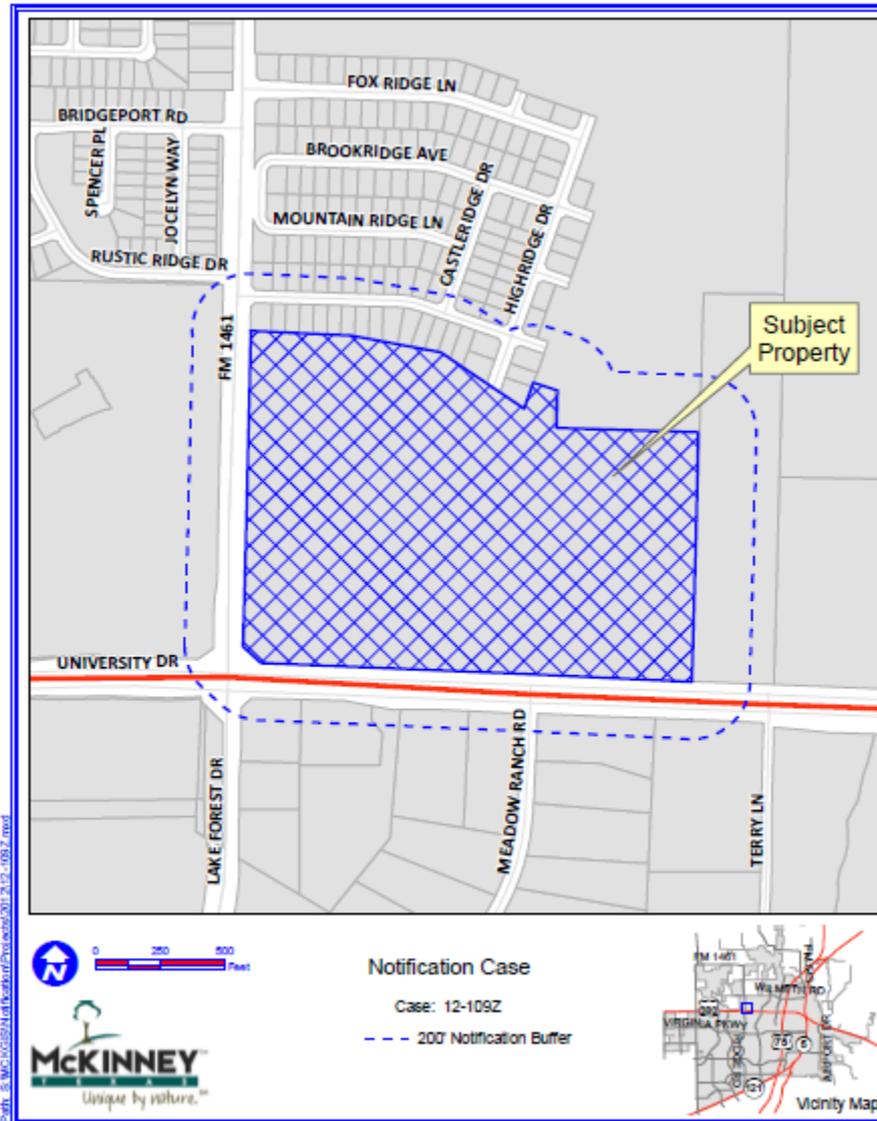


# Case No. 12-109Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by BBV Texas Development, L.L.C., on Behalf of Kayasa Family, Ltd., for Approval of a Request to Rezone Approximately 45.82 Acres from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District , Generally to Allow for Commercial Uses, Located on the Northeast Corner of Lake Forest and U.S. Highway 380 (University Drive).

# Location Map



Path: S:\MCK\GIS\Map\Kearney\Projects\2012\12-109Z.mxd

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.

# Aerial Exhibit





# Special Ordinance Provisions

- Use and development of Tract 1 (18.123 acres) of the subject property, more fully depicted on Exhibit B, shall conform to Section 146-88 “O” – Office District and Section 146-101 “CC” Corridor Commercial Overlay District of the Zoning Ordinance, and as amended, except as follows:
  - Maximum height of buildings be 3 stories.
  - Rest home or nursing home be an allowed use
- Use and development of Tract 2 (27.698 acres) of the subject property, more fully depicted on Exhibit B, shall conform to Section 146-86 “C” – Planned Center District and Section 146-101 “CC” Corridor Commercial Overlay District of the Zoning Ordinance, and as amended.

# Staff Recommendation

- Staff recommends approval of the rezoning request as outlined in the Staff Report.