

**ORDINANCE NO. 2025-09-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING CHAPTER 150, ENTITLED “UNIFIED DEVELOPMENT CODE,” OF THE CODE OF ORDINANCES, CITY OF MCKINNEY, TEXAS, TO AMEND: (A) ARTICLE 2 (ZONING REGULATIONS) AND PARTICULARLY TO SECTIONS 203 (PROCEDURES), 204 (ZONING DISTRICTS), 205 (USE REGULATIONS), 206 (DEVELOPMENT STANDARDS), AND APPENDIX 2B (MCKINNEY TOWN CENTER MTC); AND (B) ARTICLE 9 (TERMS AND DEFINITIONS) PARTICULARLY TO SECTION 902 (DEFINITIONS); ESTABLISHING PRESUMPTIONS; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**WHEREAS**, the City of McKinney adopted the Code of Ordinances for the protection of the public health and general welfare of the people of the City of McKinney; and

**WHEREAS**, the City Council and the Planning and Zoning Commission have recognized that certain provisions of the Code of Ordinances should be reviewed and updated; and

**WHEREAS**, amendments to these provisions have been proposed and the City Council and the Planning and Zoning Commission of the City of McKinney are of the opinion that these chapters should be amended.

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

- Section 1. The Code of Ordinances, City of McKinney, Texas, Chapter 150 Article 2 (Zoning Regulations) is hereby amended and shall read as indicated in Exhibit “A”, attached hereto.
- Section 2. The Code of Ordinances, City of McKinney, Texas, Chapter 150 Article 9 (Definitions) is hereby amended and shall read as indicated in Exhibit “B”, attached hereto.
- 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. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance and such ordinances shall remain intact and are hereby ratified, verified and affirmed.
- Section 4. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 16<sup>th</sup> DAY OF SEPTEMBER, 2025.

CITY OF MCKINNEY, TEXAS

\_\_\_\_\_  
BILL COX, Mayor  
GERE FELTUS, Mayor Pro Tem

CORRECTLY ENROLLED:

\_\_\_\_\_  
EMPRESS DRANE, City Secretary  
TENITRUS BETHEL, Deputy City Secretary

DATE: \_\_\_\_\_

APPROVED AS TO FORM:

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