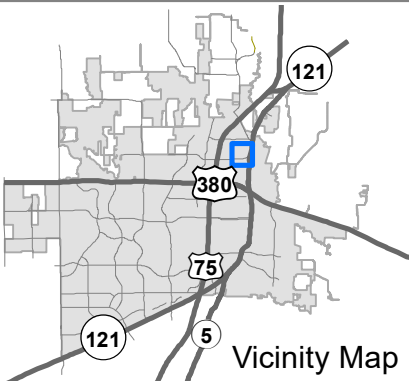
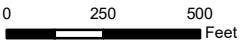


EXHIBIT "A"

Subject Property

Property Owner Notification Map

ZONE2021-0036



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"

LEGAL DESCRIPTION: 800 S. Chestnut Street McKinney

BEING situated in the City of McKinney, Collin County, Texas, in the Mary Standifer Survey, Abstract No. 811, and being in the same tract of land described in Share No. 3 in the Report of the Commissioners in the case of Isaac Bingham vs. A.G. Bingham in the District Court of Collin County, Texas and recorded in Volume Y, Page 618 of the Minutes of said Court, said tract being more particularly described as follows:

Beginning at a 1/2" iron rod found at the Northeast corner of said tract recorded in Volume Y, Page 618, said point being the intersection of the West line of Chestnut Street with the South line of Christian Street;

Thence South a distance of 284.80 feet along the West line of said Chestnut Street to a 1/2" iron rod found at it's intersection with the North line of Colorado Street;

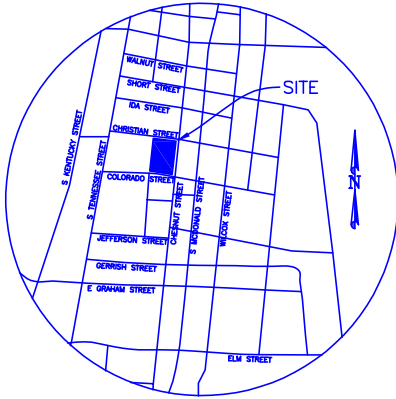
Thence south 89 degrees 29 minutes 25 seconds West, 192.58 feet along the North line of said Colorado Street to a 1/2" iron rod found at the Southwest corner of said tract recorded in Volume Y, Page 618, Page 618;

Thence North 00 degrees 54 minutes 57 seconds East, 298.66 feet along the West line of said tract to a 1/2" iron rod found at the Northwest corner thereof in the South line of said Christian Street;

Thence South 86 degrees 18 minutes 43 seconds East, 188.19 feet along the South line of said Christian Street to the POINT OF BEGINNING and containing 1.274 acres of land, more or less.

EXHIBIT "C"

ZONING EXHIBIT



MERCEDES GONZALEZ
VOL. 5675, PG. 3977
"BN" NEIGHBORHOOD
COMMERCIAL DISTRICT

STRATIUM, LLC
CF# 20150113000039410
"BN" NEIGHBORHOOD
COMMERCIAL DISTRICT

ST. NICHOLAS RUSSIAN
ORTHODOX CHURCH
CF# 20070427000570000
"BN" NEIGHBORHOOD
COMMERCIAL DISTRICT

ARMANDO &
CONSUELO LOERA
VOL. 5502, PG. 4296
"BN" NEIGHBORHOOD
COMMERCIAL DISTRICT

DELTA ELM INVESTMENT
GROUP, LLC
CF# 20151116001443300
"PD" PLANNED DEVELOPMENT
DISTRICT 2016-08-065

DELTA ELM INVESTMENT
GROUP, LLC
CF# 20151116001443300
"PD" PLANNED DEVELOPMENT
DISTRICT 2016-08-065

DELTA ELM INVESTMENT
GROUP, LLC
CF# 20151216001570330
"PD" PLANNED DEVELOPMENT
DISTRICT 2016-08-065

CHRISTIAN STREET

CARLOS GONZALES
VOL. 4910, PG. 4905
"RS-60" SINGLE FAMILY
RESIDENCE DISTRICT

FRONT BURNER
RESTAURANTS LP
CF# 20200122000090840

CHARLENE J. MARTIN
VOL. 2372, PG. 758
"RS-60" SINGLE FAMILY
RESIDENCE DISTRICT

CURRENT ZONING: "RS-60"
SINGLE FAMILY RESIDENCE
DISTRICT

PROPOSED ZONING: "PD"
Planned Development District

55,491.9383 SQ.FT.
1.274 ACRES

S 86°18'43" E 188.19'

298.66'

N 00°54'57" E

S 00°00'00" E 284.80'

S 89°29'25" W 192.58'

LOT 1, SHAFFER
JEWELRY ADDITION
CF# 93-0105143
"BG" GENERAL
BUSINESS DISTRICT

LOT 2, SHAFFER
JEWELRY ADDITION
CF# 93-0105143
"BG" GENERAL
BUSINESS DISTRICT

CHESTNUT STREET

COLORADO STREET

JEANETTE ANDERSON
CF# 96-0004104
"RS-60" SINGLE
FAMILY RESIDENCE
DISTRICT

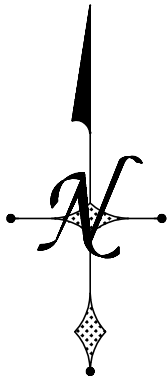
ADAM & KEARA CECIL
CF# 20190507000507450
"RS-60" SINGLE
FAMILY RESIDENCE
DISTRICT

REYNALDO GARZA
CF# 20170310000310860
"RS-60" SINGLE
FAMILY RESIDENCE
DISTRICT

MARIA LUNA
VOL. 1508, PG. 868
"RS-60" SINGLE
FAMILY RESIDENCE
DISTRICT

ARTURO & OLGA
CF# 99-0066715
"RS-60" SINGLE
FAMILY RESIDENCE
DISTRICT

BLJ REAL ESTATE, LLC
CF# 20140912000991260
"BG" GENERAL
BUSINESS DISTRICT



Development Regulations

PLANNED DEVELOPMENT DISTRICT REGULATIONS

The subject property shall develop in accordance with Section 140-106 ("SF-5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below:

Land Uses:

1. The following additional land use is permitted on the property:
 - a. Reception or Event Center, Indoor. The use shall only be permitted if developed in general accordance with the concept plan attached hereto as Exhibit "E" with existing structures as shown, however any future structure must conform to the minimum setback of the governing zoning district.
 - b. Reception or Event Center, Outdoor. This use shall only be permitted if developed in general accordance with the concept plan attached hereto as Exhibit "E" and pursuant to the following provisions.
 - i. Outdoor uses shall only be permitted in those areas identified on the concept plan attached hereto as Exhibit "E".
 - ii. At the time of site plan review the director of planning shall have the authority to review the site plan for general conformance to the concept plan. Should the director of planning be unable to approve the site plan due to lack of adherence with the concept plan, the site plan shall be forwarded to the city council for consideration and action.

Landscaping

The subject property shall develop in accordance with Section 146-135 (Landscape requirements of the zoning ordinance, and as amended, except as noted below:

1. Existing landscape may be used as part of the landscape design.
2. Future landscaping on this site must conform to the landscape ordinance requirements of the governing zoning district.

Parking

The subject property shall develop in accordance with Section 146-130 (Vehicle parking) of the zoning ordinance, and as amended, except as noted below:

1. Parking associated with event center shall be as follows:
 - a. One parking space for every 200 square feet of event space shall be required.
 - b. Parking shall be developed in general conformance to the concept plan attached hereto as Exhibit "E".



