

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT 156.264 ACRES OF LAND IN THE M. HART SURVEY, LOCATED ON THE EAST SIDE OF U.S. HWY. 75 AND SOUTH OF HONEY CREEK IS ZONED PLANNED DEVELOPMENT DISTRICT FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT; 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 156.264 acres of land in the M. Hart Survey have petitioned the City of McKinney to zone such property as set forth in the caption hereof, 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 the real estate more fully described in the attached Exhibit "A" is hereby zoned Planned Development District for Commercial and Residential Development as more fully set forth in the Zoning Plan attached hereto and marked Exhibit "B".

SECTION II: The following Special Ordinance provisions shall apply:

A minimum of 31.87 acres of open space shall be provided. Tracts 4-7 shall be reserved for residential development and shall develop in accordance with Section 3.10 of Ordinance No. 1270, except that there shall be a maximum of 900 dwelling units on 71.87 acres.

For all four tracts, unused density may be transferred between tracts, but no tract may develop at more than 24 D.U. per net acre. Tracts 1-3 shall be reserved for

commercial development and develop as set forth in Section 3.14 of the City of McKinney Ordinance No. 1270, except that the maximum height shall be 8 stores or 100 feet, and the floor area ratio (F.A.R.) shall be 1:1.

Tracts 8 and 9 shall develop in accordance with Section 3.14 of Ordinance No. 1270 except that the floor area ratio (F.A.R.) shall be 0.4:1.

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 conviction therefor, shall be fined a 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.

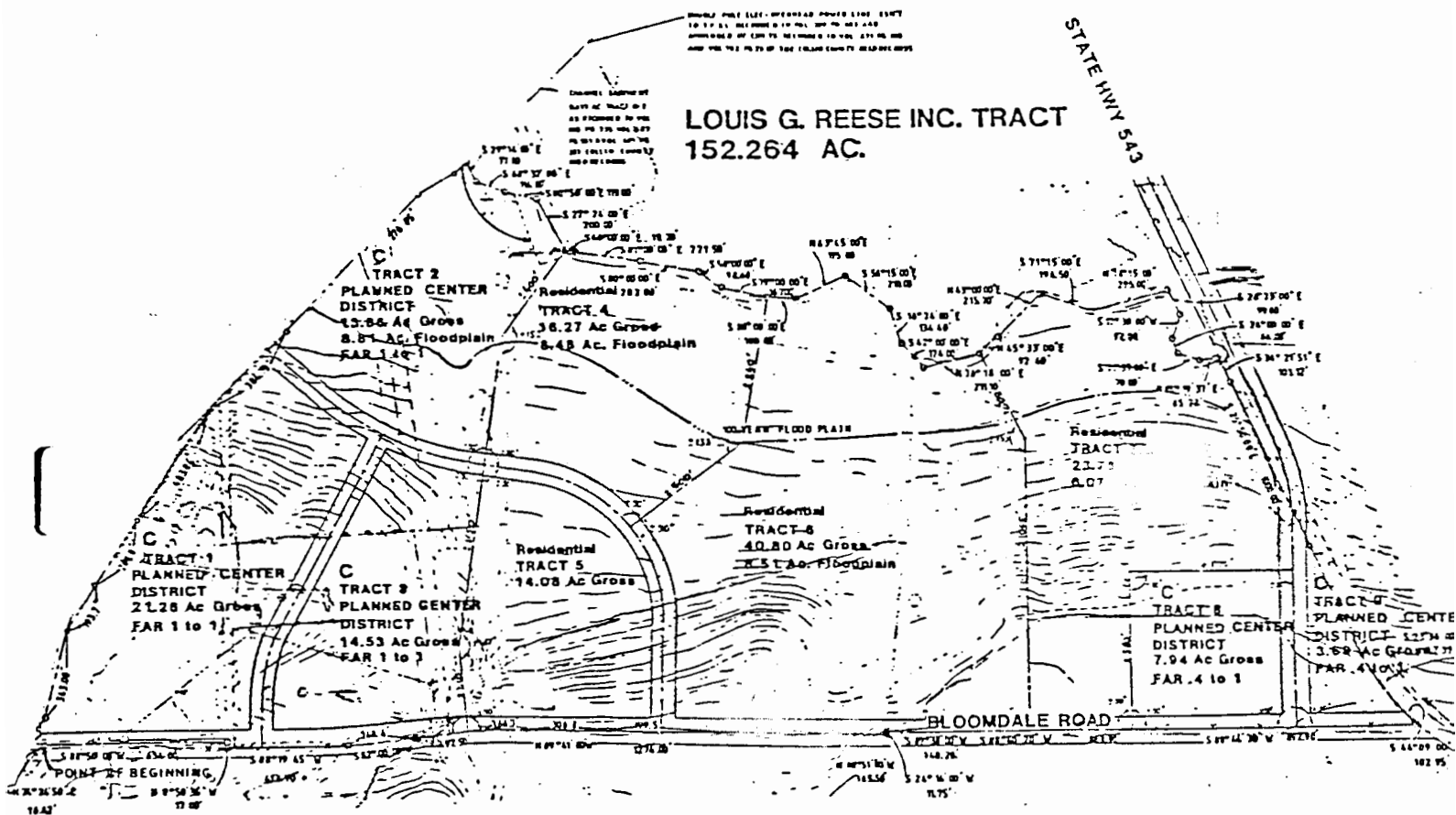
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, on this the 15th day of April, 1986.

CORRECTLY ENROLLED:

  
JENNIFER CRAVENS  
CITY SECRETARY

LOUIS G. REESE, INC. TRACT 152.264 AC

Mixed Use Residential Densities  
 Tract 4,5,6,7.  
 Max. Residential Units 900  
 Max. Units Tract 22 dua.  
 Ave. Units Tract 12 dua.  
 94.93 Gross Acres Residential/Open Space  
 23.06 Open Space Acreage (flood plain)  
 71.87 Acreage Developable  
 Density Develop Acreage 12.52  
 Average Density Gross Ac. 9.48



Louis G. Reese Tract 152.264 Ac.

ZONING REQUEST - PLANNED DEVELOPMENT DISTRICT  
 PRELIMINARY LAND USE CONCEPT



E. ANTHONY BLANCHARD, ASLA & ASSOCIATES  
**EARTH-DESIGN-RESEARCH**  
**LAND PLANNING CONSULTANT**  
 URBAN DESIGN-LANDSCAPE ARCHITECTURE-SITE PLANNING

MCKINNEY 449  
 MCKINNEY, TEXAS  
 BLOOMDALE ROAD SITES

S 44°09'00" E 102.95 feet to an iron rod for corner in the West right-of-way of Farm Road No. 543 where it intersects the South Line of the Meridith Hart Survey, Abstract #371;

THENCE, Westerly with an old hedge row and approximately with an old fence and approximately with the South Line of the Meridith Hart Survey as follows:

S 88°44'30" W 892.90 feet to an iron rod for corner in the fence;

S 88°40'20" W 883.90 feet to an iron rod for corner in the fence;

S 88°38'00" W 140.20 feet to an iron rod for corner in the fence;

S 88°30'00" W 11.75 feet to an iron rod for corner in the fence;

N 88°30'00" W 165.50 feet to an iron rod for corner in the fence;

N 89°41'00" W 1274.00 feet to an iron rod for corner in the fence;

S 82°00'00" W 497.50 feet to an iron rod for corner in the fence;

S 88°19'45" W 413.70 feet to an iron rod for corner in the fence at the projection of an old road from the North at the Southwest corner of the hereinabove described 126.5 acre TRACT NO. 4;

THENCE, N 0°50'35" W 17.00 feet to an iron rod for corner at the intersection of the center of the old road from the north and the center of the old road from the West at the Southeast corner of the hereinabove described 84.75 acre TRACT NO. 2;

THENCE, S 88°50'00" W 654.00 feet with the South line of said TRACT NO. 2 along the South Line of the Meridith Hart Survey along the center of a rock road to the PLACE OF BEGINNING and containing 156.264 acres of land more or less.

METES AND BOUNDS DESCRIPTION

TRACT 2

Bloomdale Road Sides

McKinney, Texas

December 20, 1985

SITUATED in Collin County, Texas in the Meredith Hart Survey, Abstract Number 371 and being a resurvey of part of four tracts of land conveyed by Mrs. Nellie Wolfe Mockbee to Jo Hazel Mockbee Henderson and John Richard Henderson by deed dated November 18, 1960 and recorded in Volume 574, page 330 of the Deed Records of Collin County, Texas, said four tracts being described in said Volume 574, page 330 as follows:

TRACT NO. 1 being 90.44 acres LESS and EXCEPT 20.37 acres and 24.42 acres;

TRACT NO. 2 being 84.75 acres;

TRACT No. 3 being 27.25 acres;

TRACT NO. 4 being 126.5 acres, the surveys and tracts hereinabove described being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the center of a public road in the east right-of-way of U.S. Highway No. 75 in the South line of the Meredith Hart Survey, Abstract #371;

THENCE NORTHERLY with the east right-of-way of U.S. Highway No. 75 as follows:

N 24°24'50" E 16.42 feet to a wood post right-of-way marker for corner;

N 32°38'00" W 54.53 feet to a point for corner from which a wood post right-of-way marker lies 1.50 feet west;

N 22°44'00" E 33.37 feet to a wood post right-of-way marker for corner;

N 14°24'36" E 343.00 feet to a point for corner from which a wood post right-of-way marker lies 1.20 feet north;

N 32°21'00" E passing wood post right-of-way markers at 193.76 feet and 482.5 feet for a total distance of 965.54 feet to a wood post right-of-way marker for corner;

N 42°18'55" E 384.79 feet to a wood post right-of-way marker for corner;

N 40°39'00" E 414.57 feet to a wood post right-of-way marker for corner;

N 45°03'00" E 270.85 feet to a wood post right-of-way marker for corner;

N 60°12'00" E 155.23 feet to a wood post right-of-way marker for corner;

N 45°16'00" E 60.55 feet to a point where the east right-of-way of said U.S. Highway No. 75 intersects the center of the covered and abandoned bed of Honey Creek. Said Creek having been relocated for

highway purposes, said point lies opposite Highway Station No. 1003+10.55;

THENCE, along the center of the covered and abandoned bed of Honey Creek in an Easterly direction with its meanders as follows:

S 29°14'00" E 77.80 feet;

S 68°32'00" E 114.00 feet;

S 80°50'00" E 119.00 feet;

S 27°24'00" E 200.00 feet;

S 40°00'00" E 19.20 feet to a point where the relocated Honey Creek bed intersects with the old original Honey Creek bed for corner;

THENCE, along the center of Honey Creek in an Easterly direction with its meanders as follows:

S 81°00'00" E 271.50 feet;

S 80°00'00" E 202.00 feet;

S 54°00'00" E 98.60 feet;

S 79°00'00" E 167.00 feet;

S 88°00'00" E 100.00 feet;

N 63°45'00" E 195.00 feet;

S 56°15'00" E 210.00 feet;

S 16°26'00" E 134.40 feet;

S 42°00'00" E 124.00 feet;

N 76°18'00" E 211.10 feet;

N 45°33'00" E 92.60 feet;

N 43°00'00" E 215.70 feet;

S 71°15'00" E 194.50 feet;

N 74°15'00" E 295.00 feet to \_\_\_\_\_ for corner where Honey Creek has been relocated for highway \_\_\_\_\_;

THENCE, along the center of the old original Honey Creek as follows:

S 26°23'00" E 99.60 feet;

S 17°30'00" W 92.00 feet;

S 24°00'00" E 64.00 feet;

S 71°37'00" E 70.00 feet;

N 85°19'37" E 65.23 feet to a point for corner at the intersection of the center of the old original bed of Honey Creek and the west right-of-way line of State Highway Farm Road No. 543;

THENCE, in a Southerly direction along the West right-of-way of said Farm Road No. 543 as follows:

S 34°21'51" E 101.12 feet to an iron rod for corner;

S 25°50'00" E 1000.00 feet to a wood post right-of-way marker for corner which lies 45 feet normal to Highway Center Line Station No. 977+00;

S 23°36'00" E 102.32 feet to a wood post right-of-way marker for corner which lies 50 feet normal to Highway Center Line Station No. 978+00;

Southeasterly 50 feet westerly from and concentric with the center of said Farm Road with a circular curve to the left for an arc distance of 210.46 feet to a wood post right-of-way marker for corner normal to Highway Center Line Station 980+00; said curve having a radius of 1005.40 feet, a long chord of 210.08 feet which bears S 33°54'00" E and a central angle of 11°59'36";