

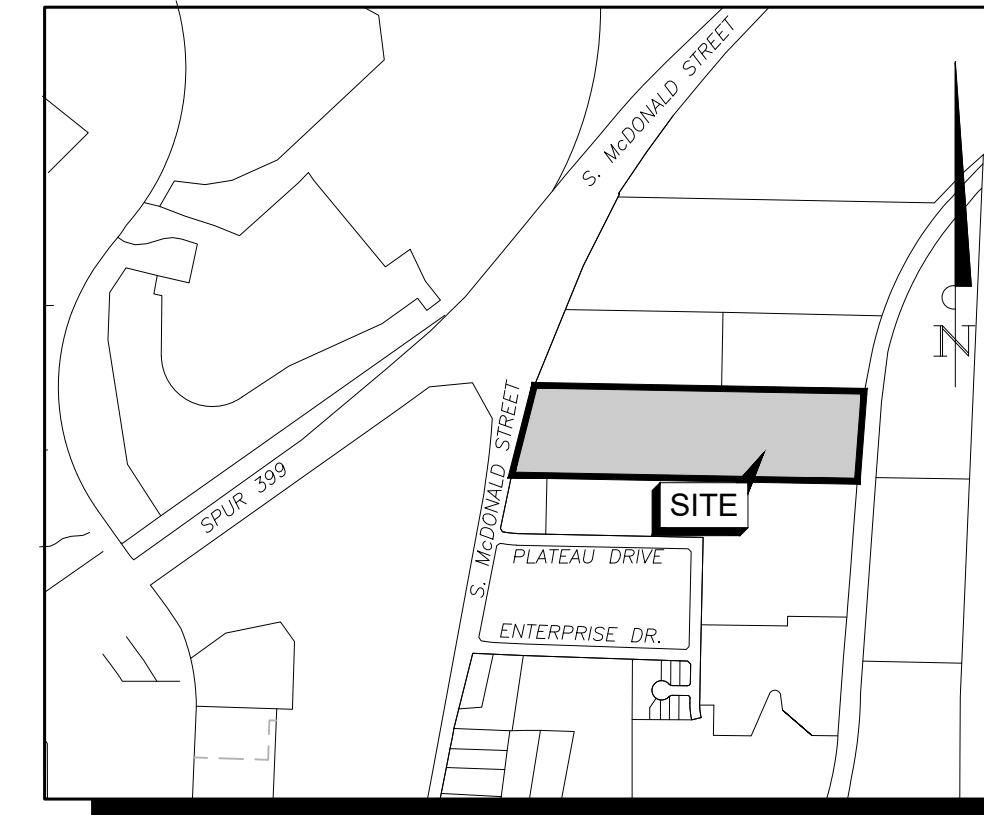
THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**SOUTH MCDONALD ST. RESIDENTIAL ZONING**

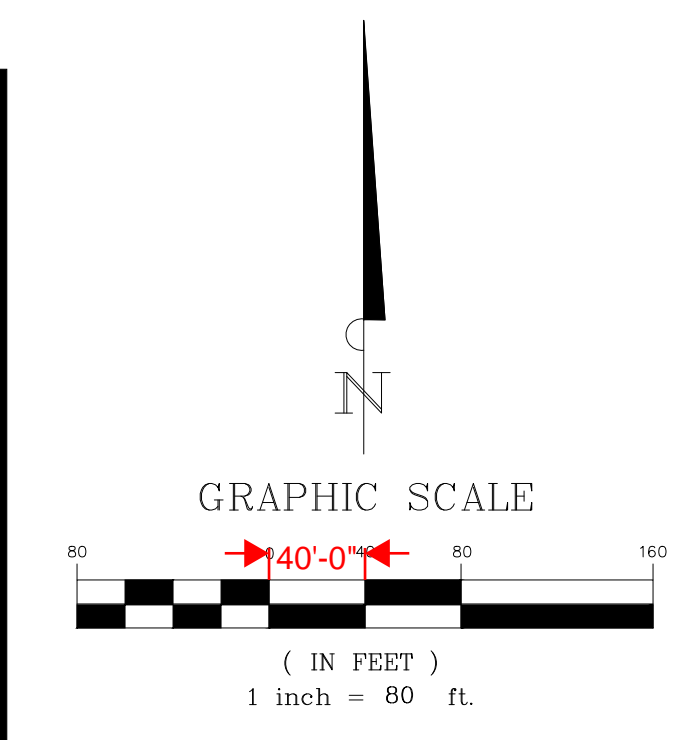
**ZONING EXHIBIT**

Scale: SEE GRAPHIC SCALE  
Designed by: CDR  
Drawn by: CDR  
Checked by: RCG  
Date: 11/10/2021  
Project No.: 02190.001

**EXHIBIT**



**LOCATION MAP**  
SCALE: N.T.S.



**SITE DATA**  
EXISTING ZONING: MP  
EXISTING LAND USE: REAL COMMERCIAL

HIGH POINT MHC, LLC  
TRACT 1  
JOAB BUTLER SURVEY, ABS A0068  
INST. NO. 20200630000998680  
O.P.R.C.C.T.

**SITE DATA**  
EXISTING ZONING: BG  
EXISTING LAND USE: INSTITUTIONAL - STATE

STATE OF TEXAS  
TRACT 26  
JOAB BUTLER SURVEY, ABS A0068

**SITE DATA**  
EXISTING ZONING: PD 2005-01-004  
EXISTING LAND USE: INSTITUTIONAL - STATE

STATE OF TEXAS  
TRACT 43  
JOAB BUTLER SURVEY, ABS A0068  
VOL. 5868, PG. 4395  
O.P.R.C.C.T.

**SITE DATA**  
EXISTING ZONING: PD 2021-02-013  
EXISTING LAND USE: UNDEVELOPED

**Tract A**  
Approx. 3.3 acres

**SITE DATA**  
EXISTING ZONING: PD 2005-01-004  
EXISTING LAND USE: COMMERCIAL FARM AND RANCH SINGLE FAMILY  
PROPOSED ZONING: COMMERCIAL  
PROPOSED LAND USE: COMMERCIAL

McKINNEY MED CENTER, LP  
TRACT 10  
HEMPHILL SURVEY,  
ABS A0449  
INST. NO. 337340  
O.P.R.C.C.T.

**Tract B**  
Approx. 14.6 acres

**SITE DATA**  
EXISTING ZONING: PD 2005-01-004  
EXISTING LAND USE: IMPROVED PASTURE  
PROPOSED ZONING: PD  
PROPOSED LAND USE: SINGLE FAMILY

COMMERCE TX HOLDING, LLC  
TRACT 8  
JOAB BUTLER SURVEY, ABS A0068  
INST. NO. 20200909001518100  
O.P.R.C.C.T.

**SITE DATA**  
EXISTING ZONING: AG  
EXISTING LAND USE: INSTITUTIONAL - PUBLIC CHARITY

HEARD NAT SCI MUS & WDLF SC  
TRACT 9  
JOAB BUTLER SURVEY, ABS A0068

**SITE DATA**  
EXISTING ZONING: PD 2002-08-079  
EXISTING LAND USE: REAL COMMERCIAL

KENNETH H MITCHELL  
LOT 7, BLOCK A  
COUNTRY LANE ADDITION  
VOL 6077, PG 2363  
O.P.R.C.C.T.

**SITE DATA**  
EXISTING ZONING: PD 2006-06-074  
EXISTING LAND USE: REAL COMMERCIAL

HARBOR MCKINNEY, LLC  
LOT 4R, BLOCK A  
COUNTRY LANE ADDITION  
INST. NO. 20150724000920110  
O.P.R.C.C.T.

**SITE DATA**  
EXISTING ZONING: PD 2006-06-074  
EXISTING LAND USE: RESIDENTIAL MULTIFAMILY

TWO COUNTRY LANE, LTD  
LOT 1, BLOCK A  
COUNTRY LANE ADDITION  
VOL 4381, PG 2541  
O.P.R.C.C.T.

**SITE DATA**  
EXISTING ZONING: PD 2002-08-079  
EXISTING LAND USE: VACANT - COMMERCIAL

KEN MITCHELL SENIOR HOMES, LLC  
LOT 2, BLOCK B  
COUNTRY LANE ADDITION  
INST. NO. 20210525001059050  
O.P.R.C.C.T.

CCP MCKINNEY 1677, LLC  
LOT 1R, BLOCK B  
COUNTRY LANE ADDITION  
INST. NO. 20150820001049940  
O.P.R.C.C.T.

**SITE DATA**  
EXISTING ZONING: PD 2005-08-081  
EXISTING LAND USE: NATIVE PASTURE

**SITE DATA**  
EXISTING ZONING: PD 2002-08-079  
EXISTING LAND USE: REAL COMMERCIAL

**OWNER:**  
SANCHEZ AND ASSOCIATES, LLC  
2107 GRASSLAND DRIVE  
ALLEN, TEXAS 75013

**ENGINEER:**  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

