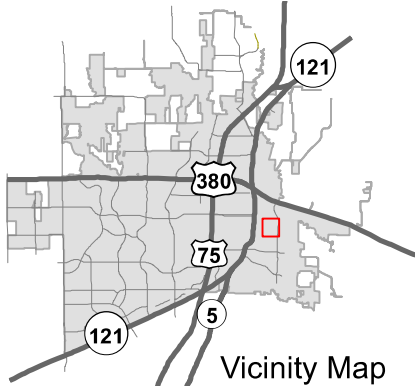
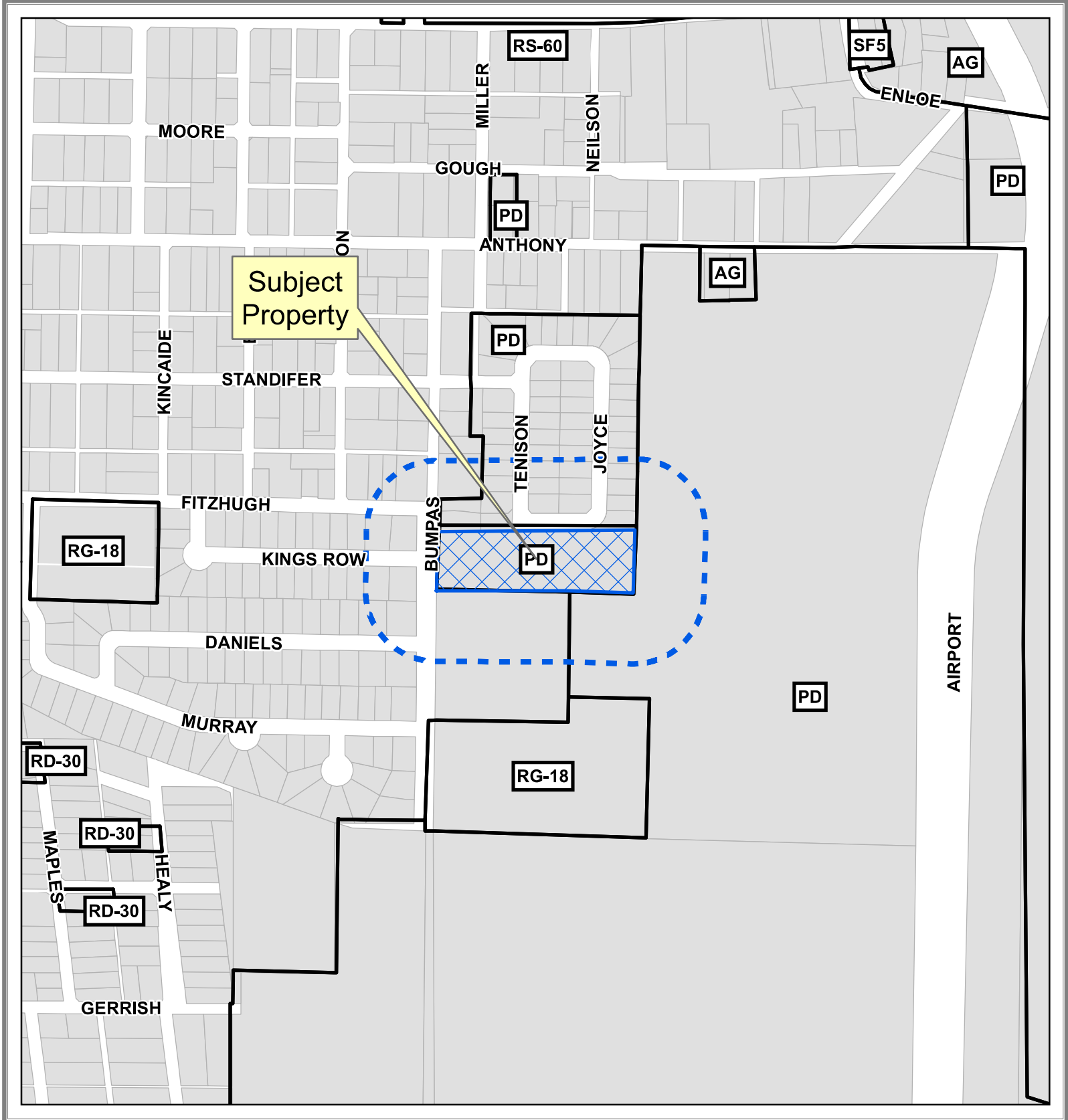
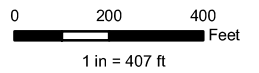


# EXHIBIT A



## Property Owner Notification Map

ZONE2019-0053



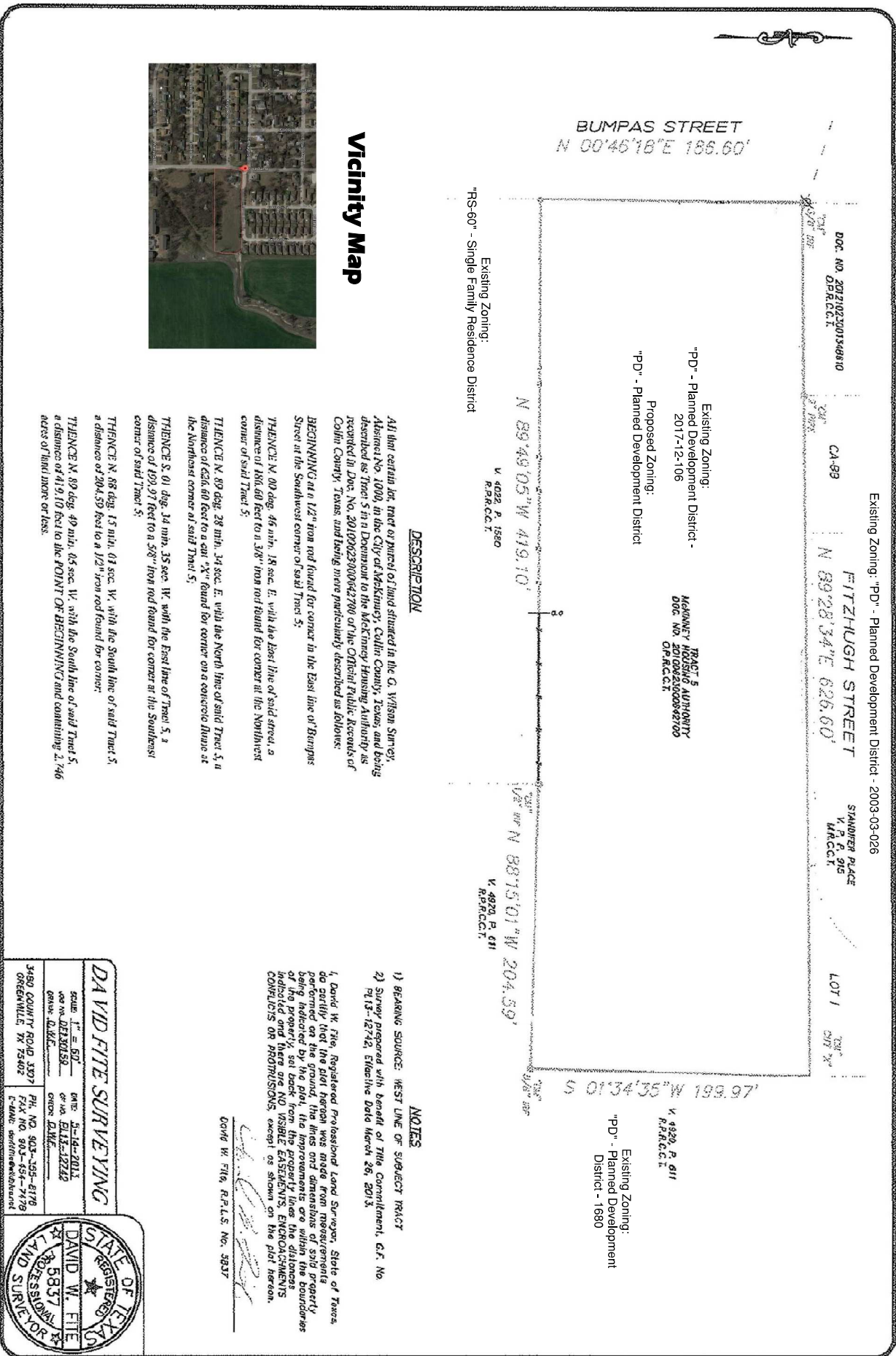
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



# EXHIBIT B

## Zoning Exhibit

# Zoning Exhibit



Existing Zoning: "PD" - Planned Development District - 2003-03-026

DOC. NO. 20171023001348910  
OP.R.C.C.T.

CA-99

FITZHUGH STREET  
N 89°28'34"E 626.60'

STANDOVER PLACE  
V. P. P. 916  
P.R.C.C.T.

LOT 1

TR. 5  
CH. 24

TRACT 5  
MAGNIFY HOUSING AUTHORITY  
DOC. NO. 2010022000082700  
OP.R.C.C.T.

V. 4920, P. 611  
P.R.C.C.T.

Existing Zoning:  
"PD" - Planned Development District -  
2017-12-106  
  
Proposed Zoning:  
"PD" - Planned Development District

Existing Zoning:  
"PD" - Planned Development  
District - 1680

Existing Zoning:  
"RS-60" - Single Family Residence District

V. 4022, P. 1580  
P.R.C.C.T.

V. 4820, P. 611  
P.R.C.C.T.

**DESCRIPTION**

All that certain lot, tract or parcel of land situated in the G. Wilson Survey, Abstract No. 1000, in the City of McKinney, Collin County, Texas, and being described as Tract 5 in a Deed from the McKinney Housing Authority as recorded in Doc. No. 2010022000082700 or the Official Public Records of Collin County, Texas, and being more particularly described as follows:  
BEGINNING at a 12" iron rod found for corner in the East line of Bumpas Street at the Southwest corner of said Tract 5;  
THENCE N. 00 deg. 46 min. 18 sec. E. with the base line of said street, a distance of 1816.40 feet to a 3/8" iron rod found for corner at the Northwest corner of said Tract 5;  
THENCE N. 89 deg. 28 min. 34 sec. E. with the North line of said Tract 5, a distance of 626.60 feet to a cast "X" found for corner on a concrete flag at the Northeast corner of said Tract 5;  
THENCE S. 01 deg. 34 min. 35 sec. W. with the East line of Tract 5, a distance of 626.60 feet to a 3/8" iron rod found for corner at the Southwest corner of said Tract 5;  
THENCE N. 88 deg. 15 min. 03 sec. W. with the South line of said Tract 5, a distance of 204.59 feet to a 1/2" iron rod found for corner;  
THENCE N. 89 deg. 49 min. 05 sec. W. with the South line of said Tract 5, a distance of 419.10 feet to the POINT OF BEGINNING and containing 2.746 acres of land more or less.

**NOTES**

- 1) BEARING SOURCE: WEST LINE OF SUBJECT TRACT
  - 2) Survey prepared with benefit of Title Commitment, G.F. No. P(13-12742, Effective Date March 26, 2013).
- I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, EJECTA, CHANGES, ENCROACHMENTS OR PROVISIONS, except as shown on the plat hereon.

DAVID W. FITE, R.P.L.S. No. 3837



**Vicinity Map**

**DAVID FITE SURVEYING**  
 STATE OF TEXAS  
 REGISTERED  
 LAND SURVEYOR  
 DAVID W. FITE  
 5837  
 3450 COUNTY ROAD 3307  
 GREENWILLE, TX 75402  
 PHONE: 903-395-8176  
 FAX: 903-395-7176  
 E-MAIL: davidfite@earthlink.net



**EXHIBIT C**

**ZONING ORDINANCE REVISION**



**Zoning Revision Request for  
Planned Development (PD)  
Ordinance Number 2017-12-106**

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**Draft Ordinance Submitted by Habitat for Humanity  
For Consideration by the City of McKinney, Texas  
May 20, 2019**



7D4 Architecture  
Equagen Engineering  
L'Wanda & Associates  
Texas Development Services  
Hillier Consulting  
POW Engineering

**EXHIBIT C**

**CONTENTS**

- 1. Purpose of the Planned Development ..... Page 3
- 2. Clubhouse/Amenity Center Regulations ..... Page 3
- 3. Townhome Regulations ..... Page 4
- 4. Exhibits ..... Page 6

# EXHIBIT C

## PURPOSE OF THE PLANNED DEVELOPMENT

The purpose of the proposed Planned Development (PD) is to provide for the unified and coordinated development of a parcel or tract of primarily vacant land. The specific parcel of land to be zoned under this "PD" designation will comprehensively and cohesively integrate a harmonious use of land that is compatible with the surrounding area.

Pursuant to the City of McKinney Zoning Ordinance, Sec. 146-94 - PD - Planned Development District, our intent is to ensure a level of exceptional quality and innovation for the design and development of this project.

Standards of excellence and quality incorporated are inclusive of, but not limited to: 1) The use of modular, steel-framed units (i.e. repurposed shipping containers) as a base material, 2) It will be a first of its kind development in North Texas, 3) Exterior materials will consist of corrugated, Corten metal, natural stone, fiber cement siding, and reclaimed wood, 4) There will be housing opportunities for multiple income groups, with a focus on affordable housing, 5) Creative landscape, site and architectural design, unique to McKinney, Texas will be incorporated, and 6) It will be a sustainable, connected, eco-friendly community.

The intent of the PD is to facilitate an ecofriendly form of residential, recreational and civic uses within an urban framework that is compact in scale and compatible with neighboring areas.

## DEVELOPMENT REGULATIONS

Use and development of the subject property shall be in accordance with Section 146-108 "TH" Townhome Residential District of the City of McKinney zoning ordinance, and as amended, except as modified below.

The following uses are permitted within the development:

- Attached Single Family Residential Units
- Clubhouse/Amenity Center

1. **Clubhouse/Amenity Center Regulations:** A clubhouse/amenity center, if provided, will be located at the southeast corner of Bumpas Street and Fitzhugh Street, and will follow the regulations provided below:

# EXHIBIT C

## a) Space Limits

- Maximum height of building: 35 feet
- Minimum front yard: 20 feet
- Minimum rear yard: 10 feet
- Minimum side yard: 10 feet

## b) Architectural Standards

- **Front facade:** Minimum 50% masonry material (brick, stone, synthetic stone). The remaining facade shall be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- **Rear facade:** Minimum 50% stone veneer. The remaining facade shall be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- **Side facade:** Minimum 50% stone veneer. The remaining facade shall be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- **The clubhouse/amenity center** shall have a mix of flat roofing and low-pitched shed roof with a covered surface made of standard roof shingles, corrugated sheets or other similar materials, or a deck made with pressure-treated wood or composite decking material.
- The color palate of will be all-natural earth tones and blends that simulate a natural aging process.

## c) Landscaping and Screening Requirements

- Corner landscaping of not less than 100 square feet shall be provided at the intersection of Bumpas Street and Fitzhugh Street.
- Landscape buffers adjacent to single family residential uses or zones shall be 20'. If the existing utility easements are abandoned, the buffers may be 10 feet. Screening adjacent to single family residential uses or zones shall only be required along the northern property line.

## 2. Townhome Regulations:

### a) Space Limits

- Maximum number of units: 35
- Maximum density: 14 dwelling units per acre
- Minimum lot area: 1,800 sq. feet
- Minimum width of lot: 24 feet
- Minimum depth of lot: None
- Maximum height of building: 35 feet
- Minimum front yard: 20 feet
- Minimum rear yard: 10 feet
- Lots adjacent to the southern property line: 7 feet
- Minimum side yard: 0 feet
- Minimum side yard at corner: 5 feet
- Minimum building separation: 10 feet
- Maximum lot coverage: 75%

# EXHIBIT C

## b) Parking, Carport and Storage Requirements

- No alleys shall be required for lots less than 50 feet wide.
- Each dwelling unit shall be required to have two (2) spaces of at least 9 feet by 18 feet per space, with at least one (1) covered or enclosed space. No driveway width shall be required. Any covering or enclosure shall be at least 10 feet wide by 18 feet deep. Spaces may be provided in tandem or side-by-side. Carport storage space shall be at least 38 square feet.

## c) Landscape Requirements

- Only one (1) canopy tree per lot shall be required.

## d) Architectural Standards: Each dwelling unit shall feature the following:

- **Front Facade:** Minimum 50% stone veneer. The remaining facade shall be feature no more than 50% fiber cement siding.
- **Rear Facade:** Minimum 50% fiber cement siding. The remaining facade shall be feature no more than 50% exposed corrugated metal.
- **Side Facade:** Minimum 15% stone veneer or fiber cement siding. Maximum 15% reclaimed wood. The remaining facade shall feature no more than 70% exposed corrugated metal.
- All dwelling units shall have a low-pitched shed roof with a covered surface made of standard roof shingles, corrugated sheets, standing seam metal roofing, or other similar materials, or a deck made with pressure-treated wood or composite decking material.
- The color palate of will be all-natural earth tones and blends that simulate a natural aging process.

--- End of Document ---