

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N42°47'33"W	88.42'
L2	N44°03'24"W	13.86'
L3	N33°30'43"W	119.55'
L4	S49°04'30"W	131.53'
L5	N42°13'50"W	57.10'
L6	N87°56'52"W	116.42'
L7	N43°41'43"W	103.55'
L8	N83°02'06"W	1.98'
L9	S01°59'52"E	116.68'
L10	N88°00'08"E	113.02'

ABBREVIATION LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD w/ RED PLASTIC CAP STAMPED "W.A.I." SET
CM	CONTROLLING MONUMENT
CC #	COUNTY CLERK'S INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
NO.	NUMBER
MIN. F.F.E.	MINIMUM FINISH FLOOR ELEVATION

OWNER
UCD/NA (LAKE FOREST), LP
7001 PRESTON ROAD, SUITE 410
DALLAS, TEXAS 75205
(214) 224-4644 OFFICE
rdorazil@ucdcorp.com

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75243
972-490-7090

**ZONING EXHIBIT
LAKE FOREST SOCCER
TRAINING FACILITY
WILSON CREEK CROSSING**
LOTS 16, BLOCK B
32.927 ACRES OUT OF THE H. L. UPSHUR SURVEY,
ABSTRACT NO. 934 AND THE L. SEARCY SURVEY,
ABSTRACT NO. 828

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75243
Phone: 972-490-7090
Fax: 972-490-7098
E-mail: info@wka.com
www.wka.com

H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and the
L. SEARCY SURVEY, ABSTRACT NO. 828
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

ZONING EXHIBIT
LAKE FOREST SOCCER TRAINING FACILITY
WILSON CREEK CROSSING
LOTS 16, BLOCK B

Date: 04.23.19
Scale: 1" = 150'
File: 62605.08 - Zoning
Project No.: 62605

SHEET
1
OF
1



PLANNING ENGINEERING FIRE LANDSCAPE PARKS GIS BUILDING INSPECTIONS

PLANNING RESUBMITTAL CHECKLIST

CASE NO. ZONE2018-0075 REVISION NO. 2nd Staff Comments

Please note the checked Departments above had comments on the submittal. In order to ensure a complete and thorough review, please resubmit the checked items below addressing Staff's comments. Each resubmitted item should be named as the document type and date of resubmittal (e.g. Site Plan XX.XX.XX). Please note that Staff will be unable to process incomplete resubmittals.

- 30 DAY WAIVER LETTER
- AFFIDAVIT OF NO TREES
- ANNEXATION PETITION
- APPLICATION
- FAÇADE PLANS
- FAÇADE PLAN CHECKLIST
- DEVELOPMENT REGULATIONS
- GENERAL DEVELOPMENT PLAN EXHIBIT
- LANDSCAPE PLAN
- LETTER OF INTENT
- MATERIAL SAMPLE: _____
- METES AND BOUNDS DESCRIPTION
- OTHER: _____
- PLAT EXHIBIT
- PRELIMINARY ENGINEERING PLANS
- SCREENING AND BUFFERING PLANS
- SETBACK EXHIBIT
- SITE PLAN
- SPECIFIC USE PERMIT EXHIBIT
- TREE PRESERVATION PLAN
- TREE SURVEY
- WINDOW DETAIL
- ZONING EXHIBIT

RETURN BY: 6/10/19 FOR P&Z MEETING ON: 6/25/19

DEVELOPMENT REGULATIONS PD (LOT 16)

Allowable Uses:

1. Outdoor Soccer Training Facility
2. Any non-residential use permitted in the Local Commercial (C2)

Development Standards:

1. Minimum parking required per practice field shall be 17 parking spaces.

Staff has concerns about such a reduction in parking and standards and may not be able to support - we have had significant issues with reduced parking

how would the reduction be offset? how would excess parking be handled if provided spaces were not enough to accommodate parking?

Shared parking agreement is possible with property to the North, however, please refer to the existing Sting Soccer Practice Facility located 2090 Willingham Dr, Richardson, TX 75081 that has very minimal parking as almost all traffic is drop off and pick up

A provision of exceptional quality is required for all PD rezonings. This provision must be above and beyond the minimum standards within the zoning ordinance (e.g. increased landscape standards or architectural standards if there are to be buildings on site) and must mitigate/warrant any proposed decreases in the standards of the zoning ordinance.

the 2040 Comprehensive Plan was adopted in November 2018. This plan designates the subject property as Floodplain with Neighborhood Commercial to the north and Suburban Living to the south. To reduce the impact on the existing residents, Staff would ask that the development be limited to the north side of the creek (please update exhibit to show this area)

Additional Landscaping will be providing to go above and beyond minimum requirements. The specifics will be determined through the site plan process as the overall plan is finalized



CONSULTING CIVIL ENGINEERS * SURVEYORS
6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099

The maintenance building will house a tractor for mowing, field maintenance equipment and storage of soccer equipment.

April 24, 2019

REZONING EXHIBIT

Letter of Intent

Re: Lake Forest Soccer Training Facility
Lot 16, Block B Wilson Creek Crossing
Lake Forest Drive at Fieldcrest Drive
McKinney, TX

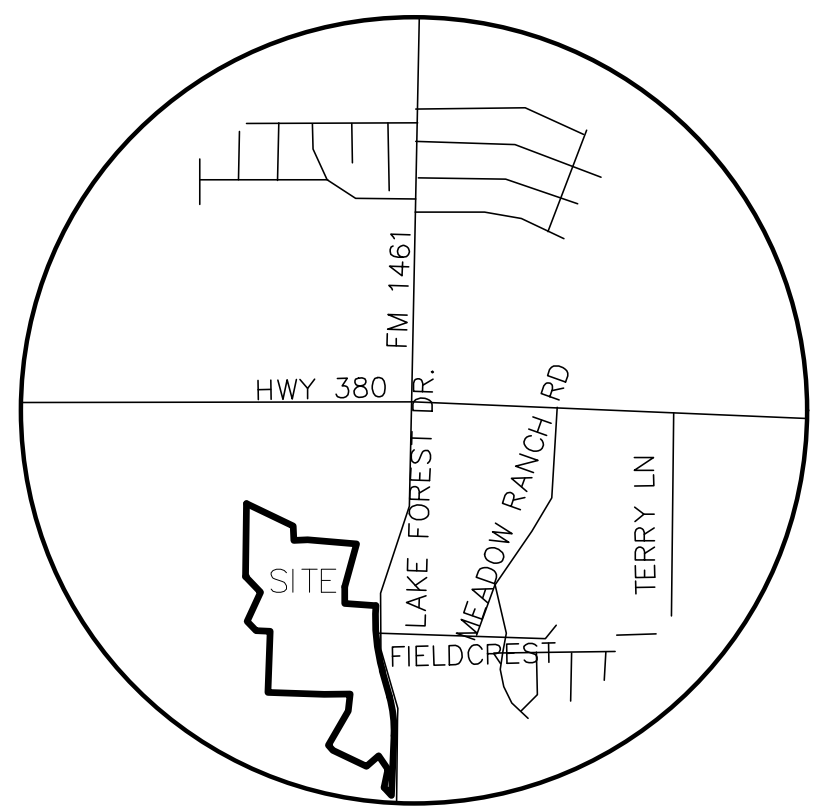
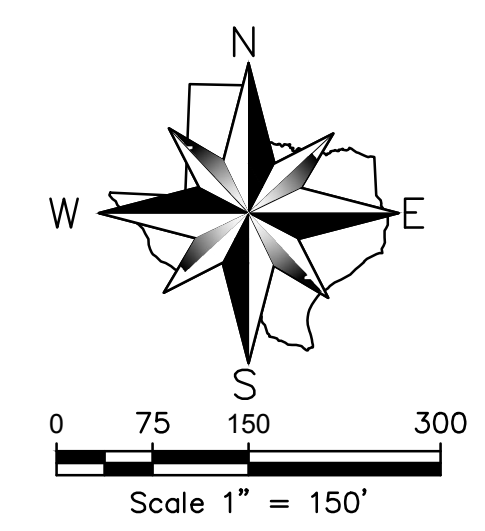
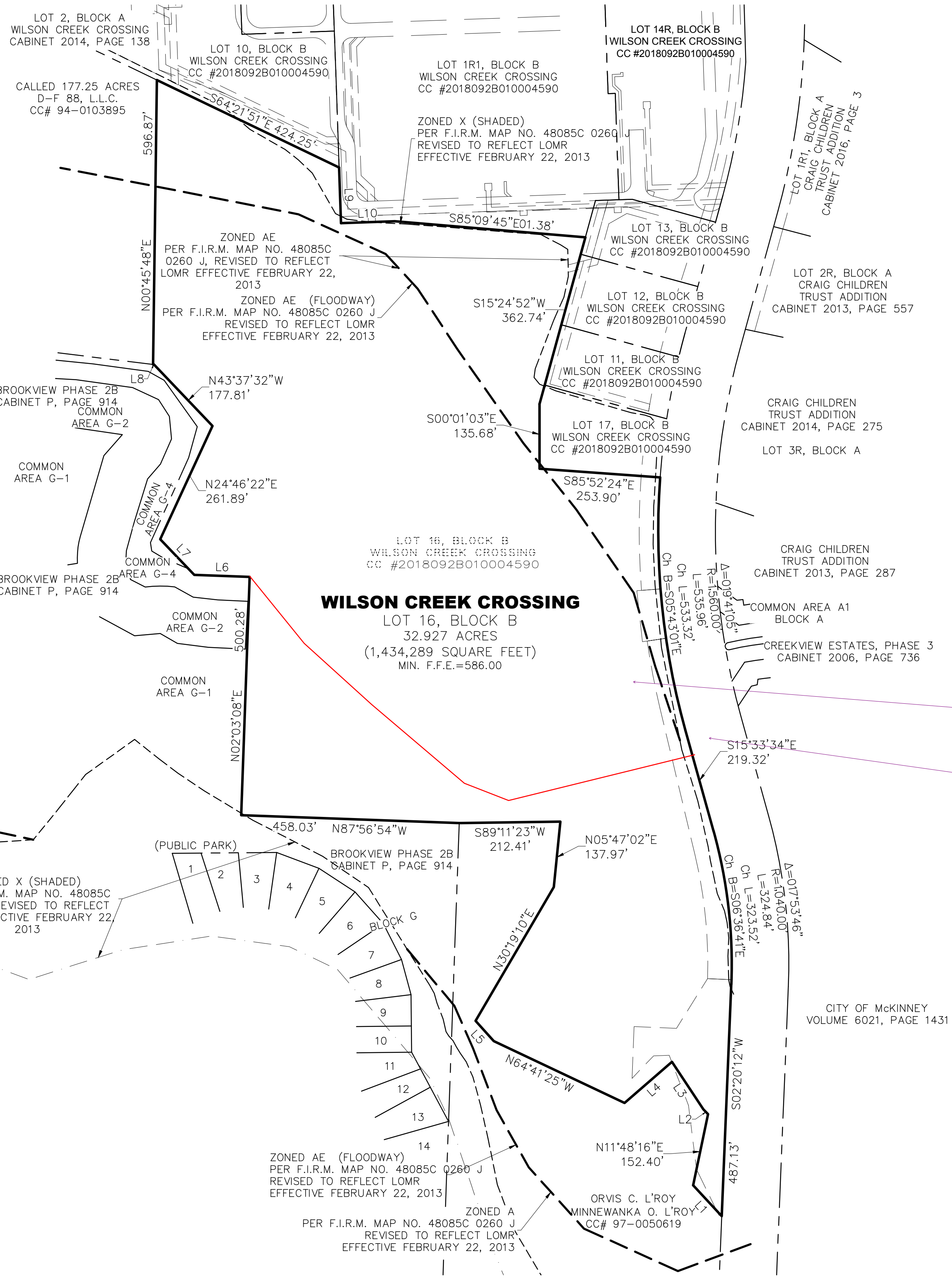
- The subject property is located approx. 1,630 feet south of US-380 (University Blvd.) on Lake Forest Drive.
- The property is Lot 16, Block B of the Wilson Creek Crossing subdivision, and consists of 32.93 acres. The property is situated in a floodplain.
- The property is currently zoned BG. We are requesting rezoning to PD. The purpose of this PD request is to allow for an Outdoor Soccer Training Facility.
- The proposed use is for practice soccer fields. There will be one pavilion and one maintenance building totaling 3,200 s.f.
- ~~The following are the requested exceptions:~~
 1. ~~Relief from the parking requirement of 50 spaces per field to 17 spaces per field. The fields will be utilized for soccer practices only and not for games. The fields will also not be open to the public as the owner operates as a private organization.~~
- ~~We request that our case be heard at the Planning and Zoning Commission meeting on May 28, 2019.~~

this will need to be parked - what types of activities will occur in the building?

as this is part of the PD regulations, please remove from LOI

By:

Chase Helm.
Winkelmann & Associates, Inc.
chase@winkelmann.com



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N42°47'33"W	88.42'
L2	N44°03'24"W	13.86'
L3	N33°30'43"W	119.55'
L4	S49°04'30"W	131.53'
L5	N42°13'50"W	57.10'
L6	N87°56'52"W	116.42'
L7	N43°41'43"W	103.55'
L8	N83°02'06"W	1.98'
L9	S01°59'52"E	116.68'
L10	N88°00'08"E	113.02'

Please also provide existing zoning and proposed zoning. Added

Development shall occur north of this property line. Added

ABBREVIATION LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD w/ RED PLASTIC CAP STAMPED "W.A.I." SET
CM	CONTROLLING MONUMENT
CC #	COUNTY CLERK'S INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
NO.	NUMBER
MIN. F.F.E.	MINIMUM FINISH FLOOR ELEVATION

OWNER
UCD/NA (LAKE FOREST), LP
7001 PRESTON ROAD, SUITE 410
DALLAS, TEXAS 75205
(214) 224-4644 OFFICE
rdorazil@ucdcorp.com

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75243
972-490-7090

**ZONING EXHIBIT
LAKE FOREST SOCCER
TRAINING FACILITY
WILSON CREEK CROSSING**

LOTS 16, BLOCK B
32.927 ACRES OUT OF THE H. L. UPSHUR SURVEY,
ABSTRACT NO. 934 AND THE L. SEARCY SURVEY,
ABSTRACT NO. 828

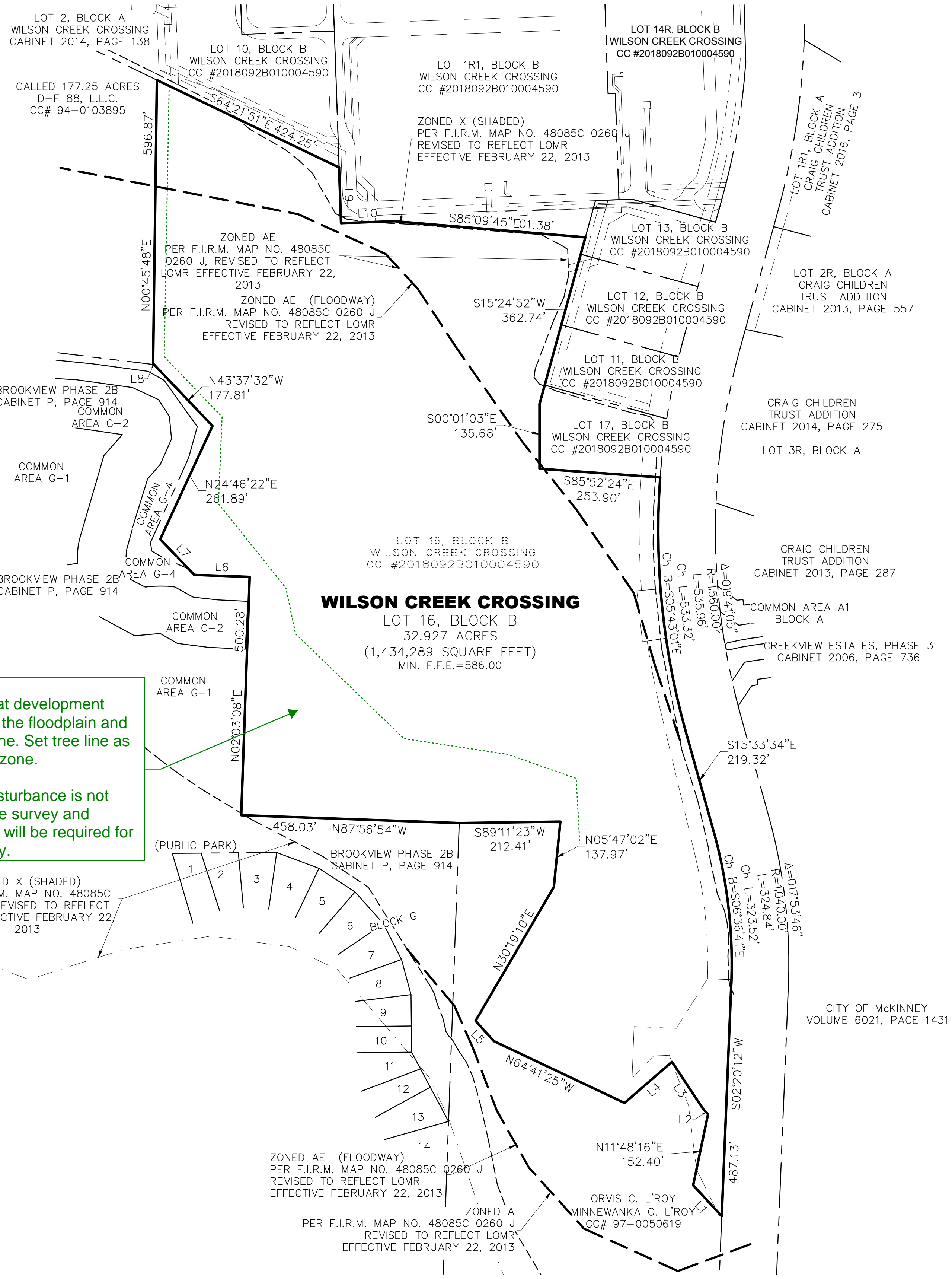
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75243
Phone: (972) 490-7090
Fax: (972) 490-7098
E-mail: info@wka.com
www.wka.com
Professional Engineers Registration No. 9672
Professional Surveyors Registration No. 12721/2019
LICENSED IN: TEXAS, MISSOURI, & ARIZONA, INC.

H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and the
L. SEARCY SURVEY, ABSTRACT NO. 828
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

ZONING EXHIBIT
LAKE FOREST SOCCER TRAINING FACILITY
WILSON CREEK CROSSING
LOTS 16, BLOCK B

Date : 04.23.19
Scale : 1" = 150'
File : 62605.08 - Zoning
Project No. : 62605

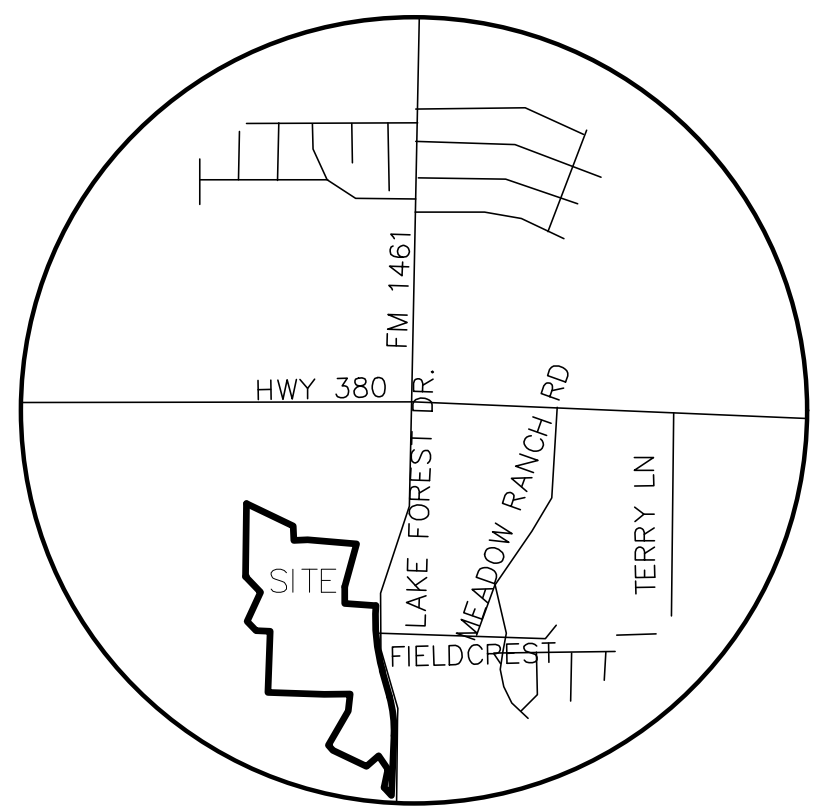
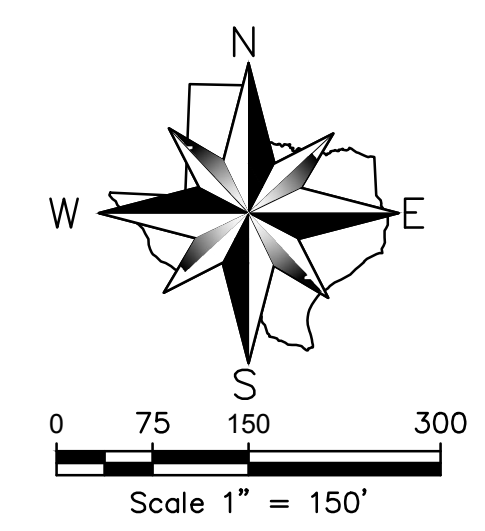
SHEET
1
OF
1



Added

FYI:
Staff suggests that development occurs outside of the floodplain and tree perimeter zone. Set tree line as a no disturbance zone.

If a limits of no disturbance is not established, a tree survey and preservation plan will be required for the entire property.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N42°47'33"W	88.42'
L2	N44°03'24"W	13.86'
L3	N33°30'43"W	119.55'
L4	S49°04'30"W	131.53'
L5	N42°13'50"W	57.10'
L6	N87°56'52"W	116.42'
L7	N43°41'43"W	103.55'
L8	N83°02'06"W	1.98'
L9	S01°59'52"E	116.68'
L10	N88°00'08"E	113.02'

ABBREVIATION LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD w/ RED PLASTIC CAP STAMPED "W.A.I." SET
CM	CONTROLLING MONUMENT
CC #	COUNTY CLERK'S INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
NO.	NUMBER
MIN. F.F.E.	MINIMUM FINISH FLOOR ELEVATION

OWNER
UCD/NA (LAKE FOREST), LP
7001 PRESTON ROAD, SUITE 410
DALLAS, TEXAS 75205
(214) 224-4644 OFFICE
rdorazil@ucdcorp.com

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75243
972-490-7090

**ZONING EXHIBIT
LAKE FOREST SOCCER
TRAINING FACILITY
WILSON CREEK CROSSING**

LOTS 16, BLOCK B
32.927 ACRES OUT OF THE H. L. UPSHUR SURVEY,
ABSTRACT NO. 934 AND THE L. SEARCY SURVEY,
ABSTRACT NO. 828

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 315
DALLAS, TEXAS 75243
Phone: (972) 490-7090
Fax: (972) 490-7098
E-mail: info@wka.com
www.wka.com

H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and the L. SEARCY SURVEY, ABSTRACT NO. 828 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
UNITED COMMERCIAL DEVELOPMENT
7001 PRESTON ROAD, SUITE 500
DALLAS, TEXAS 75205

ZONING EXHIBIT
LAKE FOREST SOCCER TRAINING FACILITY
WILSON CREEK CROSSING
LOTS 16, BLOCK B

Date: 04.23.19
Scale: 1" = 150'
File: 62605.08 - Zoning
Project No.: 62605

SHEET 1 OF 1