

ORDINANCE NO. 2022-01-013

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 4.8 ACRE PROPERTY, LOCATED ON THE NORTHEAST CORNER OF COLLIN MCKINNEY PARKWAY AND PIPER GLEN ROAD, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR OFFICE USES AND MODIFY THE DEVELOPMENT STANDARDS; 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 4.8 acre property, located on the northeast corner of Collin McKinney Parkway and Piper Glen Road, which is more fully depicted on Exhibits "A," "B," and "C" attached hereto, from "PD" - Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" - Planned Development District, generally to allow for office uses, and modify the development standards; 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 4.8 acre property, located on the northeast corner of Collin McKinney Parkway and Piper Glen Road, which is more fully depicted on Exhibits "A," "B," and "C" attached hereto, is rezoned from "PD" - Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" - Planned Development District, generally to allow for office uses, and modify the development standards.

Section 2. The subject property shall develop in accordance with Section 146-94 ("PD" – Planned Development District) of the Zoning Ordinance, and as amended, except as follows:

1. The subject property shall develop in accordance with attached Development Regulations – Exhibit "D".

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 4TH DAY OF JANUARY, 2022.

CITY OF MCKINNEY, TEXAS



GEORGE C. FULLER
Mayor

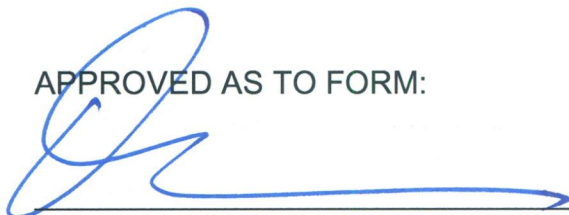
CORRECTLY ENROLLED:



EMPRESS DRANE
City Secretary
JOSHUA STEVENSON
Deputy City Secretary

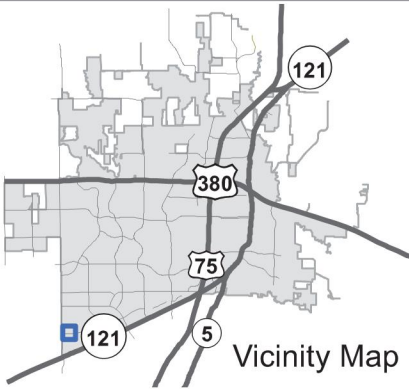
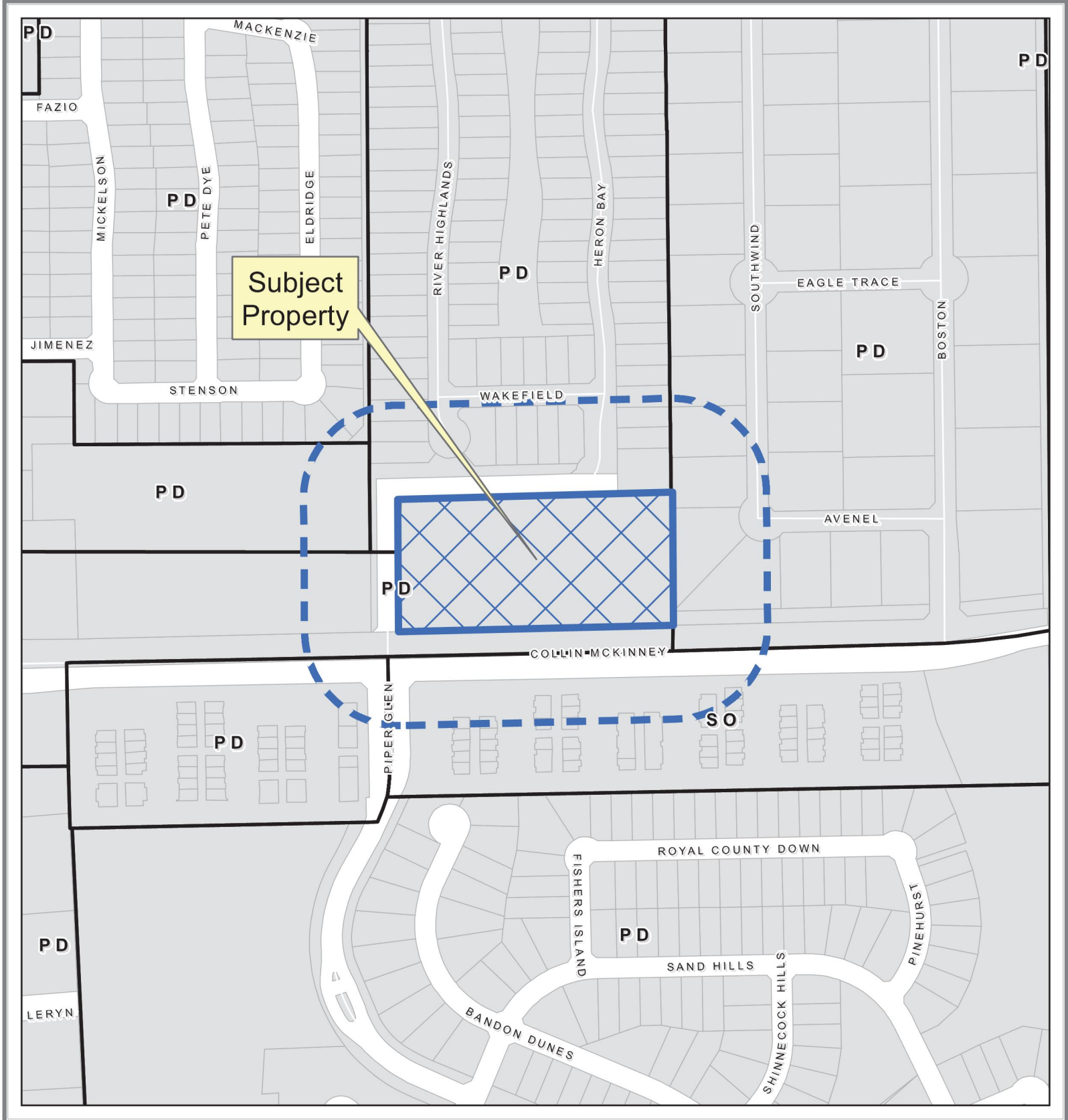
DATE: January 04, 2022

APPROVED AS TO FORM:



MARK S. HOUSER
City Attorney

EXHIBIT A



Property Owner Notification Map

ZONE2021-0156



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

FIELD NOTE DESCRIPTION

LOT 41, BLOCK E

Being a **4.813** acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being all of Lot 41, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 680, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Lot 41 and being in the north line of Collin McKinney Parkway (Variable Width) and also being in the east line of Piper Glen Road (50' Wide Private Road);

THENCE along the east line of said Piper Glen Road, **NORTH 00°21'49" WEST** a distance of **319.03** feet to a 5/8 inch iron rod found for corner;

THENCE continuing along the south line of said Piper Glen Road and the north line of said Lot 41, **NORTH 88°52'03" EAST** a distance of **656.21** feet to a point for corner located in the west line of Phase 1 of The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 255, Plat Records, Collin County, Texas;

THENCE departing the south line of said Piper Glen Road and continuing along the common line of said Lot 41 & said Phase 1 of The Estates at Craig Ranch West, **SOUTH 00°43'42" EAST** a distance of **319.01** feet to a point for corner located in the north line of said Collin McKinney Parkway;

THENCE along the north line of said Collin McKinney Parkway, **SOUTH 88°52'03" WEST** a distance of **658.21** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **4.813** acres or 209,651 square feet of land more or less.

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses
 - 1.1. Office building
 - 1.2. Office use
 - 1.3. Parking incidental to main use
 - 1.4. Banks and financial institutions
 - 1.5. School, public, private or parochial
 - 1.6. Accessory building or use
2. Temporary uses
 - 2.1 Field office or real estate sales office
3. Space Limits
 - 3.1. Minimum Lot Area: 10,000 square feet;
 - 3.2. Minimum Lot Width: 50’;
 - 3.3. Minimum Lot Depth: 50’;
 - 3.4. Minimum Front Yard Setback: 20’;
 - 3.5. Minimum Rear Yard Setback: 0’;
 - 3.6. Minimum Side Yard Setback of Corner Lots: 20’;
 - 3.7. Maximum Height of Structure: three stories not to exceed 55’ for Parcel A and one story not to exceed 25’ for Parcel B;
 - 3.8. Maximum Lot Coverage: 70%.
4. Landscape Requirements
 - 4.1. The landscape buffer for the corner clip at the intersection of Collin-McKinney Parkway and Piper Glen shall be a minimum of 10’;

EXHIBIT D

- 4.2. The landscape buffer along Piper Glen shall be a minimum of 10' and the corner clip for Piper Glen on the northwest corner of the Property shall be a minimum of 10';
- 4.3. Trees required to be planted on street frontage shall be 30' on center; and
- 4.4. No landscape buffer shall be required between Parcels A and B.
- 4.5. At least 30% of the street yard shall be permanent landscape area.