

AN ORDINANCE ADOPTING PLANNED DEVELOPMENT REGULATIONS FOR 94.16 ACRES OF LAND TO BE KNOWN AS THE COLLIN PARK VILLAGE PLANNED DEVELOPMENT DISTRICT; ADOPTING A MASTER SITE PLAN FOR COLLIN PARK VILLAGE FOR THE APPROXIMATE USES SHOWN THEREON; PROVIDING FOR NO VESTED INTEREST IN THE PLANNED DEVELOPMENT REGULATIONS OR SITE PLAN; PROVIDING FOR AMENDMENT OF THE PLANNED DEVELOPMENT REGULATIONS AND SITE 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.

WHEREAS, 94.16 acres of land located in the Southeast intersection of U.S. Highway 75 and Highway 380 in the City of McKinney has heretofore been zoned Planned Development District, a complete legal description of such property being attached hereto and marked Exhibit A and made a part hereof for all purposes; and,

WHEREAS the owner of said property has filed a Planned Development Site Plan showing the proposed land uses for such tract, all as provided for in Ordinance No. 1270; and,

WHEREAS the Director of Public Works has reviewed the Planned Development and Site Plan, and has made his recommendations thereon; and,

WHEREAS, after due notice as required by Ordinance No. 1270, 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 hereinafter referenced Site Plan and Planned Development Zone should be adopted.

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

Section I: That the real estate more fully described in the attached Exhibit "A" shall henceforth be known as "Collin Park Village Planned Development District".

Section II: That the Site Plan bearing for its date January 21, 1983, and marked Exhibit "A" and attached hereto showing the approximate land use areas for said Planned Development is hereby adopted for the following principle permitted uses as defined in Ordinance No. 1270 and shown on the Site Plan, subject to all special regulations provided for in this Ordinance.

General Regulations

All land use regulations contained in Ordinance No. 1270 shall be applicable to the land uses for Collin Park Village, provided further that a Site Plan shall be submitted for approval by the City Council for each tract in the District prior to development.

Regulations for the Various  
Land Uses Designated on the Site Plan

Retail and Motel/Hotel: Same as Section 3.14 of the General Zoning Ordinance of the City of McKinney.

Office Park and Office-Medical: Same as Section 3.15 of the General Zoning Ordinance of the City of McKinney.

Multifamily 2: General residence - 1,500 square feet/unit Section 3.10 of the General Zoning Ordinance of the City of McKinney with the special limitation of a maximum of 25 units per acre.

Multifamily 1: General residence - 2,500 square feet/unit Section 3.09 of the General Zoning Ordinance of the City of McKinney with the special provision of a minimum lot size of 2,500 square feet and a minimum lot width of 25 feet.

Section III: That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development Zone or Site Plan. This Ordinance and the Site Plan and any and all ordinances referenced therein 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 Cardinal Business Park Planned Development District, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon 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 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 15th day of February, 1983.

CORRECTLY ENROLLED:

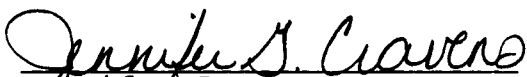
  
Jennifer Cravens  
City Secretary

EXHIBIT "A"

SITUATED in Collin County, Texas, part of the Samuel McFall Survey, Abst. No. 641, and located within the City Limits of McKinney, Texas, and being part of a 230.80 acre tract described in a Will from Isaac T. Graves to Mollie Cameron, dated November 23, 1886, recorded in Volume G, Page 552, of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron stake in the South right of way line of U.S. Highway No. 380. Said stake being in the Northeast corner of a 53,812.1 square feet lot conveyed to Food Maker, Inc., and recorded in Volume 1119, Page 312, of the Collin County Deed Records;

THENCE in an Easterly direction with the South right of way line of U.S. Highway No. 380 as follows:

SOUTH 88 deg. 59 min. East, 385.34 feet to a stake;

SOUTH 86 deg. 28 min. East, 107.3 feet to a wood right of way marker;

NORTH 03 deg. 59 min. East, 19.9 feet to an iron stake;

SOUTH 86 deg. 28 min. East, 879.7 feet to an iron stake. Said stake bears North 86 deg. 28 min. West, 25.0 feet from the center line of Finch Street;

THENCE SOUTH 3 deg. 27 min. West parallel to the center line of the said street a distance of 597.1 feet to an iron stake. Said stake bears South 3 deg. 27 min. West, 25.0 feet from the center line of Harroun Street;

THENCE SOUTH 86 deg. 25 min. East parallel to the center line of said street a distance of 423.5 feet to an iron stake;

THENCE SOUTH 2 deg. 33 min. West, 195.0 feet to an iron stake;

THENCE SOUTH 86 deg. 02 min. East, 45.6 feet to an iron stake;

THENCE SOUTH 2 deg. 41 min. West, 135.0 feet to an iron stake;

THENCE SOUTH 85 deg. 55 min. East, 141.0 feet to an iron stake. Said stake being 25 feet from the center line of Graves Street;

THENCE SOUTH 2 deg. 31 min. West, parallel to the center line of Graves Street, 950.1 feet to an iron stake;

THENCE NORTH 87 deg. 11 min. West, 2618.0 feet to an iron pipe in the East right of way line of U.S. Highway No. 75 (Expressway);

THENCE in a Northerly direction with the East right of way line of said right of way line of Highway No. 75 as follows:

NORTH 7 deg. 13 min. East, 190.0 feet to a wood right of way marker;

NORTH 12 deg. 23 min. East, 493.9 feet to a wood right of way marker;

NORTH 20 deg. 26 min. East, 202.4 feet to a wood right of way marker;

NORTH 12 deg. 16 min. East, 500.9 feet to an iron stake;

NORTH 15 deg. 14 min. East, 230.3 feet to an iron stake in the Southwest corner of the Food Maker Inc. tract, said tract being described in a Deed recorded in Volume 1119, Page 312, Collin County Deed Records;

THENCE SOUTH 74 deg. 27 min. 21 sec. East, 322.89 feet to an iron stake in the Southeast corner of the said Food Maker tract;

THENCE NORTH 8 deg. 01 min. 11 sec. East, 351.51 feet to the place of beginning; and,

CONTAINING 94.166 acres of land.

Current  
87

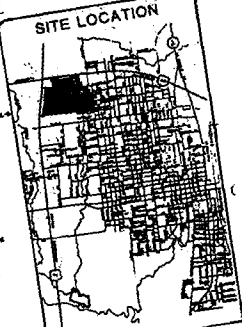
EXHIBIT B  
LAND USE MASTER PLAN

HERITAGE  
LANDMARKS, INC.



12/1/89  
11/2/89  
12/1/89  
11/2/89  
12/1/89  
11/2/89

PD 1332



LAND USE	ACRES
RETAIL	19.5
OFFICE PARK	25.6
HOTEL/MOTEL	4.8
MULTI-FAMILY 2 (138 UNITS MAX./ACRES)	23.3
MULTI-FAMILY 1 (17 UNITS MAX./ACRES)	7.1
SUB-TOTAL	80.2
ROAD R.O.W.	13.968
<b>TOTAL</b>	<b>94.168</b>

PRELIMINARY STUDY  
MASTER PLAN '1'

SCALE: 0 50 100 200'



COLLIN PARK VILLAGE  
TEXAS