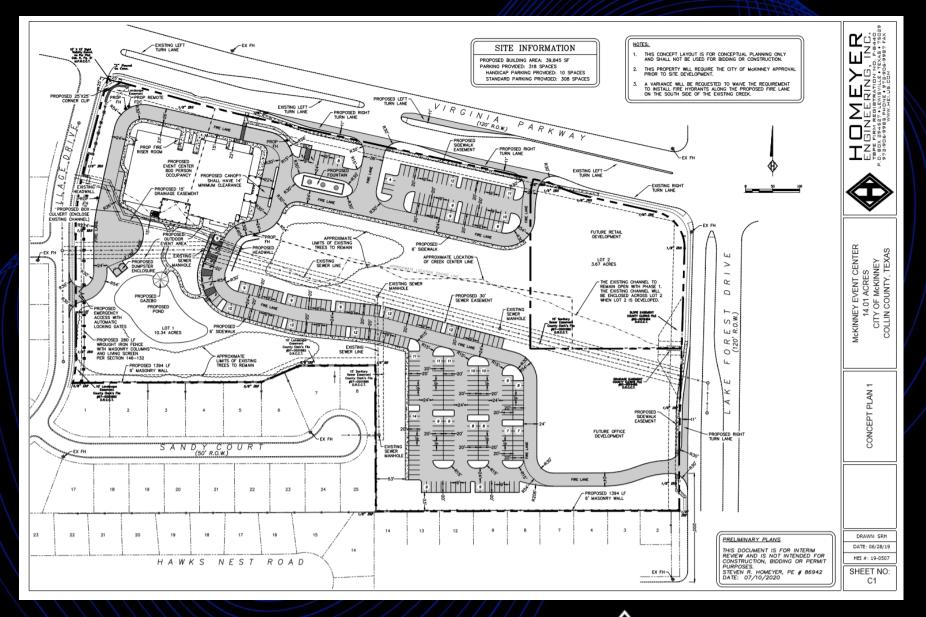


# HOA MEETING

August 6, 2020









**RENDERING 1** 





RENDERING 2





BALLROOM EXAMPLE



LECAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE CITY OF MOKINNEY OUT OF THE JAMES MOREYNOLDS SURVEY, ABSTRACT NO. 578 AND BEING THE REMANDER OF A 24.788 ADDE TRACT OF LAND CONVETED TO THE JOBUL PARTINES, LID. ACCORDING TO THE JOBUL PARTINES, LID. ACCORDING TO THE JOBUL PARTINES, LID. ACCORDING TO FLAND CONTROL OF JOBUL PARTINES, LID. ACCORDING TO FIRST OF LAND CONTROL TO JOBUL PARTINES, LID. ACCORDING TO THE DEED RECORDED IN JOLINE 3927, PARE BIO, 2014 PARTINES, LID. ACCORDING TO THE DEED RECORDED IN JOLINE 3927, PARE BIO, 2014 PARTINES, COLLIN COUNTY, TEXAS AND BERGE JOBERG JOBERG AND THE STRONG OWNERS AND THE STRONG AND AND AND THE STRONG AND THE STRONG AND AND THE STRONG AND AND THE STRONG AND THE

BEGINNING AT A %" RON ROD SET WITH "PEISER & MANKIN SURY PED PLASTIC CAP (HERDINATER RETERRED TO A S % NCH IRON ROD SET) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF VIRONIA PARKWAY (120" RIGHT-OF-WAY), AND IN THE EAST RIGHT-OF-WAY OF LAKE FOREST DRIVE (120" RIGHT-OF-WAY). THE NORTHEAST COINER OF SAID

THENCE ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID WEST RIGHT-OF-WAY LINE, SOUTH OF DEGREE 35 MINUTES 24 SECONDS WEST, A DISTANCE OF 290.13 FEET TO A ½" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS", THE BEGINNING OF A CURRE OF THE LEFF;

THENCE CONTINUING ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02 DEGREES 28 MINUTES 53 SECONDS AND RADUS OF 4080.00, AN ARC LENGTH OF 139.32 FEET, A CHORD BEARING OF SOUTH, 00 DEGREES 48 MINUTES 20 SECONDS WEST, A CHORD DISTANCE OF 139.30 FEET TO A 5" RION ROO

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH OD DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF SAIP CET TO A 5" IRON ROO FOUND WITH A PLASTIC CAP STAMPED. HAITT-ZOLLARS", THE SOUTHEAST CORNER OF SAID 0.772 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF BLOCK OF THE ENCLAVE AT STOKEBRIDG THE STOKEBRID

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE COMMON LINE OF SAID 0.712 ACRE TRACT AND SAID BLOCK A, SOUTH 89 DECREES 47 MINUTES 23 SECONDS WEST, PASSING THE SOUTHWEST CORNER OF SAID 0.712 ACRE TRACT AT 20.85 SETE, AND COSTINUING ALONG THE COMMON LINE OF SAID RELIANDED TRACT AND SAID BLOCK A FOR A TOTAL DISTANCE OF 595.59 FEET TO A 3" INCH IRON ROOF DUNG, THE SOUTHEAST CORNER OF BLOCK A, STORM BROOKE CROSSING, PHASE 1, ACCORDING TO THE PLAT RECORDED IN CABRIET, K PACE 21, MAP

THENCE, ALONG, THE COMMON LINE OF SAID BLOCK D AND SAID REMANDER TRACT, NORTH OD DEGREES 12 MINUTES 21 SECONDS WEST, PASSING THE NORTHEAST CORNER OF BAD BLOCK D, THE SOUTHEAST CORNER OF BLOCK C OF SAID STONE REPORCE CROSSING. PHASE 1 AT 139.35 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID REMANDER TRACT AND SAID BLOCK C FOR A TOTAL DISTANCE OF 269.70 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAD BLOCK C.

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 89 DEGREES 40 MINUTES 32 SECONDS WEST, A DISTANCE OF 140.19 FEET TO A "IRON ROD FOUND;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 66 DEGREES 35 MINUTES 09 SECONDS WEST, A DISTANCE OF 75.98 FEET TO A " IRON ROD FOUND;

THENCE CONTINUED, AUDIG SAD COMMON LIME, SOUTH 89 DEGREES S2 MINUTES OZ SECONOS WEST, A DISTANCE OF MAS.2 FELT TO A "BON 100 FOUND AT THE MOSTHMEST COMPRET OF SAD REDOCK, THE SOUTHWEST COMPRET OF SAD REDOCK, THE SOUTHWEST COMPRET OF SAD REDOCK, AND LINES IN THE ASTREM, THOSE OF THE LIMES STONE BROOKE CORSSING, PHASE 1 (50° ROH1-O-MAY LIME OF WAY AT THIS POINT), THE SECONMON OF A CURKE OF THE STONE BROOKE CORSSING, PHASE 1 (50° ROH1-O-MAY AT THIS POINT), THE SECONMON OF A CURKE

THENCE, ALONG THE COMMON LINE OF SAID REMANDER TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 14 EXCEPTES 28 MANUTES 73 SECONIS, A RADUS OF 2000 OF FET, NA ANGLEGATION OF SAID FET, A CHORD BEARING OF MORTH OF DEGREES, 04 MINUTES, 45 SECONIOS EAST, A CHORD DISTANCE OF 50.40 FEET TO A K" RIGHOR ORD SET FOR THE PAID OF SAID CLIRPS.

THENCE, CONTINUING ALONG SAID COMMON LINE, NORTH OD DEGREES OF MINUTES 34 SECONDS WEST, A DISTANCE OF 223.81 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID COMMON LINE, ALONG SAID CLIPNE TO THE RIGHT THROUGH A CENTERA, ANGLE OF HE OEGREES AR MINUTES 28 SECONDS A RADIUS OF 470.00 FEET, AN ARC LEDART OF 122.26 FEET, A CHARD BEARMO, OF NORTH 07 DEGREES, 17 MINUTES 39 SECONDS EAST, A CHORD DISTANCE OF 121.94 FEET TO A ½" ROW ROO SET FOR THE END OF SAID LURWS;

THENCE, CONTINUING ALONG SAID COMMON LINE, NORTH 14 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 172.15 FEET TO AN "X" CUT SET IN CONCRET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VIRGINIA PARKWAY, THE NORTHWEST CORNER OF SAID REMANDER TRACT:

THENCE, ALONG THE COMMON LINE OF SAID VIRGINIA PARKWAY AND SAID REMANDER TRACT, SOUTH 74 DECREES 31 MINUTES OJ SECONOS EAST, A DISTANCE OF 169.15 FEET TO A ½" IRON ROD SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUED A COMO SAID COMMON LINE OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF OX DECRREES ON MINUTES ON SECONDS. A RADIUS OF 2004.00 FEET, AN ARC LENGTH OF 107.86 FEET, A CHORD BEATHOL OF SOUTH 76 DECRREES, 02 MINUTES, 21 SECONDS EAST, A CHORD DISTANCE OF 107.85 FEET TO A 3/5" RON ROOF DOUD, THE DISTO OF SAID CURVE;

THENCE, CONTINUING ALONG SAID COMMON LINE, SOUTH 77 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 558.48 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUED ALONG SAID COMAINS LINE OF SAID CURVE, TO THE RIGHT THROUGH A CENTRAL MIGEL OF OS DEGREES 30 MINUTES 30 SCOODER A RADIUS OF 21.00 PETE, MA MEC LISHING FO SOLO FEET, A CHORD BEARING OF SOLUTH 67 DEGREES 27 MINUTES 49 SECONOS EAST, A CHORD DISTANCE OF 20.39 FEET TO A ½" BOOK ROOS ET FOR A REVERSE CURVE TO THE LEFT;

THENCE, CONTINUING ALONG SAID COMMON LINE OF SAID CURRE TO THE LETT THROUGH A CENTRAL ANCIE OF 12 DOGREES 49 MANUTES 34 SECONDS, A RADIUS OF 229.00 FEET, AM ANCE LIGHT OF 53.50 FEET, A CHORD BEARING OF SOUTH 71 DEGREES 06 MINUTES 24 SECONDS EAST, A CHORD DISTANCE OF 53.39 FEET TO A 3/1 IRON ROD SET FOR THE RID OF SAID CURRE.

THENCE, CONTINUING ALONG SAID COMMON LINE, SOUTH 77 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 131.80 FEET TO A ½" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID COMMON LIBE AND SAID CUPIE TO THE REGIST THROUGH A CONTINUI, AND COPERS TO HUMITS OI SCOORS, A RABILLS OF FLOO PEET, AM ARE LEASTH OF 26-55 PEET, A CHORD REARMO OF SOUTH 37 DECREES 55 MINUTES 42 SECONDS EAST, A CHORD DISTANCE OF 85-40 FEET TO THE POINT OF BEGINNING AND CONTINUES 010/278 SOURHE FEET OF 1-101 A CHORES OF LAND, MORE OR LESS.

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.
STEVEN R. HOMEYER P.E. # 86942

STEVEN R. HOMEYER, PE # 86942 DATE: 05/22/2020 HONERING. INC.
RCINEERING, INC.
RCINEGERFACTOR NO. F-8440
RCX SASSTYLEWISHLE. TEXAS. T-800
R-906-5985 FAILUS. UDM.



McKINNEY EVENT CENTER 14.01 ACRES CITY OF McKINNEY COLLIN COUNTY, TEXAS

ZONING EXHIBIT

DRAWN: SRH

DATE: 06/28/19

IE: U0/28/19

HEI #: 19-0507

HOMEYER ENGINEERING, INC.

**ZONING EXHIBIT** 

### Residential Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Bed and Breakfast (See Ch. 138, Art. IV)	S			
Boardinghouse or rooming house (17)	S			
Dormitories	S			
Independent living facility (retirement community) (56)			S	

P: Permitted by Right S: Permitted by SUP

T: Temporary Use



### Educational and Institutional Uses

Type of Use	<b>Current PD TR 6</b>	<b>Current PD TR 7</b>	Proposed PD TR 1	Proposed PD TR 2	
Assisted living facility, nursing home, or rest home (10	Р	S	S	Р	
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	Р		Р	Р	
Clinic (28)	Р	Р	Р	Р	
College or university	Р				
Day-care (34)	Р		S	S	
Fraternal organization, lodge, civic club (47)	Р			S	
Hospital (53)	Р			S	
Museum, library, art gallery (public) (73)	Р			Р	
School, business or trade (99)	No trade school	Р		No trade school	
School, public, private or parochial (100)	Р	Р	Р	Р	



### Accessory, Utility and Incidental Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Accessory building or use (1)	Р	Р	Р	Р
Home occupation (See Sec. 146-133) (52)	Р			
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	Р	Р	Р	Р
Utility business office		Р		
Utility substation or regulating station	S	S	S	S
Water storage tank	Р	Р	Р	Р



### Recreational and Entertainment Uses

Type of Use	<b>Current PD TR 6</b>	<b>Current PD TR 7</b>	Proposed PD TR 1	Proposed PD TR 2
Amusement, commercial (indoor) (4)		Р		
Carnival or circus (temporary)		Т		
Country club (31)	Р	Р	S	S
Fitness club, gymnasium, exercise area or similar use	Р		S	Р
Golf course (public)	Р	Р	S	S
Golf course (private)			S	S
Park or playground (public) (81)	Р	Р	Р	P
Playfield or stadium (public) (88)	P	Р	Р	P
Private club (See Ch. 138, Art. II; Sec. 146-41) (89)		S		S
Recreation area (private) (91)	Р	Р	Р	Р
Recreation center (public) (92)	Р	Р	Р	Р
Swim or tennis club (112)	Р	Р	S	Р
Swimming pool (public)	P	Р	Р	Р
Swimming pool (private) (113)	P	Р	Р	P
Theater (indoor)		P	S	



# Transportation, Automobile, and Related Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Auto parts sales (indoor)				S
Garage or lot, parking (private)		Р	Р	
Garage or lot, parking (commercial)		Р	S	
Heliport or helistop		Т		
Railroad track or right-of- way	Р	Р	Р	Р
Service station or motor vehicle fuel sales (subject to section 146-84 (103)	Р			



### Commercial Type, Retail, and Services Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Bakery or confectionery (retail)	Р			Р
Banks and financial institutions	Р	Р	Р	S
Barber or beauty shops	Р	Р		Р
Cleaning shop and pressing (small shop and pickup) (27)	Р			S
Drug-store or pharmacy	Р			S
Florist or garden shop	Р			Р
Field office (43) or real estate sales office	Т	Т	Т	Т
Food stores, groceries	Р			S
Hardware store (paint, plumbing, and related sales)	Р			S
Laboratories (medical, dental, science)		Р	S	
Mimeograph or letter shop		Р		
Office building	Р	Р	Р	Р



## Commercial Type, Retail, and Services Uses Continued

Type of Use	Current PD TR 6	<b>Current PD TR 7</b>	Proposed PD TR 1	Proposed PD TR 2
Office use	Р	Р	Р	Р
Office supplies		Р		Р
Personal service (86)	Р	Р	S	Р
Pet store, kennel, animal boarding (no outside runs)	Р			Р
Psychic/paranormal readings	Р			
Radio or TV broadcast studio		Р	S	
Retail store (indoor)	Р			Р
Restaurant or cafeteria (carry-out only) (95)	Р			Р
Restaurant or cafeteria (indoor service) (96)	Р		S	Р
Studios, photo, music, art, health, etc.	Р	Р	S	Р
Travel agent	Р	Р	Р	Р
Veterinarian (no outside runs)				Р
Veterinarian (with outside runs)				S



### Agricultural and Related Uses

Type of Use	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2
Agricultural and ranching uses	Р	Р	Р	Р
Community Garden (29)	Р	Р	Р	Р
Farm, orchard or truck garden (40)	Р	Р	Р	Р
Wedding / event venue or banquet facility (indoor), including up to eight (8) overnight suites in association with event space rental. Individual overnight suite rentals are not permitted.			Р	
Wedding / event venue or banquet facility (outdoor) shall be permitted but must maintain a minimum distance of 150 feet from residential uses.			Р	



### **Development Regulations**

The subject property shall develop in two tracts that are more fully depicted in "Exhibit X"

### Tract 1

Tract 1 shall develop in accordance with Section 146-109 ("SO" – Suburban Office District) of the Zoning Ordinance, and as amended, except as noted below:

### Land Uses

- 1. The following uses shall NOT be permitted in tract 1
  - a. Hospitals
  - b. Museum, library, art gallery (public)
  - c. Farmers market
  - d. Hotel or motel

### 2. The following uses shall be specifically permitted in tract 1

- a. Wedding / event venue or banquet facility (indoor), including up to eight (8) overnight suites in association with event space rental. Individual overnight suite rentals are not permitted.
- Wedding / event venue or banquet facility (outdoor) shall be permitted but must maintain a minimum distance of 150 feet from residential uses.

### Space Limits

- 1- Minimum lot area: None
- 2- Minimum lot with: None
- 3- Minimum lot depth: None
- 4- Minimum front setback: 25 feet
- 5- Minimum rear setback: None, except 25 feet where abutting a residential use or zone.
- 6- Minimum side yard of interior lots: None, except 15 feet required where abutting any district requiring a side yard.
- 7- Minimum side yard of corner lots: 25 feet
- 8- Maximum structure height: 40 feet
- 9- Maximum lot coverage: 50%
- 10- No structure may exceed 45,000 square feet

### Tract 2

Tract 2 shall develop in accordance with Section 146-111 ("C1" – Neighborhood Commercial District) of the Zoning Ordinance, and as amended, except as noted below:

### Land Uses

1. The following uses shall NOT be permitted in tract 2



- . Independent living facility (retirement community)
- Trade schools
- c. Amusement, commercial (indoor)
- d. Car wash
- e. Garage or lot, parking as a primary use (private)
- f. Garage or lot parking as a primary use (commercial)
- g. Farmers market
- h. Radio or TV broadcast studio
- i. Restaurant or cafeteria (including drive-through window)
- Arcades

### 2. The following uses will be permitted by Specific Use Permit (SUP)

- a. Auto parts sales (indoor)
- b. Veterinarian (with outside runs)

### **Space Limits**

- 1- Minimum lot with: None
- 2- Minimum lot depth: None
- 3- Minimum front setback: 25 feet
- 4- Minimum rear setback: None, except 25 feet where abutting a residential use or zone.
- 5- Minimum side yard on interior lots: 5 feet when abutting a residential zone; none abutting business.
- 6- Minimum side yard at corner: 25 feet.
- 7- Maximum lot coverage: 50%

### All Tracts

### Screening

The subject property shall develop in accordance with Section146-132. - Fences, Walls, and Screening Requirements of the Zoning Ordinance, and as amended, except as noted below:

- A living screen will be provided for any dumpster enclosures located adjacent to a residential property. The living screen shall be evergreen shrubs acceptable for six-foot screening shall be a minimum of four feet (4') in height when measured immediately after planting and shall be planted no further apart than three feet (3') on center, unless otherwise approved by the director of planning, and maintained so as to form a continuous, unbroken, solid visual screen which will be six feet high within two years after time of planting.
- 2- A screening device in accordance with section 146-132 shall be placed along Village Drive.

### **Landscape Regulations**

The subject property shall develop in accordance with Section 146-135: Landscape Requirements of the Zoning Ordinance, and as amended, except as noted below:

 One canopy tree shall be planted every 30 linear feet along property lines adjacent to residential uses or residentially zoned property. These trees may not be clustered. All



canopy trees shall be a minimum of four inches (4") in caliper and twelve feet (12') in height at the time of planting. Preservation of existing trees may satisfy this requirement.

### Tree Preservation

The subject property shall develop in accordance with Section 146-136: Tree Preservation of the Zoning Ordinance, and as amended, except as noted below:

If a tree six inches or greater exists within thirty feet (30') of the boundary line between an existing platted single-family residential development, Village Drive, and a proposed development, a Perimeter Tree Zone shall be provided. The Perimeter Tree Zone shall extend out 30 feet from property line for a maximum 30 foot wide Perimeter Tree Zone. No tree within the Perimeter Tree Zone may be critically altered apart from installation of necessary utilities or public infrastructure.

### **Exterior Lighting**

Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of harmonious design that compliments the architectural style of the proposed building. No lighting fixtures shall produce glare or direct illumination across the boundary line of any residential district from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of residential property. All outside lights be full cut-off luminaries to ensure that the light beam is controlled and not directed across any residential boundary line above a height of three feet (3'). The allowed maximum intensity measured at the line abutting a residential use shall be 0.5 foot candles.

### **Detached Signage**

There shall be a maximum of one free standing sign per platted lot. Signs shall be limited to monument type only, with a maximum height of six feet (6') from grade of Virginia Parkway, or from the natural or general site grade, whichever is higher. Monument sign must be framed in masonry material to match or be complimentary to the building on site





ELEVATION NORTH

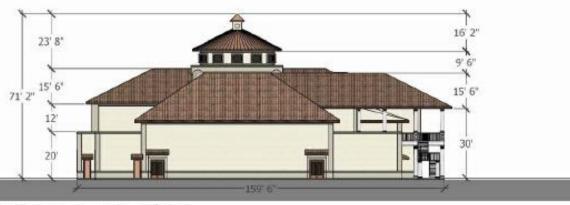


ELEVATION SOUTH





### ELEVATION EAST





# Steven R. Homeyer, P.E. 972-906-9985 <a href="mailto:shomeyer@hei.us.com">shomeyer@hei.us.com</a>

http://mckinney.legistar.com/LegislationDetail.aspx?lD=4577134&GUID=F798 BC14-8825-4263-AE34-C7BD1C982FE8

