTION I. That Ordinance No. 1270 is hereby amended so that the property described in the attached Exhibit "A" is hereby zoned Planned Development and Light Manufacturing in accordance with the zoning map attached hereto, marked Exhibit "B" and with the zoning standards attached hereto, marked Exhibit "C".

SECTION II. Special Ordinance Provision Approval of a Site Plan shall be required prior to Development. The maximum height of any structure outside of Tract G shall be governed by the McKinney Municipal Airport Zoning Ordinance as it currently exists or may be amended.

SECTION III. That no developer 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 This Ordinance and the subsequent site plan and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.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 thereof, shall be fined any sum not to exceed \$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 September, 1986.

CORRECTLY ENROLLED:


JENNIFER CRAVENS, CITY SECRETARY

EXHIBIT "A"
DESCRIPTION 551.961 ACRES OF LAND
TRACT 1

SITUATED in Collin County, Texas, in the William Davis Survey, Abstract No. 248, the H.T. Chenoweth Survey, Abstract No. 157, the Rufus Survey, Abstract No. 884, the Rufus Sewell Survey, Abstract No. 874, the G. Pilant Survey, Abstract No. 691, the G. Wilson Survey, Abstract No. 1000, and the W.S. Richardson Survey, Abstract No. 747, being a resurvey of several tracts of land listed as follows:

part of the 447.3357 acre TRACT ONE described in a deed from Watson & Taylor Management, Inc., Trustees, to H. Ross Perot, dated December 9, 1983, recorded in Volume 1789, Page 949;

the 95.7005 acre TRACT "A" and part of the 95.7005 acre TRACT "B" described in a deed from Security Savings Association to H. Ross Perot, dated December 16, 1983, recorded in Volume 1794, Page 672;

part of the 28.2798 acre TRACT II described in a deed from Hugo W. Schoellkopf, III to H. Ross Perot, dated December 5, 1983, recorded in Volume 1788, Page 266;

part of the 30.151 acre tract described in a deed from Edward J. Mako and T. Lee Mako to H.R. Perot, dated February 13, 1984, recorded in Volume 1828, Page 118;

and, the 8.005 acre tract described in a deed from Harold Wayne Tomlinson and wife, Peggy Jean Tomlinson, to H. R. Perot, dated July 1, 1985, recorded in Volume 2162, Page 748;

all deeds of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at an existing iron pin by a corner post at the northeast corner of said Rufus Sewell Survey, Abstract No. 884, the southeast corner of said William Davis Survey, Abstract No. 248, the southwest corner of said H.T. Chenoweth Survey, Abstract No. 157, an inside corner of said 447.3357 acre tract and the northwest corner of an 123.526 acre tract (reference Volume 708, Page 552);

THENCE Southerly with the east line of said 447.3357 acre tract and with an established fence and hedge row as follows:

South 0° 53' 18" East, 1700.0 feet;

South 1° 00' 43" East, 800.0 feet;

South 0° 58' 36" East, 1529.33 feet to an iron pin set on the south Right-of-Way line of an abandoned railroad;

THENCE South 2° 55' 37" West with the east line of said 447.3357 acre tract, 563.61 feet to an existing iron pin on the east edge of Enloe Road (rock), at the east, northeast corner of the 124.99 acre TRACT 10 (reference Volume 2108, Page 11), in the east line of said 447.3357 acre tract;

THENCE North 89° 59' 43" West with a north line of said 124.99 acre tract, 427.69 feet to a brass monument set in concrete on the south edge of a small creek, at an inside corner of said 124.99 acre tract;

THENCE North 0° 00' 06" West with an east line of said 124.99 acre tract, 950.1 feet to an iron pin set at a northeast corner of said 124.99 acre tract;

THENCE South 89° 59' 58" West with a north line of said 124.99 acre tract, 650.0 feet to a brass monument set in concrete at an inside corner of said 124.99 acre tract;

THENCE North 0° 00' 22" East with an east line of said 124.99 acre tract, 1400.07 feet to a brass monument set in concrete in said east line, at the south corner of a 6.90 acre TRACT 11-C (reference Volume 2108, Page 11);

THENCE North 8° 31' 52" East with the east line of said 6.90 acre TRACT 11-C, 1314.46 feet to an existing iron pin at the northeast corner of said 6.90 acre TRACT 11-C;

THENCE North 89° 59' 57" West with the north line of said 6.90 acre TRACT 11-C, the north line of a 19.56 acre tract (reference Volume 2253, Page 575), and the north line of a 6.89 acre TRACT 11-B (reference Volume 2108, Page 11), 1389.96 feet to a brass monument set in concrete at the northwest corner of said 6.89 acre tract;

THENCE South 8° 31' 20" East with the west line of said 6.89 acre tract, 1213.38 feet to an iron pin at the southwest corner of said 6.89 acre tract, in the north line of a 37.54 acre TRACT 9-C (reference Volume 2108, Page 13);

THENCE North 1° 09' 21" West with the east line of said Bumpas Street and with the west line of said 447.3357 acre tract, 1370.01 feet to an existing iron pin by a chain link fence corner post at a northwest corner of said 447.3357 acre tract and the southwest corner of a 6.0014 acre tract (reference Volume 1567, Page 930); same being in the east line of said Bumpas Street;

THENCE South 89° 22' 43" East with a north line of said 447.3357 acre tract, the south line of said 6.0014 acre tract, and with a chain link fence, 672.29 feet to an existing iron pin by a chain link fence corner post at an ell corner of said 447.3357 acre tract and the southeast corner of said 6.0014 acre tract;

THENCE North 0° 34' 50" East with the east line of said 6.0014 acre tract, a west line of said 447.3357 acre tract, and with a chain link fence, 439.55 feet to an existing iron pin by a chain link fence corner post at an ell corner of said 447.3357 acre tract and the northeast corner of said 6.0014 acre tract;

THENCE North 89° 19' 00" West with a south line of said 447.3357 acre tract, the north line of said 6.0014 acre tract, and with a chain link fence, 258.95 feet to an existing iron pin by a chain link fence corner post at a southwest corner of said 447.3357 acre tract, the north, northwest corner of said 6.0014 acre tract and in the east line of a 4.0 acre tract (reference Volume 779, Page 36);

THENCE North 0° 15' 47" East with a west line of said 447.3357 acre tract, the east line of said 4.0 acre tract, and with an established fence, 334.39 feet to an iron pin set at a fence intersection at a northwest corner of said 447.3357 acre tract, at the northeast corner of said 4.0 acre tract, in the south line of a 2 acre tract, (reference Volume 718, Page 222);

THENCE South 89° 02' 14" East with a west line of said 447.3357 acre tract, the south line of said 2 acre tract, and approximately with a fence for approximately 80' and continuing in all 204.66 feet to an iron pin set at an ell corner of said 447.3357 acre tract and the southeast corner of said 2 acre tract;

THENCE Northerly with a west line of said 447.3357 acre tract as follows:

North 0° 36' 26" East with the east line of said 2 acre tract, 199.67 feet to an existing iron pin by a post at the northwest corner of said 2 acre tract and the southeast corner of a 5.179 acre tract (reference Volume 718, Page 505);

North 0° 13' 20" East with the east line of said 5.179 acre tract and an east line of the Russells Third Addition (reference Volume 91, Page 238), 884.26 feet to an iron pin set by an old post at an ell corner of said Russells Third Addition, a northwest corner of said 447.3357 acre tract, and in the south line of Anthony Street (a 40' Right-of-Way);

THENCE North 89° 38' 00" East with the south line of said Anthony Street and a north line of said 447.3357 acre tract, 201.43 feet to an iron pin set at a northeast corner of said 447.3357 acre tract, in the south line of said Anthony Street, at the northwest corner of an 80' x 150' lot (reference Volume 1059, Page 740);

THENCE South 0° 53' 51" West with an east line of said 447.3357 acre tract and the west line of said 80' x 150' lot, 150.52 feet to an iron pin set at the southwest corner of said 80' x 150' lot and an ell corner of said 447.3357 acre tract;

THENCE North 88° 48' 48" East with a north line of said 447.3357 acre tract, the south line of said 80' x 150' lot, and the south line of an 80' x 150' lot (reference Volume 1141, Page 732), 160.0 feet to an existing iron pin by a corner post at the southeast corner of said 80' x 150' lot (reference Volume 1141, Page 732); same also being an ell corner of said 447.3357 acre tract;

THENCE North 0° 53' 51" East with the east line of said 80' x 150' lot (reference Volume 1141, Page 732), a west line of said 447.3357 acre tract, and with a fence, 150.52 feet to an existing iron pin at the northeast corner of said 80' x 150' lot (reference Volume 1141, Page 732), a northwest corner of said 447.3357 acre tract, in the south line of said Anthony Street;

THENCE North 89° 41' 22" East with a north line of said 447.3357 acre tract, the south line of said Anthony Street and with the evidence of an established fence, 854.56 feet to an existing iron pin in a north-south established fence, at a north-east corner of said 447.3357 acre tract, in the west line of a 39 acre TRACT 1 (reference Volume 827, Page 530);

THENCE Southerly with an east line of said 447.3357 acre tract and with an established fence as follows:

South 0° 27' 54" East, 1106.16 feet to an existing iron pin;

South 0° 29' 21" East, 1403.99 feet to an existing iron pin on the south side of a corner post at an ell corner of said 447.3357 acre tract, in the south line of an abandoned railroad Right-of-Way;

THENCE South 72° 36' 12" East with a north line of said 447.3357 acre tract and a south line of said railroad, 596.66 feet to an existing iron pin in a north line of said 447.3357 acre tract, at the southwest corner of said 30.151 acre tract; from which a large post bears South 72° 00' East, 9.6 feet;

THENCE North 0° 24' 09" East with the west line of said 30.151 acre tract, 1405.84 feet to an existing iron pin at the west, northwest corner of said 30.151 acre tract and the southwest corner of said 8.005 acre tract; same being 9' east of a corner post;

THENCE Northerly with the west line of said 8.005 acre tract as follows:

North 0° 18' 01" East, 820.35 feet to a point in a north-south established fence;

North 2° 41' 11" East, 130.37 feet with an established fence;

North 1° 07' 06" East, 129.27 feet with an established fence;

North 0° 09' 41" West, 129.76 feet with an established fence to an iron pin set at the northwest corner of said 8.005 acre tract;

THENCE East, 277.93 feet to an existing iron pin at the northeast corner of said 8.005 acre tract and a corner of said 30.151 acre tract;

THENCE North 53° 56' 45" East with a northwest line said 30.151 acre tract, 237.65 feet to an existing iron pin in the center of said Enloe Road (paved);

THENCE South 35° 11' 16" East with the center of said Enloe Road and the north-east line of said 30.151 acre tract, 198.85 feet to an iron pin set in said road center, at a corner of said 30.151 acre tract;

THENCE South 77° 11' 23" East, 37.31 feet to an iron pin set at a fence intersection at the south corner of a 6.61 acre tract (reference Volume 420, Page 552);

THENCE North 3° 45' 06" West with a west line of said 447.3357 acre tract, the east line of said 6.61 acre tract and with an established fence, passing an iron pin set by a post at 650.10 feet where said fence bears to the northeast, continuing in all 951.46 feet to a point in the center of East Fork of the Trinity River, at the north, northwest corner of said 447.3357 acre tract and the northeast corner of said 6.61 acre tract;

THENCE generally in an Easterly direction with the center of said East Fork and the north line of said 447.3357 acre tract as follows:

South 22° 26' East, 94.87 feet; South 35° 33' East, 70.40 feet;

South 72° 42' East, 115.27 feet; North 65° 28' East, 81.78 feet;

North 47° 55' East, 25.43 feet; North 72° 22' East, 257.87 feet;

North 57° 44' East, 94.69 feet; North 71° 13' East, 36.11 feet;

South 61° 21' East, 43.67 feet; South 24° 25' East, 109.87 feet;

South 50° 42' East, 88.01 feet; North 71° 55' East, 89.75 feet;

North 66° 08' East, 121.23 feet; North 70° 19' East, 63.50 feet;

North 50° 14' East, 137.99 feet; North 61° 12' East, 82.89 feet;

North 76° 58' East, 164.18 feet; North 88° 26' East, 62.34 feet;

South 53° 42' East, 89.82 feet; South 4° 05' West, 211.18 feet;

South 20° 25' West, 277.41 feet to a point in said East Fork;

THENCE South 9° 19' 51" West, leaving said East Fork, 117.70 feet to an existing iron pin on a north line of said 447.3357 acre tract;

THENCE North 88° 53' 55" East with a hedge row and a north line of said 447.3357 acre tract, passing an iron pin set at 447.14 feet and continuing in all 482.14 feet to a point in said East Fork;

THENCE generally in an Easterly direction with the center of said East Fork and the north line of said 447.3357 acre tract as follows:

South 5° 19' West, 84.71 feet; South 22° 34' East, 39.09 feet;

South 50° 25' East, 76.62 feet; South 63° 25' East, 145.97 feet;

North 74° 31' East, 137.99 feet; North 48° 39' East, 65.01 feet;

North 27° 47' East, 158.51 feet; North 3° 36' West, 120.0 feet;

North 24° 58' West, 39.68 feet; North 4° 00' West, 62.14 feet;

North 4° 33' West, 133.0 feet; North 12° 17' West, 211.27 feet;

North 6° 38' East, 89.35 feet; North 43° 45' East, 41.6 feet;

North 64° 31' East, 48.26 feet; North 88° 21' East, 315.57 feet;

South 86° 58' East, 65.03 feet; South 88° 11' East, 108.83 feet;

South 54° 14' East, 74.18 feet; South 25° 29' East, 181.28 feet;

South 27° 47' 29" East, 65.16 feet; South 50° 38' 59" East, 164.46 feet;

South 41° 45' East, 118.39 feet; South 27° 17' East, 76.95 feet;

South 14° 46' East, 65.71 feet; South 13° 19' 36" West, 94.68 feet to a point in said East Fork, at a southeast corner of said 447.3357 acre tract and the northeast corner of said 123.526 acre tract;

THENCE Westerly with a south line of said 447.3357 acre tract, the north line of said 123.526 acre tract, and with an established fence and hedge row as follows:
North 88° 03' 11" West, passing an iron pipe set at 29.0 feet and continuing in all 323.28 feet to an iron pin set;
South 89° 57' 17" West, 327.87 feet to the PLACE of BEGINNING and containing 551.961 acres of land.

DESCRIPTION 52.761 ACRES OF LAND

TRACT 2

SITUATED in Collin County, Texas, in the W.S. Richardson Survey, Abstract No. 747 and in the George Pilant Survey, Abstract No. 691, being a survey of part of the 107.3084 acre TRACT 1 described in a deed from Hugo W. Schoellkopf, III, to H. Ross Perot, dated December 5, 1983, recorded in Volume 1788, Page 262 of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at an existing iron pin at the southeast corner of said W.S. Richardson survey, at the corner of a turn row from the south and a turn row from the West;

THENCE North 89° 27' 52" West with a south line of said 107.3084 acre tract and with said turn row, 829.85 feet to an existing iron pin in the center of a north-south paved road, at the West, southwest corner of said 107.3084 acre tract;

THENCE North 1° 02' 58" East with the West line of said 107.3084 acre tract and with the center line of said road, 538.65 feet to an existing iron pin on the south Right-of-Way line of Farm Road No. 546, at the northwest corner of said 107.3084 acre tract;

THENCE Easterly with the south Right-of-Way line of said Farm Road No. 546 and the north line of said 107.3084 acre tract as follows:

South 89° 40' 20" East, 640.8 feet to a concrete marker at the point of curvature of a curve to the right, from which the radius center bears South 0° 19' 40" West, 11,503.69 feet;

With said curve, an arc length of 451.75 feet around a central angle of 2° 15' to a broken concrete marker at the point of tangency of said curve;

South 87° 25' 20" East, 254.86 feet to an iron pin set in said south Right-of-Way line and the north line of said 107.3084 acre tract; same being the northwest corner of a 54.65 acre TRACT 12 (reference Volume 2108, Page 11);

THENCE South 0° 01' 09" West with the west line of said 54.65 acre tract, 686.87 feet to a brass monument set in concrete at the southwest corner of said 54.65 acre tract; same being in a curve toward the southeast, from which the radius center bears South 32° 20' 17" West, 1492.4 feet;

THENCE generally in a southeasterly direction with the south line said 54.65 acre tract as follows:

With said curve to the right, an arc length of 218.49 feet around a central angle of 8° 23' 18" to a brass monument set in concrete at the point of reverse curve of said curve; from which the radius center of a curve to the left bears North 40° 43' 35" East, 1372.4 feet;

With said curve, an arc length of 972.85 feet around a central angle of 40° 36' 55" to a brass monument set in concrete at the point of tangency of said curve;

THENCE South 89° 53' 20" East with said south line, 1289.89 feet to a brass monument set in concrete at the southeast corner of said 54.65 acre tract, in the east line of said 107.3084 acre tract;

THENCE South 0° 15' 16" East with the east line of said 107.3084 acre tract, 62.15 feet to an existing iron pin at the southeast corner of said 107.3084 acre tract;

THENCE North 89° 52' 35" West with a south line of said 107.3084 acre tract and with a turn row, passing a clump of trees of 708.0 feet and continuing in all 1530.08 feet to an existing iron pin at an ell corner of said 107.3084 acre tract;

THENCE South 1° 12' 05" East with a hedge row and with an east line of said 107.3084 acre tract, 641.10 feet to an existing iron pin by a corner post at the south, southeast corner of said 107.3084 acre tract;

THENCE South 87° 49' 53" West with south line of said 107.3084 acre tract and with an established fence and hedge row, 1356.64 feet to an existing iron pin by a corner post at the south, southwest corner of said 107.3084 acre tract;

THENCE North 0° 31' 51" West with a west line of said 107.3084 acre tract and with a turn row, 1383.14 feet to the PLACE OF BEGINNING and containing 52.761 acres of land.

DESCRIPTION 19.912 ACRES OF LAND

TRACT 3

SITUATED in Collin County, Texas, in the R.H. Locke Survey, Abstract No. 517, being a survey of part of the 117.12 acre TRACT 1 described in a deed from Hugo W. Schoellkopf, III, to H. Ross Perot, dated December 5, 1983, recorded in Volume 1788, Page 266 of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at an existing iron pipe by a triple Hackberry tree at the east south-east corner of said 117.12 acre tract, at the extension of a hedge row from the north and west;

THENCE North $86^{\circ} 53' 30''$ West with a south line of said 117.12 acre tract and with said hedge row, 507.09 feet to an iron pin set at a southeast corner of an 124.99 acre TRACT 10 (reference Volume 2108, Page 11);

THENCE North with the east line of said 124.99 acre tract, in the east line of said 124.99 tract, at the extension of a rock road (Enloe Road) from the north and east;

THENCE North $89^{\circ} 26' 51''$ East with a north line of said 117.12 acre tract and with the center line of said road, 537.55 feet to an existing iron pin by a steel fence post at the east, northeast corner of said 117.12 acre tract;

THENCE Southerly with the east line of said 117.12 acre tract as follows:

South $0^{\circ} 04' 19''$ East with the center of said road, 264.04 feet to an existing iron pin on the east side of said road;

West, 6.48 feet to an existing iron pin in the center line of said road;

South $1^{\circ} 20' 02''$ West with the center of said road, 911.53 feet to an existing iron pin where said road turns to the east;

South $0^{\circ} 25' 41''$ West with a hedge row, 510.01 feet to the PLACE OF BEGINNING and containing 19.912 acres of land.

DESCRIPTION 15.461 ACRES OF LAND

TRACT 4

SITUATED in Collin County, Texas, in the Mary Standifer Survey, Abstract No. 811, being a resurvey of the 15.4837 acre TRACT TWO described in a deed from Watson & Taylor Management, Inc., Trustee, to H. Ross Perot, dated December 9, 1983, recorded in Volume 1789, Page 949 of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at a 60d nail found in the center crack of a north-south concrete street (Bumpas Street), at the northeast corner of said 15.4837 acre tract and the southeast corner of McKinney East Estates Second Section as recorded in Volume 6, Page 46 of the Collin County Map & Plat Records;

THENCE Southerly with the east line of said 15.4837 acre tract and with the approximate center line of a dirt road as follows:

South $0^{\circ} 12' 03''$ West, 33.64 feet to an iron pin set;

South $1^{\circ} 09' 21''$ East, 1356.92 feet to an iron pin set at the southeast corner of said 15.4837 acre tract;

THENCE North $89^{\circ} 40' 44''$ West with the south line of said 15.4837 acre tract, 521.12 feet to an iron pin set in the curved Right-of-Way line of Elm Street (an 80' Right-of-Way), from which the radius center lies South $21^{\circ} 36' 12''$ West, 359.62 feet;

THENCE with said curve and with the south line of said 15.4837 acre tract, an arc length of 87.22 feet around a central angle of $13^{\circ} 53' 45''$ to an iron pin set in said curved Right-of-Way;

THENCE North $1^{\circ} 08' 26''$ West, 738.20 feet to an existing iron pin at a corner of said 15.4837 acre tract; said iron pin being in a north-south fence by a fire plug, on the south line of Gerrish Street (a 40' Right-of-Way);

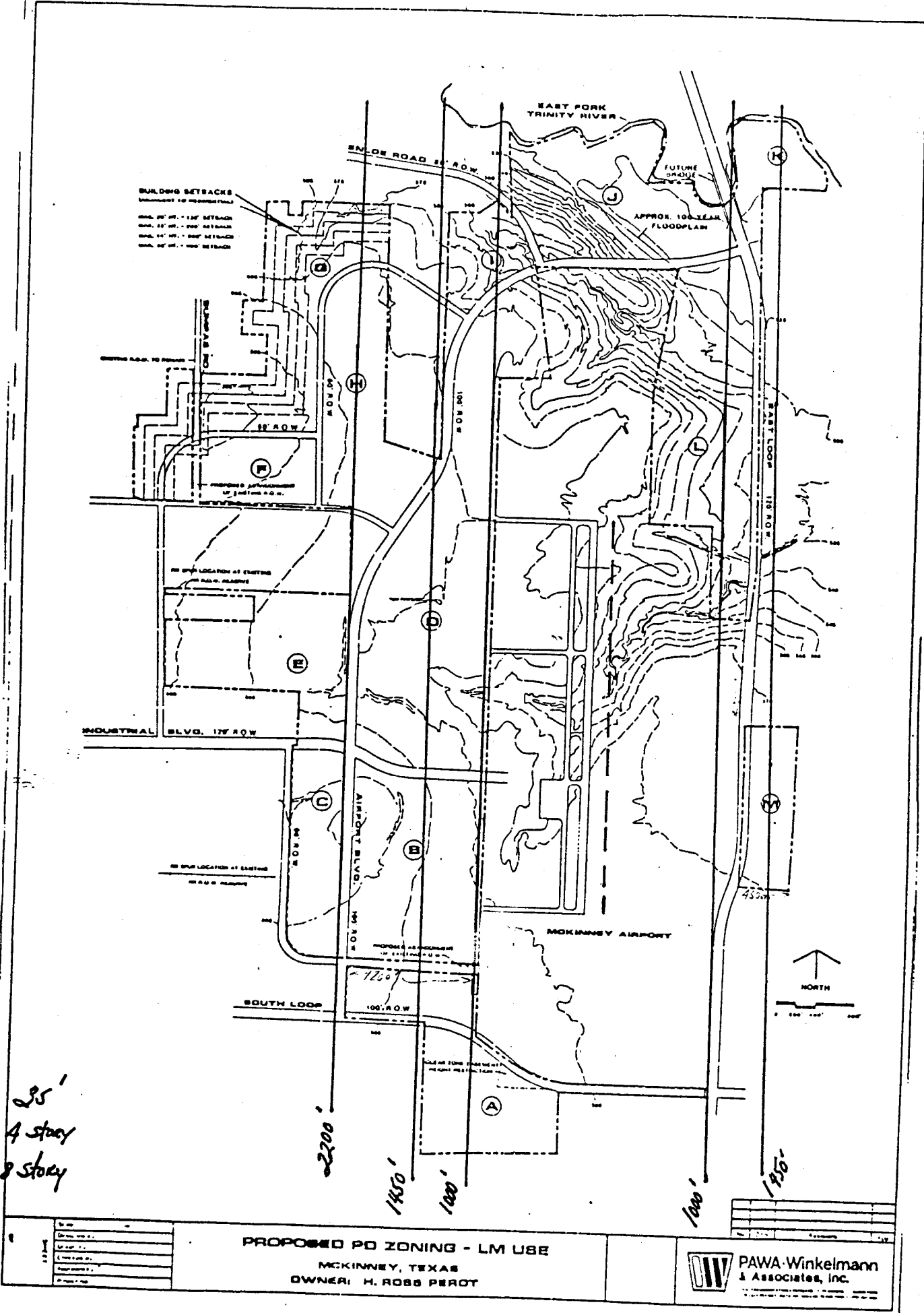
THENCE South $89^{\circ} 36' 01''$ East with a north line of said 15.4837 acre tract and the south line of said Gerrish Street, 32.31 feet to an iron pin set at an ell corner of said 15.4837 acre tract;

THENCE North $0^{\circ} 12' 35''$ West with a west line of said 15.4837 acre tract, 137.66 feet to an iron pin set in an east-west chain link fence, at a northwest corner of said 15.4837 acre tract;

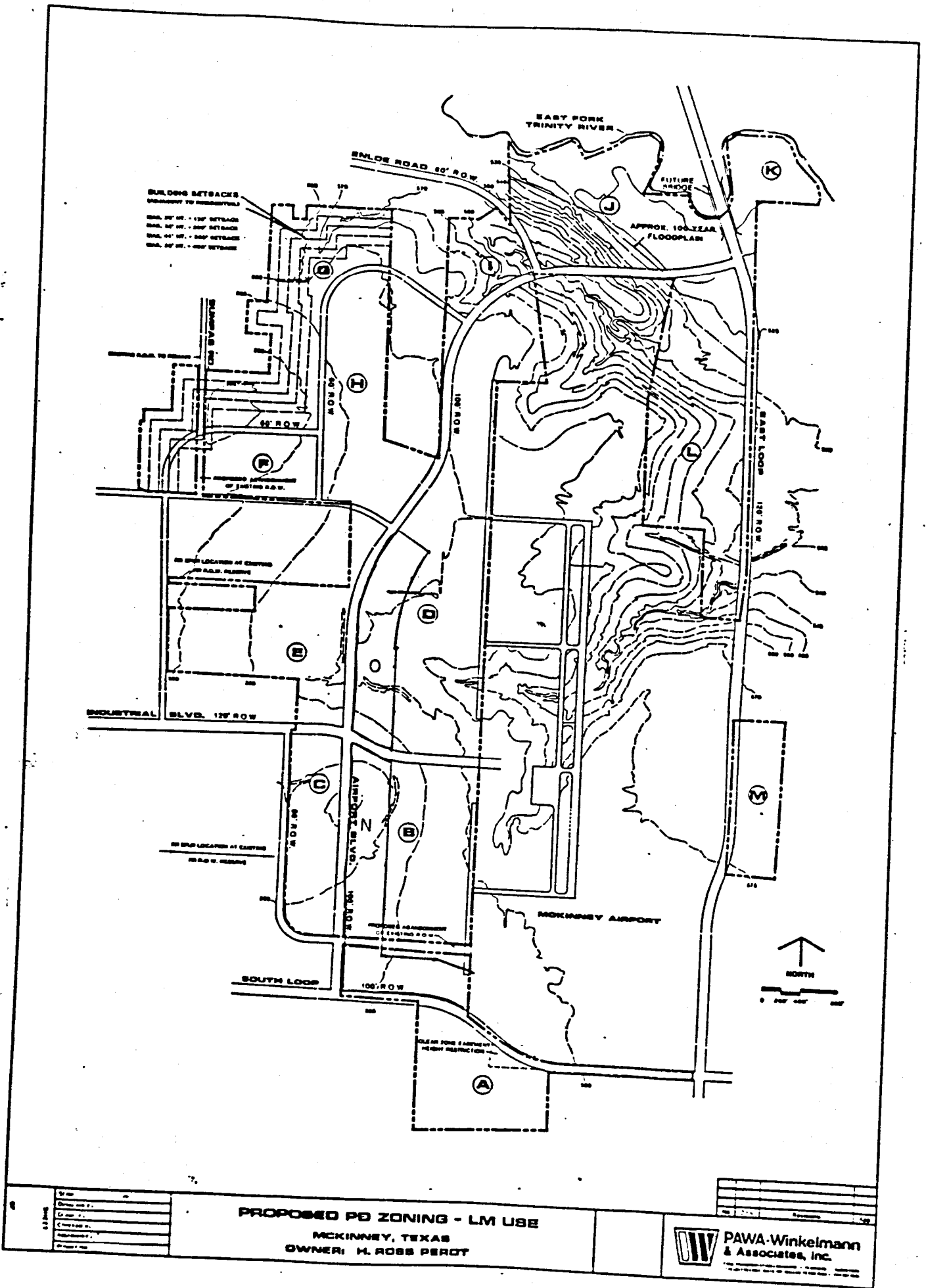
THENCE North $89^{\circ} 53' 45''$ East with a chain link fence and a north line of said 15.4837 acre tract, 291.56 feet to a chain link fence corner post at an ell corner of said 15.4837 acre tract;

THENCE North 0° 52' 57" West with a chain link fence and a west line of said 15.4837 acre tract, 488.03 feet to an existing iron pin by a chain link fence corner post, at the northwest corner of said 15.4837 acre tract and a corner of said McKinney East Estates Second Section;

THENCE North 89° 43' 02" East with the south line of said McKinney East Estates Second Section and the north line of said 15.4837 acre tract, 276.88 feet to the PLACE OF BEGINNING and containing 15.461 acres of land.



25'
 4 story
 8 story



PROPOSED "PD" FOR LIGHT MANUFACTURING DISTRICT ZONING

(1) Purpose: This zone provides a range of office, business, and commercial uses in a unified and coordinated development of the land. With provisions for quality and nuisance-free, development of light industrial and airport related uses. Residential uses, with the exception of hotel or motel have been specifically eliminated while setback and height restrictions protect adjacent residential areas.

(2) Principal Permitted Uses:

- (a) Any use allowed in the "BG" zone, except that all dwellings and other types of living accommodations shall be prohibited save that one quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than twenty thousand (20,000) square feet of lot area.
- (b) Agriculture, including the raising of field crops, horticulture and animal husbandry.
- (c) Any use in "ML" district - McKinney Zoning Ordinance.
- (d) Any use in "C" district - McKinney Zoning Ordinance.
- (e) Any use in "AP" district - McKinney Zoning Ordinance in Tracts B, D, and L only.
- (f) Any use in "FP" district - McKinney Zoning Ordinance in Tracts J and K only.
- (g) Clinics
- (h) Bank or financial institution.
- (i) Hotel or motel.
- (j) Research, testing, and development facility.
- (k) Private clubs (by Specific Use Permit only)

(3) Specifically Excluded Uses:

The following uses are hereby declared incompatible with the purpose of the district and are hereby expressly excluded:

- (a) Dwellings except caretaker's and watchmen's quarters as set forth herein.
- (b) Public, parochial and private schools and colleges, except trade schools (i.e. flying, machinery etc.).
- (c) Hospitals, rest homes and other institutions for the housing or care of human beings.

- (d) Mobile home parks.
- (e) Any use not enumerated as permitted in this zone which is specifically provided for in another zone or zones.
- (f) Sanitary landfill or junk/salvage yard.
- (g) Mobile home display and sales.
- (h) Contractors yard.
- (i) Metal fabrication.
- (j) Fairgrounds or rodeo.

(4) Permitted Accessory Uses:

- (a) Any accessory use normally appurtenant to a permitted use shall allowed.
- (b) Recreational uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the district for its primary purpose is of providing for light manufacturing and commercial establishments, may be allowed.

(5) Space Limits

(a) Minimum Lot Area

All permitted uses shall be 2 acre lot minimum except that 20% of the total land area within the development may consist of one-half ($\frac{1}{2}$) acre lots.

(b) Minimum width of lot: Fifty (50) feet.

(c) Minimum depth of lot: none.

(d) Maximum building height:

- (1) Within an area from the centerline of the nearest runway to a parallel line 1,500 feet from the centerline, no structure will exceed 35 feet in height.
- (2) Within an area from a parallel line 1,500 feet from the centerline to a parallel line 1,950 feet from the centerline, no structure will exceed 55 feet in height.
- (3) Within an area from a parallel line 1,950 feet from the centerline to a parallel line 2,400 feet from the centerline, no structure will exceed 75 feet in height.
- (4) Beyond a parallel line 2,400 feet from the centerline, no structure will exceed 95 feet in height.
- (5) Throughout all tracts, heights shall be further limited by floor area ratio and by regulations of the McKinney Municipal Airport Zoning Ordinance (Appendix B), adopted 9/10/1979, or as it may be amended and made a part hereof. On Tract G, these further rear yard restrictions will apply:

<u>Height Limit</u>	<u>Distance from Existing Residential District Property Line</u>
Max. 20 feet	100 feet
Max. 32 feet	200 feet
Max. 44 feet	300 feet
Max. 56 feet	400 feet

In the event that the residential districts adjacent to Tract G are changed to any uses other than residential, these setback restrictions are to be waived.

- (e) Minimum front yard: twenty-five (25) feet except for lots fronting Industrial Blvd., South Loop, East Loop, and Airport Blvd. having a front yard of fifty (50) feet and having twenty-five (25) percent of front yard reserved for landscaping.

- (f) Minimum rear yard: none, except as noted on Tract G.
- (g) Minimum side yard: none, except as noted on Tract G.
- (h) Minimum side yard at corner: twenty (20) feet.
- (i) Maximum lot coverage: seventy-five (75) percent.
- (j) Maximum floor area ratio: one to one (1:1).

(6) Miscellaneous Provisions:

- (a) Individual site plans shall be submitted and approved in accordance with the City of McKinney Comprehensive Zoning Ordinance Section 3.20 (6)(b).
- (b) Parking: as required by use as per City of McKinney Comprehensive Zoning Ordinance.
- (c) Masonary exterior.
- (d) Loading docks are not permitted to face Industrial Blvd, East Loop, South Loop, and Airport Blvd. unless adequately screened as determined by the City.
- (e) Sites on Tracts B, D, L, N, and O are permitted private taxiways for aircraft uses as allowed by the City of McKinney Comprehensive Zoning Ordinance Section 3.18 and as approved by the McKinney Municipal Airport.
- (f) Rail uses shall be allowed on Tracts B, C, D, E, F, G, H, N and O only.