

ORDINANCE NO. 2024-07-054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 21.871 ACRE PROPERTY, LOCATED AT THE SOUTHEAST CORNER OF MCKINNEY RANCH PARKWAY AND SOUTH LAKE FOREST DRIVE, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "C2" – LOCAL COMMERCIAL DISTRICT; 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 21.871-acre property, located at the Southeast Corner of McKinney Ranch Parkway and South Lake Forest Drive, which is more fully depicted on Exhibits "A", "B", and "C" attached hereto, from "PD" – Planned Development District to "C2" – Local Commercial District 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:

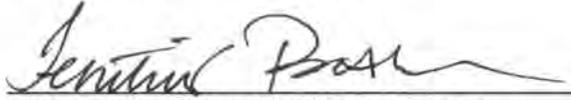
- Section 1. The zoning map is hereby amended so that an approximately 21.871-acre property, located at the Southeast Corner of McKinney Ranch Parkway and South Lake Forest Drive, which is more fully depicted on Exhibits "A", "B", and "C", attached hereto, is rezoned from "PD" – Planned Development District to "C2" – Local Commercial District.
- Section 2. The subject property shall develop in accordance with Section 204O of the Unified Development Code ("C2" – Local Commercial District) of the Zoning Ordinance, and as amended.
- 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 THE 16th DAY OF JULY, 2024.

CITY OF MCKINNEY, TEXAS

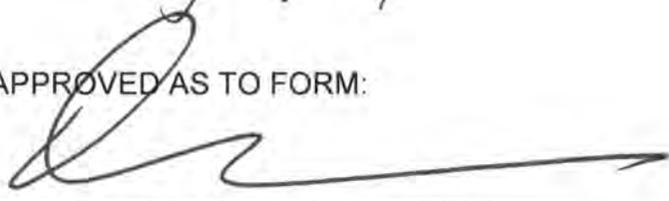

GEORGE C. FULLER, Mayor
GERE FELTUS, Mayor Pro Tem

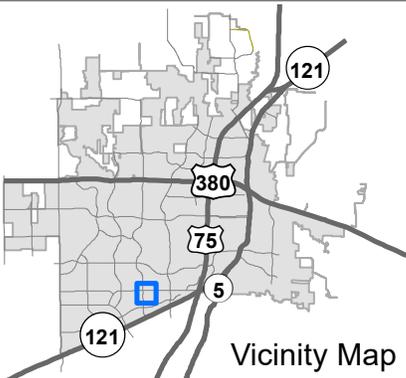
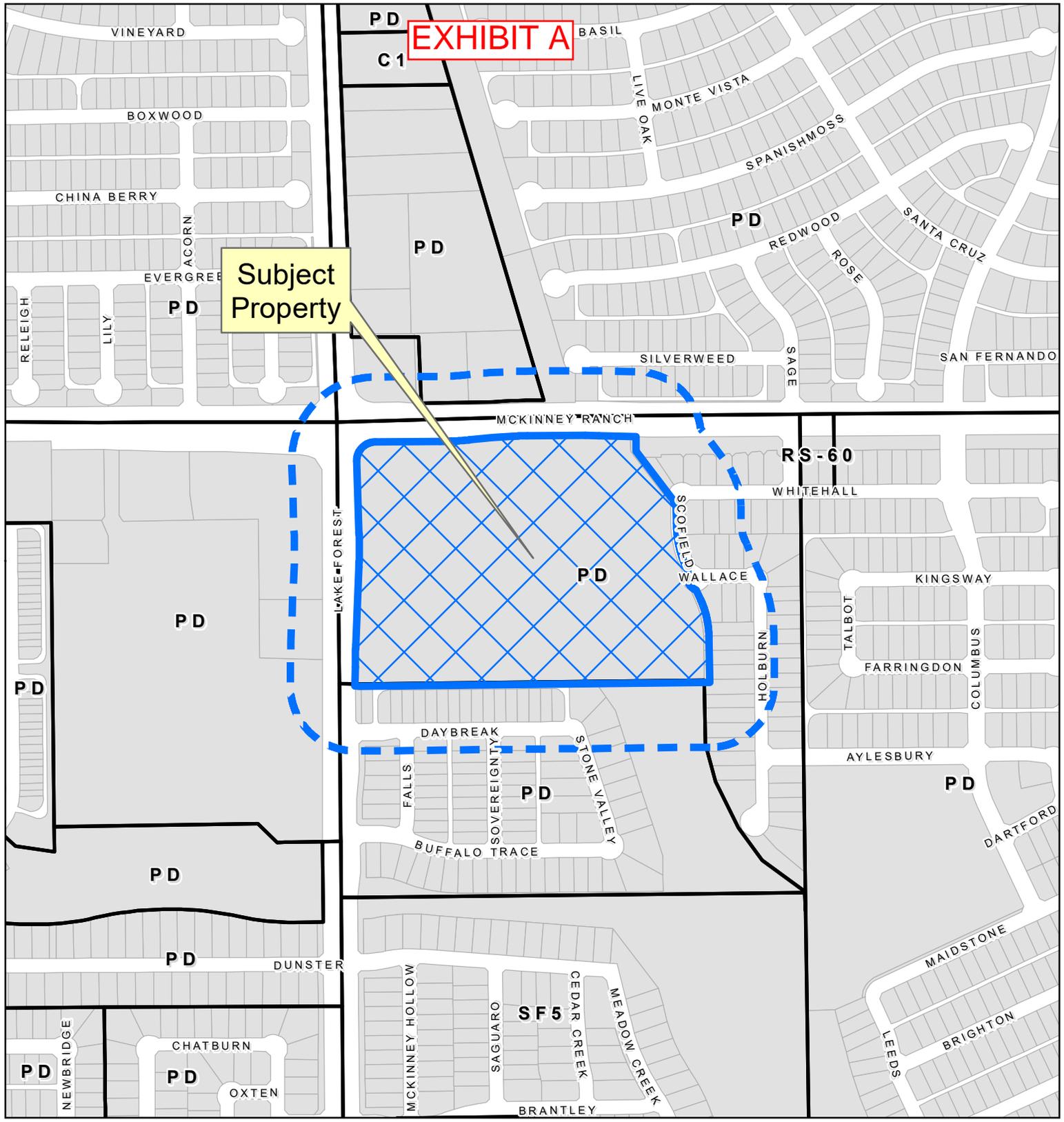
CORRECTLY ENROLLED:


EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

DATE: July 16, 2024

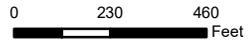
APPROVED AS TO FORM:


MARK S. HOUSER
City Attorney



Property Owner Notification Map

ZONE2024-0055



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.



EXHIBIT B

LEGAL DESCRIPTION

Being a 21.87 acre tract of land out of the E. Harris Survey, Abstract No. 400, situated in the City of McKinney, Collin County, Texas, being a portion of a tract of land conveyed to Blackmon Ranch, Ltd. by deed of record in Volume 4071, Page 698 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the east right-of-way line of Lake Forest Drive (variable width right-of-way), being the northwest corner of Lake Forest Phase II, a subdivision of record in Document Number 2023010000076 of the Plat Records of Collin County, Texas, for the southwest corner hereof;

THENCE, along the east right-of-way line of Lake Forest Drive, the following five (5) courses and distances:

1. N00°44'46"W, a distance of 66.61 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
2. Along a non-tangent curve to the right, having a radius of 1,440.00 feet, a chord bearing of N00°53'06"E, a chord length of 75.82 feet, a delta angle of 03°01'02", an arc length of 75.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
3. N02°23'36"E, a distance of 272.03 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
4. Along a tangent curve to the left, having a radius of 1,560.00 feet, a chord bearing of N00°13'28"E, a chord length of 118.10 feet, a delta angle of 04°20'19", an arc length of 118.13 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
5. N01°56'42"W, a distance of 247.97 feet to an "X" cut found on a fence post at the southwest end of a right-of-way return curve at the intersection of the east right-of-way line of Lake Forest Drive and the south right-of-way line of McKinney Ranch Parkway (variable width right-of-way), for the westernmost northwest corner hereof;

THENCE, along said right-of-way return curve, a tangent curve to the right having a radius of 66.00 feet, a chord bearing of N43°47'53"E, a chord length of 94.54 feet, a delta angle of 91°29'10", an arc length of 105.38 feet to a point within a power pole at the northeast end of said right-of-way return curve, for the northernmost northwest corner hereof;

THENCE, along the south right-of-way line of McKinney Ranch Parkway, the following eight (8) courses and distances:

1. N89°32'28"E, a distance of 223.55 feet to a 1/2 inch iron rod found;

EXHIBIT B

2. Along a tangent curve to the left, having a radius of 1,150.50 feet, a chord bearing of N86°55'17"E, a chord length of 105.17 feet, a delta angle of 05°14'22", an arc length of 105.21 feet to a 1/2 inch iron rod found;
3. N84°18'07"E, a distance of 78.26 feet to a 1/2 inch iron rod found;
4. N87°01'03"E, a distance of 73.19 feet to a 1/2 inch iron rod found;
5. Along a tangent curve to the right, having a radius of 1,084.25 feet, a chord bearing of N88°16'53"E, a chord length of 47.83 feet, a delta angle of 02°31'40", an arc length of 47.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped "HALFF" found;
6. N89°32'43"E, a distance of 200.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "HALFF" found;
7. Along a tangent curve to the right, having a radius of 1,084.75 feet, a chord bearing of S89°33'11"E, a chord length of 34.14 feet, a delta angle of 01°48'12", an arc length of 34.14 feet to a 1/2 inch iron rod found;
8. S88°39'05"E, a distance of 129.05 feet to a point at the northwest corner of Windsor Park Addition, a subdivision of record in Document Number 20130910010002720 of said Plat Records, for the northeast corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found bears S06°18'W, a distance of 0.4 feet;

THENCE, leaving the south right-of-way line of McKinney Ranch Parkway, along the west line of said Windsor Park Addition, the following ten (10) courses and distances:

1. S00°17'20"E, a distance of 50.67 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
2. S37°09'38"E, a distance of 213.96 feet to a 1/2 inch iron rod found;
3. Along a non-tangent curve to the left, having a radius of 50.00 feet, a chord bearing of S26°11'04"E, a chord length of 21.16 feet, a delta angle of 24°25'56", an arc length of 21.32 feet to a 1/2 inch iron rod found;
4. S00°17'20"E, a distance of 59.88 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
5. Along a tangent curve to the left, having a radius of 375.00 feet, a chord bearing of S12°20'27"E, a chord length of 156.60 feet, a delta angle of 24°06'15", an arc length of 157.76 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
6. S24°23'34"E, a distance of 17.20 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
7. Along a non-tangent curve to the left, having a radius of 50.00 feet, a chord bearing of S24°23'34"E, a chord length of 70.88 feet, a delta angle of 90°16'29", an arc length of 78.78 feet to a 5/8 inch iron rod with yellow plastic cap stamped "RPLS 5430" found;
8. S24°23'34"E, a distance of 35.79 feet to a 5/8 inch iron rod found;
9. Along a tangent curve to the right, having a radius of 325.00 feet, a chord bearing of S12°28'57"E, a chord length of 134.15 feet, a delta angle of

EXHIBIT B

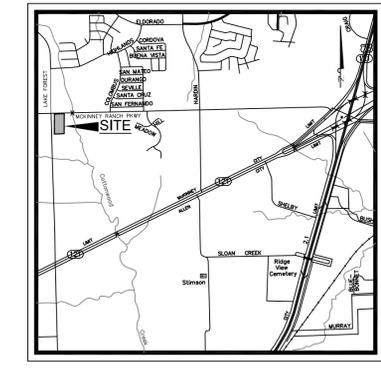
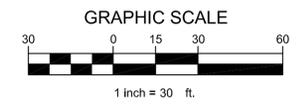
- 23°49'16", an arc length of 135.12 feet to a 1/2 inch iron rod with yellow plastic cap stamped "VOTEX RPLS 4813" found;
10. S00°50'43"E, a distance of 156.82 feet to a 1/2 inch iron rod with illegible yellow plastic cap found at the northeast corner of said Lake Forest Park Phase II, for the southeast corner hereof;

THENCE, S89°21'50"W, leaving the west line of said Windsor Park Addition, along the north line of said Lake Forest Park Phase II, a distance of 1,214.78 feet to the **POINT OF BEGINNING**, and containing an area of 21.87 acres (952,680 square feet) of land.

Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING PLANING DEVELOPMENT
LAND USE : C-1 - SINGLE FAMILY RESIDENTIAL



- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 3. WAX MYRTLE / MYRICA CERIFERA 60" O.C. FOR WASTE ENCLOSURE SCREENING.
 4. HVAC REQUIRES SCREENING FROM R.O.W AND RESIDENTIAL VIEW.

ZONING PLANING DEVELOPMENT
LAND USE : C-1 - NEIGHBORHOOD COMMERCIAL

McKINNEY RANCH PARKWAY
VARIABLE WIDTH RIGHT-OF-WAY
VOL. 55211, PG. 4215 / CAB. J. PG. 839

WHITEHALL COUNTY
HIGHT COUNTY
INST. #20130910010002

BLOCK B
WINDSOR PARK ADDITION
INST. #20130910010002720
O.P.R.C.C.T.

BLOCK C
WINDSOR PARK ADDITION
INST. #20130910010002720
O.P.R.C.C.T.

BLOCK A
WINDSOR PARK ADDITION
INST. #20130910010002720
O.P.R.C.C.T.

COMMON AREA A-2
COMMON AREA / DRAINAGE EASEMENT /
SANITARY SEWER EASEMENT

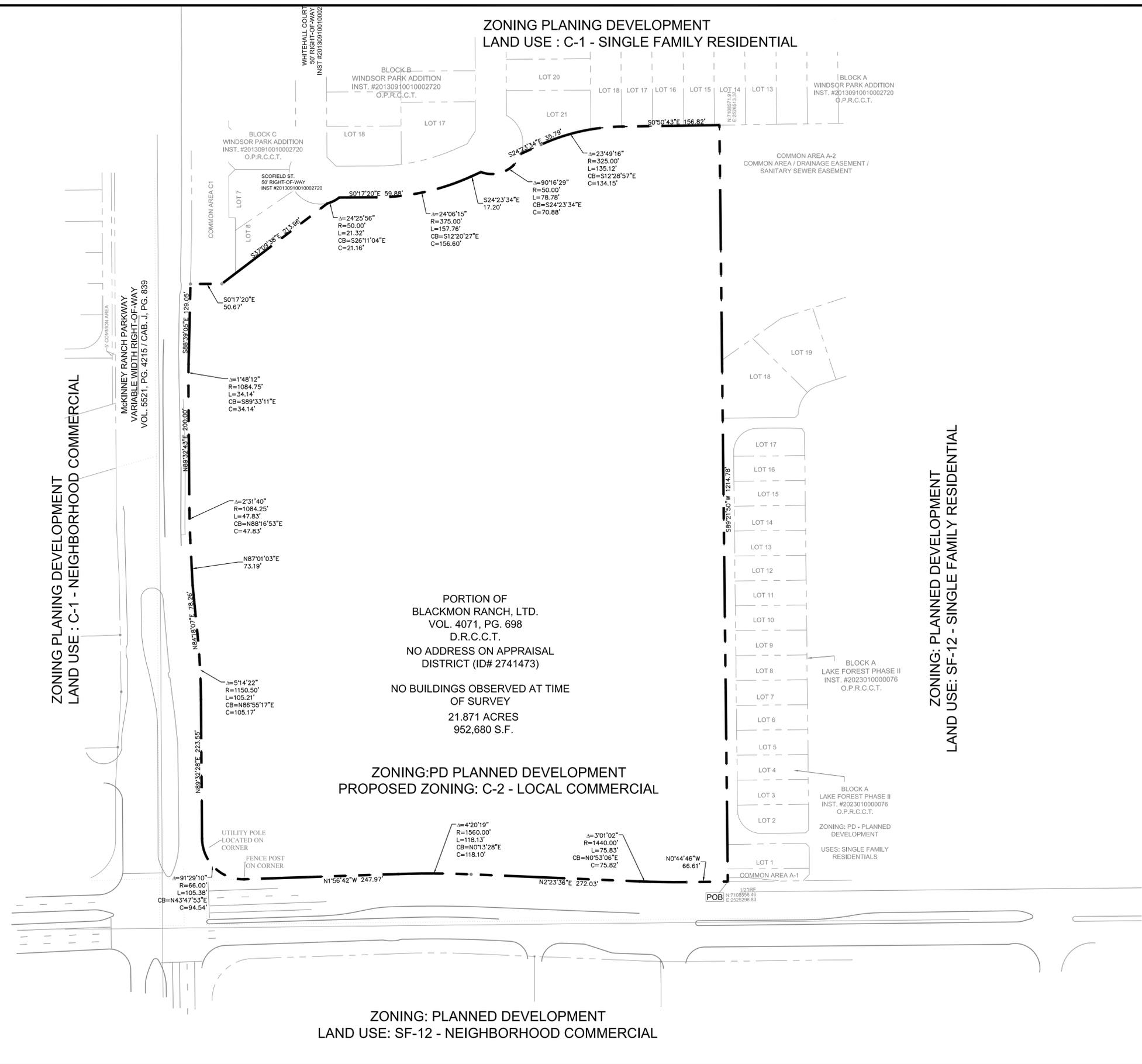
PORTION OF
BLACKMON RANCH, LTD.
VOL. 4071, PG. 698
D.R.C.C.T.
NO ADDRESS ON APPRAISAL
DISTRICT (ID# 2741473)

NO BUILDINGS OBSERVED AT TIME
OF SURVEY
21.871 ACRES
952,680 S.F.

ZONING:PD PLANNED DEVELOPMENT
PROPOSED ZONING: C-2 - LOCAL COMMERCIAL

ZONING: PLANNED DEVELOPMENT
LAND USE: SF-12 - NEIGHBORHOOD COMMERCIAL

ZONING: PLANNED DEVELOPMENT
LAND USE: SF-12 - SINGLE FAMILY RESIDENTIAL



PLOTTED BY: ISAAC ADEYEMI
PLOT DATE: 7/19/2024 1:23 PM
LOCATION: Z:\PROJECTS\PROJECTS\2024-009 MODUS ARCHITECTURE SHOPS AT LAKE FOREST MCKINNEY\CADD\SHEETS\EXHIBIT A.DWG
LAST SAVED: 6/18/2024 1:21 PM

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING AND PLANNING
CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109802 Date 5/18/2024

LAKE FOREST RETAIL
SEC LAKE FOREST & MCKINNEY PKWY.
MCKINNEY, TX.

No.	DATE	REVISION	BY

EXHIBIT A

DESIGN: SDG	
DRAWN: SDG	
CHECKED: CLC	
DATE: 2/19/2024	
SHEET	
EXH-A	
File No. 2024-009	

EXHIBIT A	
ZONING DESCRIPTION: PD - PLANNED DEVELOPMENT PROPOSED ZONING: C-3 - REGIONAL COMMERCIAL	
OWNER: SHOPS AT LAKE FOREST, LLC / HUNINGTON PROPERTIES 7700 WINDROSE AVE. STE.# 03-128 PLANO, TX. 75024 PH: 214.689.3600 CONTACT NAME: GAGE RABA	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR. STE.#406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: CLAY CRISTY	
SURVEYOR: EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009 CONTACT NAME: TYLER RANK	
LEGAL DESCRIPTION: LOT 1 & 2, ABS A0400 ISOM HARRIS SURVEY, TRACT 13, 21 ACRES	
CITY: MCKINNEY	STATE: TX.
COUNTY: COLLIN	SURVEY: ISOM HARRIS
ABSTRACT NO. 400	