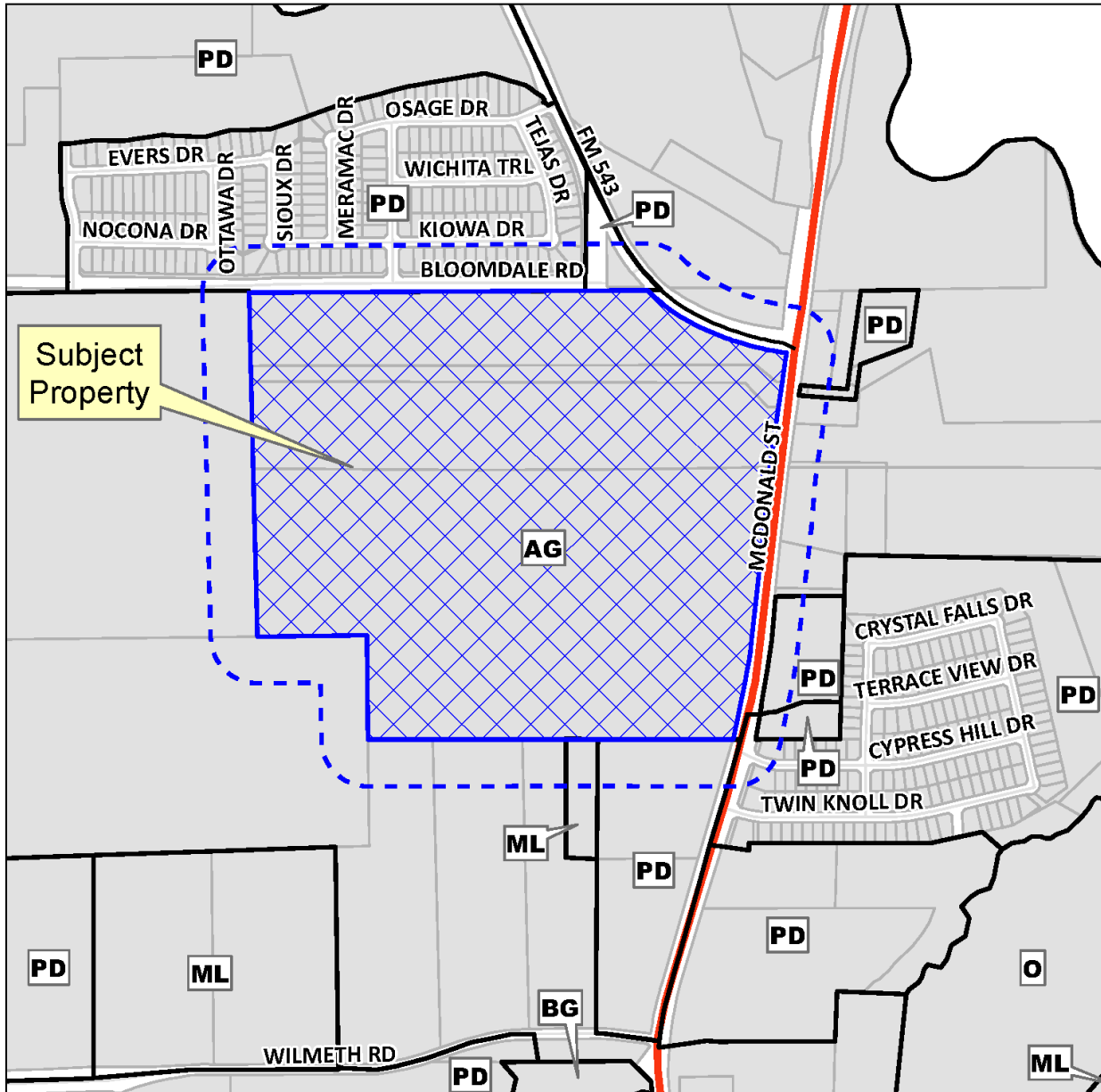


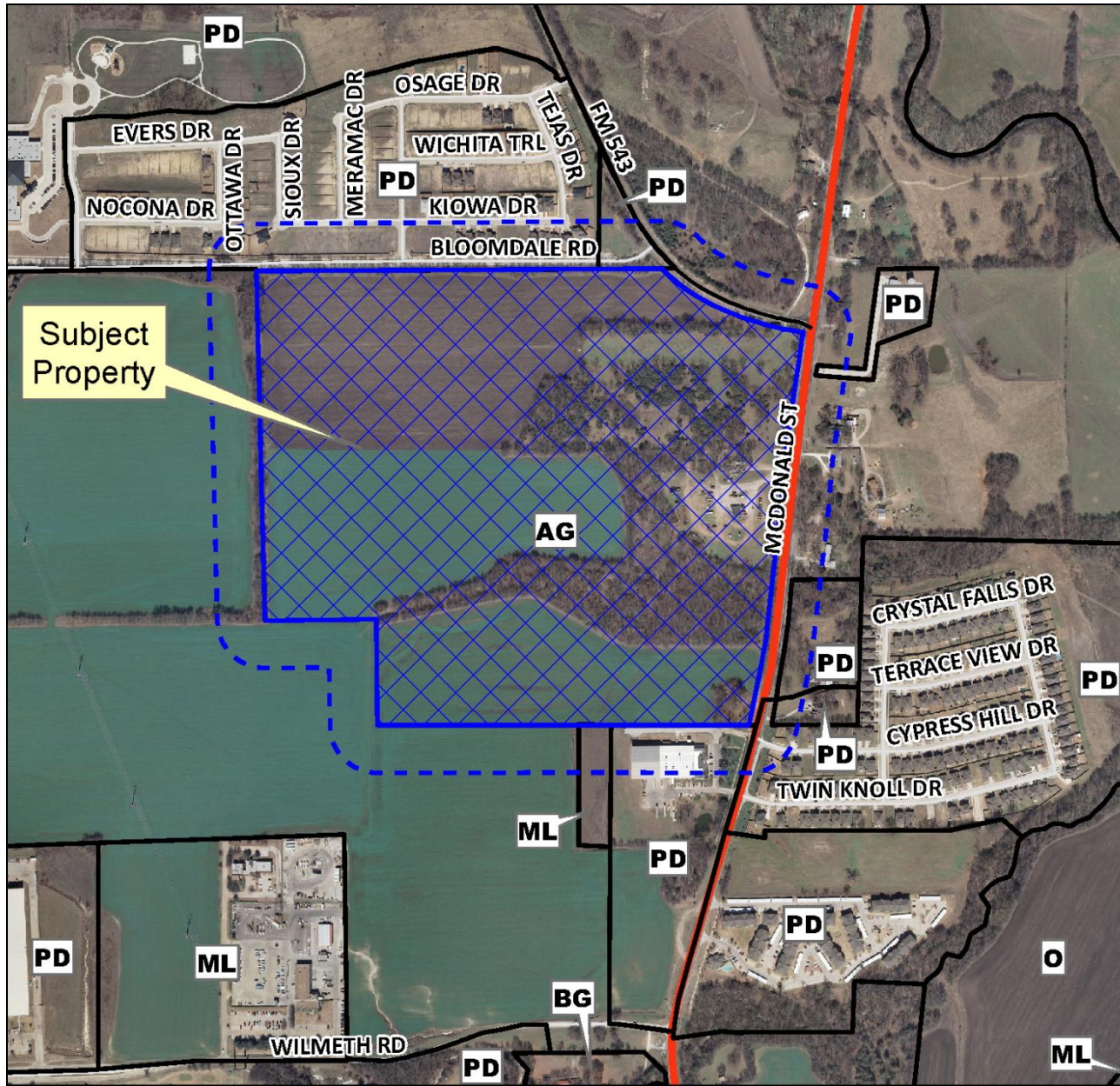
Case No. 12-093Z
Woodcreek Estates



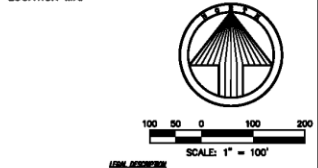
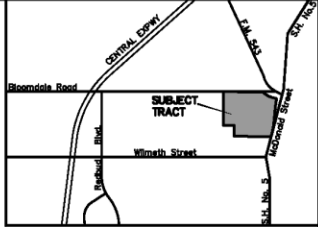
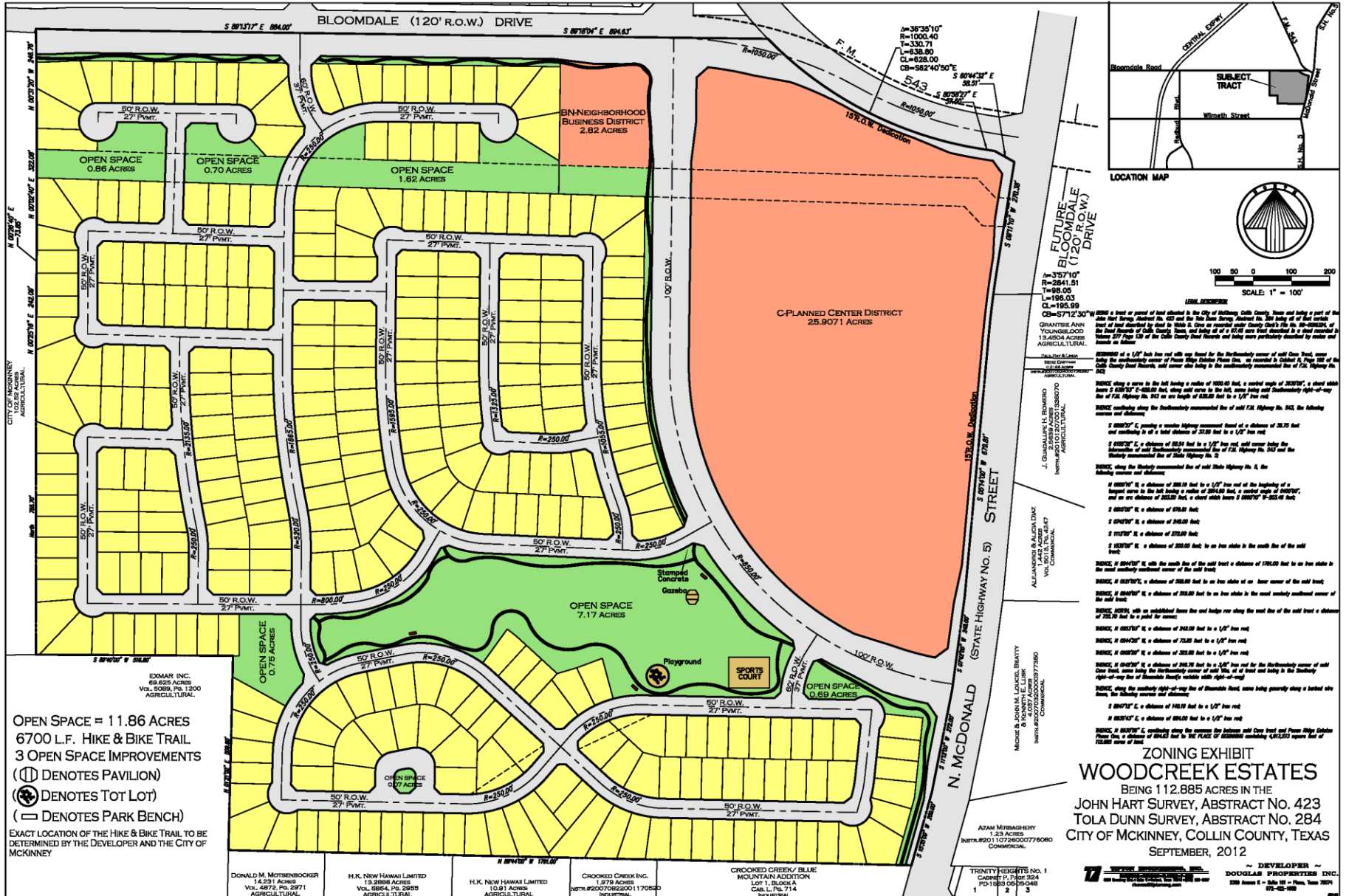
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



FUTURE BLOOMDALE (120' R.O.W.) DRIVE

LEGEND

1. 100' R.O.W. 27' P.W.T. 50' R.O.W. 27' P.W.T. 80' R.O.W. 27' P.W.T.

2. 80' R.O.W. 27' P.W.T. 50' R.O.W. 27' P.W.T. 80' R.O.W. 27' P.W.T.

3. 50' R.O.W. 27' P.W.T. 80' R.O.W. 27' P.W.T. 50' R.O.W. 27' P.W.T.

4. 80' R.O.W. 27' P.W.T. 50' R.O.W. 27' P.W.T. 80' R.O.W. 27' P.W.T.

5. 50' R.O.W. 27' P.W.T. 80' R.O.W. 27' P.W.T. 50' R.O.W. 27' P.W.T.

6. 80' R.O.W. 27' P.W.T. 50' R.O.W. 27' P.W.T. 80' R.O.W. 27' P.W.T.

7. 50' R.O.W. 27' P.W.T. 80' R.O.W. 27' P.W.T. 50' R.O.W. 27' P.W.T.

8. 80' R.O.W. 27' P.W.T. 50' R.O.W. 27' P.W.T. 80' R.O.W. 27' P.W.T.

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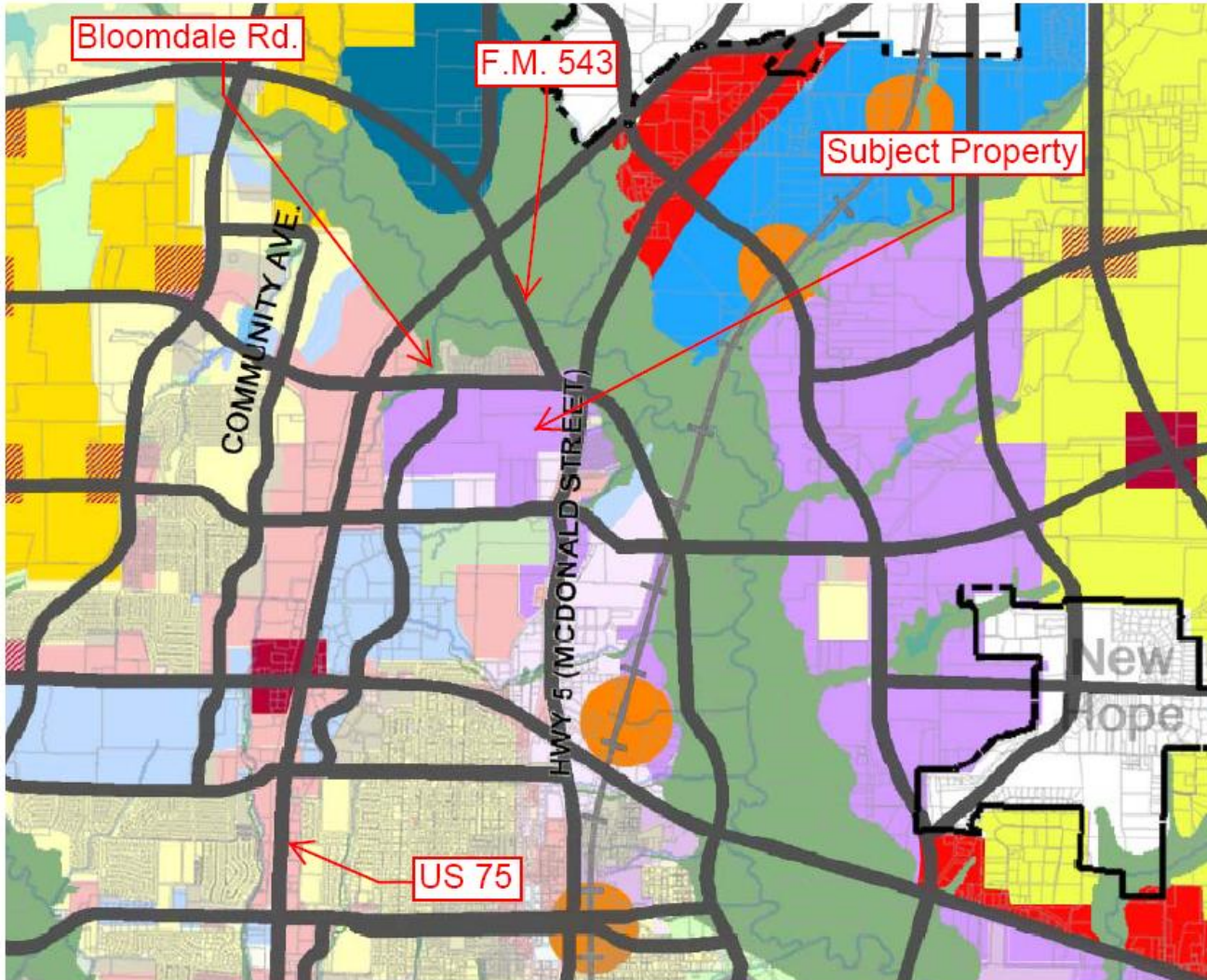
OPEN SPACE = 11.86 ACRES
6700 L.F. HIKE & BIKE TRAIL
3 OPEN SPACE IMPROVEMENTS
(⊕) DENOTES PAVILION
(⊗) DENOTES TOT LOT
(⊖) DENOTES PARK BENCH
EXACT LOCATION OF THE HIKE & BIKE TRAIL TO BE DETERMINED BY THE DEVELOPER AND THE CITY OF MCKINNEY

DONALD M. MOTSENBOCKER 14.231 ACRES Vol. 4872, Pg. 2871 AGRICULTURAL.	H.K. NEW HAWAII LIMITED 13.2888 ACRES Vol. 6854, Pg. 2985 AGRICULTURAL.	H.K. NEW HAWAII LIMITED 10.91 ACRES AGRICULTURAL.	CROOKED CREEK INC. 1.978 ACRES No. 27077082201170820 INDUSTRIAL.	CROOKED CREEK/BLUE MOUNTAIN ADDITION LOT 1, BLOCK A C&L, Pg. 714 INDUSTRIAL.	ADAM MEIBASHERRY 1.23 ACRES No. 210110726500776080 COMMERCIAL.	TRINITY HEIGHTS No. 1 C&L, Pg. 324 FD-151065948 1 2 3
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ZONING EXHIBIT
WOODCREEK ESTATES
 BEING 112.885 ACRES IN THE
 JOHN HART SURVEY, ABSTRACT No. 423
 TOLA DUNN SURVEY, ABSTRACT No. 284
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 SEPTEMBER, 2012

DEVELOPER
 DONOVAN SPOONSTERS, INC.
 3899 Angus E. Suite 100 - P.O. Box 3024
 972-02-1000

Future Land Use Plan:



FUTURE LAND USE MODULES

- Estate Mix
- Suburban Mix
- Town Center
- Transit Village (1/4 mile radius)
- Community Village
- Regional Commercial
- Regional Employment Center
- Regional Employment
- Office Park
- Industrial
- Airport Industrial
- Potential Commercial within the Residential Module (Based on Locational Criteria)

Staff Recommendation

Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan.