ORDINANCE NO. 2026-03-XXX

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 37-ACRE PROPERTY, LOCATED ON THE WEST SIDE OF COUNTY ROAD 161 AND APPROXIMATELY 2,050 FEET NORTH OF COUNTY ROAD 124, IS ZONED TO "MF-36" – MULTI-FAMILY RESIDENTIAL DISTRICT, GENERALLY TO ALLOW FOR MULTI-FAMILY RESIDENTIAL USES; 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 zoning of an approximately 37-acre property, located on the west side of County Road 161 and approximately 2,050 feet north of County Road 124, which is more fully depicted on Exhibits "A", "B", and "C" attached hereto, to "MF36" - Multi-Family Residential District, generally to allow for multi-family residential uses; 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 37-acre property, located on the west side of County Road 161 and approximately 2,050 feet north of County Road 124, which is more fully depicted on Exhibits "A", "B", and "C" attached hereto, to "MF36" - Multi-Family Residential District, generally to allow for multi-family residential uses.

Section 2. The subject property shall develop in accordance with Section 204L of the Unified Development Code ("MF36" - Multi-Family Residential), except as follows:

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 17TH DAY OF MARCH, 2026.

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