

NO. 1471

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT 12.025 ACRES OF LAND IN THE WILLIAM DAVIS SURVEY IS ZONED LIGHT MANUFACTURING; 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 12.025 acres of land more fully described in the attached Exhibit A have petitioned the City of McKinney to zone such tract "Light Manufacturing"; 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 12.025 acres of land more fully described in the attached Exhibit A is hereby rezoned from its present classification of rural Agriculture to "Light Manufacturing".

SECTION II: That prior to the development of this property, the owner thereof shall submit to and secure the approval of the Planning and Zoning Commission, a complete site plan for the development of this property.

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

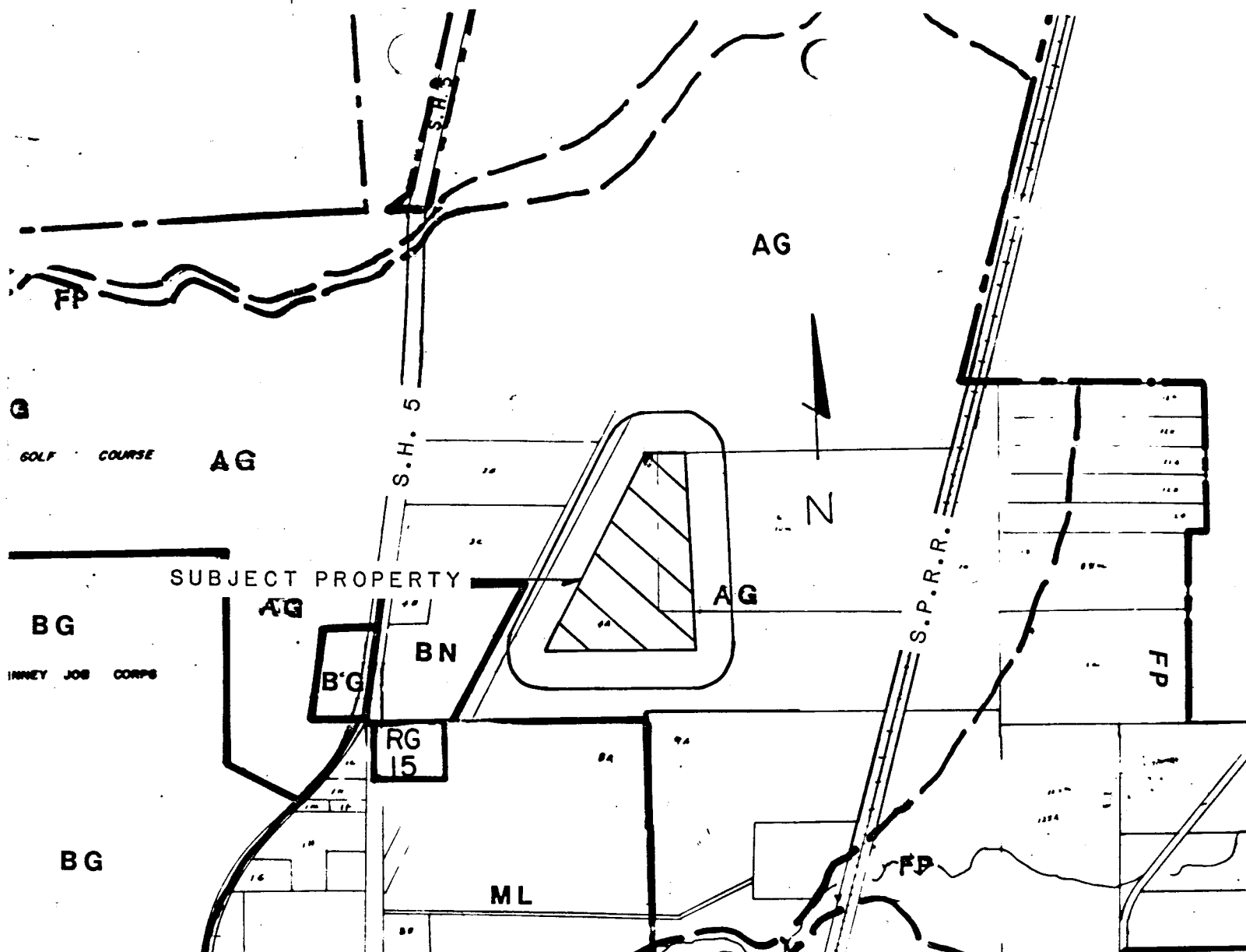
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conviction therefor, shall be fined any sum not exceeding \$200.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin 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 4th day of September, 1984.

CORRECTLY ENROLLED:


JENNIFER CRAVENS
CITY SECRETARY



Evelyn W. Cole
1810 Greenwood
McKinney, Texas 75069

Tom B. Wilson
204 W. Louisiana
McKinney, Texas 75069

Mrs. Edna Thedford
505 W. Hunt
McKinney, Texas 75069

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D.R. Rogers c/o Wilson NEDEN CPA
811 So. Central
Richardson, Texas 75080

McKinney Northeast c/o
Edward Beverly Tr. 703 North Morris
McKinney, Texas 75069

N.V. Lohesrin
c/o H.T. Aslel
10 Jacinto St.
S. San Francisco Ca. 94080

SITUATED in Collin County, Texas in the William Davis Survey, Abstract #248 and being a consolidation of part of a called 46.976 acre tract and part of a called 30.061 acre tract, said 46.976 acre tract being described in a deed dated February 25, 1966 from Dr. Marshall M. Searcy et al to McKinney Northeast Corporation and recorded in Volume 669, page 726 of the Deed Records of Collin County, Texas, said 30.061 acre tract being that same land conveyed to D. R. Rogers et al from John F. Houk et ux by deed dated February 25, 1972 and recorded in Volume 811, page 623 of the Deed Records of Collin County, Texas and said consolidation being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said 30.061 acre tract and in the center of a public road and in the north line of the William Davis Survey;
THENCE: S 88° 36' E 131.00 feet with the center of a public road the north line of said 30.061 acre tract and the north line of the William Davis Survey to an iron rod for corner;
THENCE: S 0° 25' W 1070.31 feet across said 30.061 acre tract to a point for corner;
THENCE: N 87° 10' 30" W 778.06 feet across said 30.061 and 46.976 acre tracts to an iron rod for corner near a fence post;
THENCE: N 29° 12' 45" E 1189.05 feet with the most northerly west line of said 46.976 acre tract along and near a fence to an iron rod for corner in the center of a public road;
THENCE: S 87° 54' 34" E 73.67 feet along the center of a public road and the north line of said 46.976 acre tract to the POINT OF BEGINNING and containing 12.025 acres of land more or less and being subject to power lines for which a recorded instrument has not been found.

ZONING MAP

12.02AC PLANNED DEVELOPMENT

MCKINNEY

TEXAS