

ORDINANCE NO. 1895

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT 163.74 ACRES OF LAND IN THE G.A. FOOTE SURVEY, LOCATED ON THE NORTH SIDE OF F.M. ROAD 720 AND WEST OF COLLIN COUNTY ROAD 155 IS ZONED PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY AND COMMERCIAL CENTER USES; ADOPTING A ZONING EXHIBIT; ADOPTING DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the owner or owners of 163.74 acres of land in the G.A. Foote Survey located on the North side of F.M. Road 720 and West of Collin County Road 155 have petitioned the City of McKinney to zone such property Planned Development District for Single Family Residential, Multi-Family and Commercial Center uses; and

WHEREAS, after due notice of the requested zoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that such zoning should be made.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS THAT:

Section 1: Ordinance No. 1270 is hereby amended so that the property described in the attached Exhibit "A" is hereby zoned Planned Development District for Single Family Residential, Multi-Family and Commercial Center uses according to the Zoning Exhibit attached hereto, marked Exhibit "B" and with the Development Standards attached hereto, marked Exhibit "C".


Section 2: If any section, subsection, paragraph, sentence, phrase or clause of the Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 3: It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction thereof, shall be fined any sum not to exceed \$200.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 4: The caption of the Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS THE 2ND DAY OF April, 1991.

CORRECTLY ENROLLED:


JENNIFER G. SMITH, City Secretary

EDS MCKINNEY PROPERTY

CITY OF MCKINNEY, TEXAS

A PLANNED DEVELOPMENT

EXHIBIT "C" DEVELOPMENT STANDARDS

for review by the
City of McKinney
Planning & Zoning Commission
February 26, 1991

OWNER:

ELECTRONIC DATA SYSTEMS CORPORATION
5400 Legacy Drive
Plano, Texas 75024

PLANNING AND ZONING:

THE NELSON CORPORATION
5999 Summerside Drive, Suite 202
Dallas, Texas 75252
(214) 380-2605

1.0 PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL TRACTS "A-1" AND "A-2"

USES AND DEVELOPMENT REQUIREMENTS:

1.1 Permitted Uses: Permitted land uses within the Single Family Residential areas, indicated as Tracts "A-1" and "A-2" on Exhibit "B", shall include the permitted uses referenced in the "RS-60" Single Family Residence District as outlined in Section 3.07 (2-3) of the City of McKinney Zoning Ordinance No. 1270, as it exists at the time of approval of this Planned Development District.

Swim and/or tennis clubs shall be permitted within the Single Family Residential areas. These permitted facilities shall be "private" and shall be associated with the residential development of this property.

Specific use permits shall be allowed in accordance with Section 2.06 of the City of McKinney Zoning Ordinance No. 1270.

Temporary uses shall be permitted in accordance with Section 2.07 of the City of McKinney Zoning Ordinance No. 1270.

1.2 Dwelling Unit Size: The minimum area of the main building shall be one thousand (1,000) square feet, exclusive of garages, carports, breezeways and porticos.

1.3 Lot Area: The minimum area of any lot shall be six thousand, eight hundred (6,800) square feet.

1.4 Lot Width: The minimum width of any lot shall be sixty (60) feet at the front building line, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum width of fifty (50) feet at the building line.

1.5 Lot Depth: The minimum depth of any lot shall be one hundred, five (105) feet, except that lots at the terminus of a cul-de-sac, on a corner or along a curve may have a minimum lot depth, measured at mid-points on front and rear lot lines, of ninety-five (95) feet.

1.6 Front Yard: The minimum depth of the front yard shall be twenty-five (25) feet.

1.7 Side Yard: The minimum side yard on each side of the lot shall be six (6) feet. A side yard adjacent to a street shall be fifteen (15) feet.

1.8 Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet (excluding accessory buildings).

1.9 **Lot Coverage:** In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.

1.10 **Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, not to exceed thirty-six (36) feet in height. Chimneys, antennas and other projections not used for human occupancy may extend above this height limit.

1.11 **Required Parking:** Parking shall be provided in accordance with Section 4.02 of the City of McKinney Zoning Ordinance No. 1270, as it exists at the time of approval of this Planned Development District. Parking shall be permitted within all required yard areas.

1.12 **Density:** The maximum allowed density for the Single Family Residential areas, indicated as Tracts "A-1" and "A-2" on Exhibit "B", shall be four (4) dwelling units per gross acre of land, or a total of 396 allowed single family residences.

1.13 **General Requirements:**

- Accessory buildings shall adhere to standards outlined in Section 4.06 of the City of McKinney Zoning Ordinance No. 1270.
- A site plan submission shall not be required for single family residential development. A preliminary plat shall take the place of a site plan for single family areas.

2.0 PLANNED DEVELOPMENT - MULTI-FAMILY TRACTS "B-1" AND "B-2"

USES AND DEVELOPMENT REQUIREMENTS:

2.1 **Permitted Uses:** Permitted land uses within the Multi-Family areas, indicated as Tracts "B-1" and "B-2" on Exhibit "B", shall include the permitted uses referenced in the "RG-18" General Residence District as outlined in Section 3.10 (2-4) of the City of McKinney Zoning Ordinance No. 1270, as it exists at the time of approval of this Planned Development District.

Uses as listed above in Section 1.1 shall also be permitted within Tracts "B-1" and "B-2" as indicated on Exhibit "B".

Specific use permits shall be allowed in accordance with Section 2.06 of the City of McKinney Zoning Ordinance No. 1270.

Temporary uses shall be permitted in accordance with Section 2.07 of the City of McKinney Zoning Ordinance No. 1270.

- 2.2 **Dwelling Unit Size:** The minimum allowed floor area for flats (one story units) shall be five hundred (500) square feet and studios (two story units) shall be six hundred fifty (650) square feet, exclusive of garages, carports, breezeways and porticos.
- 2.3 **Lot Area:** The minimum area of any multi-family lot shall be five thousand (5,000) square feet.
- 2.4 **Lot Width:** The minimum width of any multi-family lot shall be no less than fifty (50) feet at the front building line.
- 2.5 **Lot Depth:** The minimum depth of any lot shall be ninety-five (95) feet measured at mid-points on front and rear lot lines.
- 2.6 **Front Yard:** The minimum depth of the front yard shall be twenty-five (25) feet for one and two family dwellings, fifteen (15) feet for all multi-family dwelling units and other uses.
- 2.7 **Side Yard:** The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet. A building separation of fifteen (15) feet shall be provided between multi-family structures.
- 2.8 **Rear Yard:** The minimum depth of the rear yard shall be ten (10) feet.
- 2.9 **Lot Coverage:** In no case shall more than sixty (60) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.
- 2.10 **Building Height:** The permitted height of all multi-family structures shall not exceed three (3) stories or forty-five (45) feet, whichever is less. Roof structures, mechanical structures, attics, lofts, chimneys, antennas and other projections not used for human occupancy, may extend above this height limit.
- 2.11 **Required Parking:** Parking shall be provided in accordance with Section 4.02 of the City of McKinney Zoning Ordinance No. 1270, as it exists at the time of approval of this Planned Development District. Parking shall be permitted within all required yard areas.
- 2.12 **Density:** The maximum allowed density for the Multi-Family areas, indicated as Tracts "B-1" and "B-2" on Exhibit "B", shall be twenty-two (22) units per gross acre of land, or a total of 996 allowed multi-family units, exclusive of the Amenity Bonus System. Up to two (2) additional units per gross acre of land shall be permitted through the Amenity Bonus System. A maximum of 1086 multi-family units shall be allowed through implementation of the Amenity Bonus System.
- 2.13 **General Requirements:**
- Accessory buildings shall adhere to standards outlined in Section 4.06 of the City of McKinney Zoning Ordinance No. 1270.

- All uses permitted within the Multi-Family areas shall be governed by the requirements as set forth for that particular type of use proposed for development.
- No building permit shall be issued for the construction of buildings until a site plan of that particular development area has been submitted to the McKinney Planning and Zoning Commission and City Council and approved in accordance with applicable law. Separate site plans may be submitted for individual development areas, and construction within a development area may proceed in phases after approval of the site plan for the applicable development area.
- A ten (10) foot landscape easement shall be provided along the northern right-of-way for F.M. 720 and along either side of the future right-of-way for Rush Creek.
- Earthen berms and landscaping will be provided within the above referenced ten (10) foot landscape easement area. Earthen berms shall have a maximum slope ratio of 3:1 (1 foot of rise per 3 feet of horizontal distance).
- Where feasible, trash receptacles and transformers shall be screened from view from a public street.
- Unless otherwise approved by the City of McKinney, all multi-family structures shall have pitched roofs with a minimum slope ratio of 3:12 (3 foot of rise per 12 feet of horizontal distance).
- Roof-top mechanical equipment shall be prohibited unless screened. Said screening shall be approved by the City of McKinney Director of Planning.
- A swimming pool and club house facility shall be provided for each multi-family complex, the purpose of which is to provide facilities for the residents of said multi-family complex.
- Where practical, multi-family structures shall be grouped or clustered.
- Exterior lighting, used to illuminate parking areas, shall be of a diffused and/or directed light source.
- The height of any multi-family structure to be located adjacent to an area which is zoned or planned to be zoned for single family detached dwellings shall be limited to two (2) stories for a distance of sixty (60) feet from the single family boundary. This provision shall be applicable along the northern boundaries for Tracts "B-1" and "B-2" and possibly along the eastern boundary of Tract "B-1" and the western boundary of Tract "B-2".

- If deemed appropriate by the City of McKinney, a six (6) foot screening fence shall be provided as a separation between multi-family and single family detached developments. Unless otherwise approved by the the City, this screening fence shall be the responsibility of the multi-family developer and shall be maintained by the multi-family entity.

2.14 Amenity Bonus System: In order to encourage quality multi-family development, the following bonus system is designed to award minimal increases in density for providing aesthetic amenities in the site plan, building design, and/or landscaping. A land owner or developer may choose from any of the following Amenity Bonus System categories.

- Landscaped Front Setback - If the minimum front yard is increased from 15' to 20', and the entire setback is utilized for landscaping, i.e. not parking, then an increase in density of 0.75 units/acre will be awarded.
- Landscaped Parking Area - If parking rows are limited to no more than six (6) contiguous spaces without a landscaped separation (minimum width of six (6) feet), then an increase in density of 0.25 units/acre will be awarded.
- Landscaped Area Requirements - For every five (5) percent increase in percentage of landscaped open space over the required 10% landscape area, other than floodway areas, a 0.5 unit/acre increase in density will be awarded.
- Staggered Wall Line - If a minimum four (4) foot offset between the relative front walls (exclusive of exterior balconies) of two adjacent units in the same building for every four (or less) unit footprints, and the setback or staggered area is a minimum width of two units, then a 0.5 unit/acre increase in the total number of dwelling units will be awarded.
- Roof Slope - For every 1:12 increase in the roof slope over a minimum of 3:12, for a minimum of 80% of the footprint projection of the total unit roof areas, a 0.25 unit/acre increase in the total number of dwelling units per acre will be awarded.
- Balcony Under Main Roof of Structure - If each unit is provided with a balcony which is a minimum of 32 sq. ft. in size and if all three balconies are under the main roof of the structure, a 0.25 unit/acre increase in the total number of dwelling units per acre will be awarded.
- Solarium/Greenhouse - If 50% of the units contain a solarium/greenhouse constructed of materials which have smooth translucent tinted glazing (i.e., glass or plexiglass) an increase of 0.5 dwelling units/acre will be awarded.

- If deemed appropriate by the City of McKinney, a six (6) foot screening fence shall be provided as a separation between multi-family and single family detached developments. Unless otherwise approved by the the City, this screening fence shall be the responsibility of the multi-family developer and shall be maintained by the multi-family entity.

2.14 Amenity Bonus System: In order to encourage quality multi-family development, the following bonus system is designed to award minimal increases in density for providing aesthetic amenities in the site plan, building design, and/or landscaping. A land owner or developer may choose from any of the following Amenity Bonus System categories.

- Landscaped Front Setback - If the minimum front yard is increased from 15' to 20', and the entire setback is utilized for landscaping, i.e. not parking, then an increase in density of 0.75 units/acre will be awarded.
- Landscaped Parking Area - If parking rows are limited to no more than six (6) contiguous spaces without a landscaped separation (minimum width of six (6) feet), then an increase in density of 0.25 units/acre will be awarded.
- Landscape Area Requirements - For every five (5) percent increase in percentage of landscaped open space over the required 10% landscape area, other than floodway areas, a 0.5 unit/acre increase in density will be awarded.
- Staggered Wall Line - If a minimum four (4) foot offset between the relative front walls (exclusive of exterior balconies) of two adjacent units in the same building for every four (or less) unit footprints, and the setback or staggered area is a minimum width of two units, then a 0.5 unit/acre increase in the total number of dwelling units will be awarded.
- Roof Slope - For every 1:12 increase in the roof slope over a minimum of 3:12, for a minimum of 80% of the footprint projection of the total unit roof areas, a 0.25 unit/acre increase in the total number of dwelling units per acre will be awarded.
- Balcony Under Main Roof of Structure - If each unit is provided with a balcony which is a minimum of 32 sq. ft. in size and if all three balconies are under the main roof of the structure, a 0.25 unit/acre increase in the total number of dwelling units per acre will be awarded.
- Solarium/Greenhouse - If 50% of the units contain a solarium/greenhouse constructed of materials which have smooth translucent tinted glazing (i.e., glass or plexiglass) an increase of 0.5 dwelling units/acre will be awarded.

- **Masonry Requirements** - For every five (5) percent increase in percentage of masonry exterior over 75% of the overall site average other than the areas designated to be glass and architectural accent materials, a 0.5 unit/acre increase in the total number of dwelling units per acre will be awarded. Masonry shall be defined as brick and stone. No more than 10% of the masonry requirement shall be stucco.
- **Chimney** - If one (1) exterior full height chimney is provided for every four (4) units (minimum two (2) chimneys per building) which are covered with field applied masonry without wood trim over prefabricated or field erected flues, a 1.0 unit/acre increase in the total number of dwelling units per acre will be awarded. No other chimney construction shall be permitted if this bonus is to be awarded.
- **Open Space Dedication** - For every 10% open space over and above the requirement of the City of McKinney 1990 Park Master Plan, then a 0.1 dwelling unit/acre increase will be awarded.
- **Tree Preservation** - For every tree preserved greater than 6" in caliper (not including trees in the flood plain) a bonus of 0.1 units will be awarded.
- The total bonus density which can be accumulated shall not exceed 2.0 units per gross acre of land.

3.0 PLANNED DEVELOPMENT - COMMERCIAL CENTER TRACTS "C-1" AND "C-2"

USES AND DEVELOPMENT REQUIREMENTS:

- 3.1 **Permitted Uses:** Unless otherwise modified herein, permitted land uses within the Commercial Center areas, indicated as Tracts "C-1" and "C-2" on Exhibit "B", shall include the permitted uses referenced in the "C" Planned Center District as outlined in Section 3.14 (2-4) of the City of McKinney Zoning Ordinance No. 1270, as it exists at the time of approval of this Planned Development District. Said permitted uses are further described in Appendix A - Zoning, Schedule of Uses, of the City of McKinney Zoning Ordinance No. 1270, as it exists at the time of approval of this Planned Development District.

The following land uses shall also be permitted within the Commercial Center areas:

- Fitness and Health Centers.
- Office Businesses.
- Private Club Facilities - In accordance with other applicable City Ordinances as they presently exist or may be amended.
- Radio and Television Studios and Broadcasting Facilities.

If approved by the City of McKinney Planning and Zoning Commission and City Council, multi-family units shall be permitted within Tract "C-2" as indicated on Exhibit "B". If multi-family units are developed within this portion of Tract "C-2", uses and development requirements shall be in accordance with Section 2.0 of this text, as set forth above.

Specific use permits shall be allowed in accordance with Section 2.06 of the City of McKinney Zoning Ordinance No. 1270.

Temporary uses shall be permitted in accordance with Section 2.07 of the City of McKinney Zoning Ordinance No. 1270.

New and unlisted uses shall be permitted in accordance with Section 2.08 of the City of McKinney Zoning Ordinance No. 1270.

The following uses shall be prohibited, as principal land uses, or limited (as outlined below) within the Commercial Center areas (Tracts "C-1" and "C-2"):

- Automobile Display and Sales.
- Boat Sales or Repair.
- Boat Storage.
- Bus Station.
Note: Bus stops shall be permitted.
- Parking Lot (commercial).
- Trailer, Light Truck, Tool Rental.
- Self Service Auto Laundry.
Note: Full service car wash facilities shall be permitted and drive-thru car wash facilities, as an accessory use to a service station, shall also be permitted.
- Garage Auto Repair.
Note: This use shall be permitted in conjunction with other sales activity. Examples would include: Firestone Centers, Goodyear Centers, Pep Boys, etc.
- Motorcycle Sales and Service.
- Bail Shops.
- Frozen Food Lockers.
Note: This use shall be permitted as an accessory use.
- Cleaning Plant, Laundry.
- Creamery, Dairy Products.
Note: Retail sales of dairy products shall be permitted.
- Farm Implement Sales and Service.
- Funeral Homes and Mortuaries.
- Mobile Home Display and Sales
- Monument Sales.
- Upholstery Shops.

The following uses shall be permitted by means of a Specific Use Permit:

- Halfway House.
- Rest Home or Nursing Home.
- Building Material Sales - with no outdoor storage unless screened.

The following uses shall be permitted with modifications as noted below:

- Plumbing Shop - with no outdoor storage.
- Radio or TV Broadcast Studio - provided that all satellite dishes and antennas are limited to a maximum height as set forth for other structures in this land use area.
- Tires, Batteries and Accessories - with no outdoor storage.
- Vehicle Leasing - limited to passenger vehicles and small trucks with outdoor storage limited to five (5) vehicles.

- 3.3 Density: The permitted floor area of all buildings located within the Commercial Center areas shall be unlimited, provided, however, that all sections of the Planned Development District are fulfilled.
- 3.4 Building Height: The permitted height of all buildings within the Commercial Center areas of the Planned Development District shall be limited to a maximum allowed building height of four (4) stories or fifty-two (52) feet, whichever is less. Roofing structures, mechanical structures, attics, lofts, chimneys, antennas and other projections not used for human occupancy may extend above this height limit.
- 3.5 Lot Area: No minimum requirement.
- 3.6 Lot Width: No minimum requirement.
- 3.7 Lot Depth: No minimum requirement.
- 3.8 Front Yard: There shall be a front yard having a depth of not less than twenty-five (25) feet. Front yard setbacks are required on both streets for corner lots.
- 3.9 Side Yard: No side yard is required unless vehicular access is required in which case a side yard having a depth of not less than twelve (12) feet shall be provided.

A twenty (20) foot side yard shall be provided where fire lane access is required and provision for a vehicular access/fire lane easement is not available on the adjoining property.

A twenty (20) foot side yard shall be provided adjacent to residential land use areas.

3.10 Rear Yard: No rear yard is required unless vehicular access is required in which case a rear yard having a depth of not less than twelve (12) feet shall be provided.

A twenty (20) foot rear yard shall be provided where fire lane access is required and provision for a vehicular access/fire lane easement is not available on the adjoining property.

A twenty-five (25) foot rear yard shall be provided adjacent to residential land use areas.

3.11 Lot Coverage: In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

3.12 Required Parking: Parking shall be provided in accordance with Section 4.02 of the City of McKinney Zoning Ordinance No. 1270. Parking shall be permitted within all required yard areas.

3.13 Off-Street Loading: Off-street loading requirements shall conform to Section 4.03 of the City of McKinney Zoning Ordinance No. 1270. Off-street loading shall be permitted within all required yard areas.

3.14 Shared Parking: Shared parking agreements must be submitted, in writing, by all owners or parties involved. The agreement must be approved by the City. If approved, the reduction shall be tied to the uses listed in the shared agreement. If any of the uses change, a reassessment of the shared parking agreement will be required. New uses shall not be permitted by the City until another agreement is approved by the City or the individual parking requirements are met.

3.15 Open Space Requirement: A minimum of seven (7) percent of the net lot area for Commercial Center areas shall be developed and maintained as landscaped open space. Landscaped open space may include areas used for facilities such as walks, plazas, courts, recreational amenities, water features and other similar uses not specifically used for vehicular access and parking.

3.16 General Requirements:

- Accessory buildings shall adhere to standards outlined in Section 4.06 of the City of McKinney Zoning Ordinance No. 1270.
- All uses permitted within the Commercial Center areas shall be governed by the requirements as set forth for that particular type of use proposed for development.

- No building permit shall be issued for the construction of buildings until a site plan of that particular development area has been submitted to the McKinney Planning and Zoning Commission and City Council and approved in accordance with applicable law. Separate site plans may be submitted for individual development areas, and construction within a development area may proceed in phases after approval of the site plan for the applicable development area.
- A landscape plan shall be submitted to the City of McKinney for approval prior to the issuance of a building permit. Landscaping shall be installed in general accordance with the landscape plan prior to issuance of a certificate of occupancy.
- A ten (10) foot landscape easement shall be provided along the northern right-of-way for F.M. 720 and along either side of the future right-of-way for proposed Stacy Road.
- Earthen berms and landscaping will be provided within the above referenced ten (10) foot landscape easement area. Earthen berms shall have a maximum slope ratio of 3:1 (1 foot of rise per 3 feet of horizontal distance).
- Where feasible, trash receptacles and transformers shall be screened from view from a public street.
- Roof-top mechanical equipment shall be screened.
- If deemed appropriate by the City of McKinney, a six (6) foot screening fence shall be provided as a separation between commercial and multi-family developments. Unless otherwise approved by the the City, this screening fence shall be the responsibility of the commercial developer and shall be maintained by the commercial entity.

4.0 LANDSCAPE ORDINANCE

The City of McKinney currently does not have a Landscape Ordinance which would include policies and regulations regarding landscaping, screening, and buffering. It is our understanding that the EDS McKinney Property will be subject to a future Landscape Ordinance.

5.0 PARK DEDICATION ORDINANCE

It is our understanding that the EDS McKinney Property will be subject to a Park Dedication Ordinance.

**EDS MCKINNEY PROPERTY
PD LEGAL DESCRIPTION
EXHIBIT "A"
163.74 ACRES**

Being situated in Collin County, Texas out of the G.A. FOOTE SURVEY, Abstract No. 310, and being a part of that tract of land as described in deed from Edna Smith to Eldon Earthman recorded in Volume 459, Page 363 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

Beginning at an iron stake for corner at the northwest corner of said G.A. FOOTE SURVEY, Abstract No. 310;

Thence along a turn row, North 89° 35' 24" East, a distance of 2667.57 feet to an iron stake for corner;

Thence South 01° 00' 01" East, at 99.22 feet the center of a 30 foot wide road, then along the center of said 30 foot wide road, in all a distance of 2666.22 feet to an iron stake for the intersection of the centerline of said 30 foot wide road with the centerline of F.M. Road 720;

Thence along the center of said F.M. Road 720, South 89° 35' 00" West, a distance of 2686.20 feet to an iron stake for corner;

Thence North 00° 36' 00" West, a distance of 40.00 feet to the southwest corner of the tracts of land conveyed to the City of Frisco by deed recorded in Volume 968, Page 345 and Volume 973, Page 134, Deed Records of Collin County, Texas;

Thence North 89° 35' 00" East, a distance of 75.00 feet to the southeast corner of the said tracts;

Thence North 00° 36' 00" West, a distance of 65.00 feet to the northeast corner of the City of Frisco tracts;

Thence South 89° 35' 00" West, a distance of 75.00 feet to the northwest corner of said tracts;

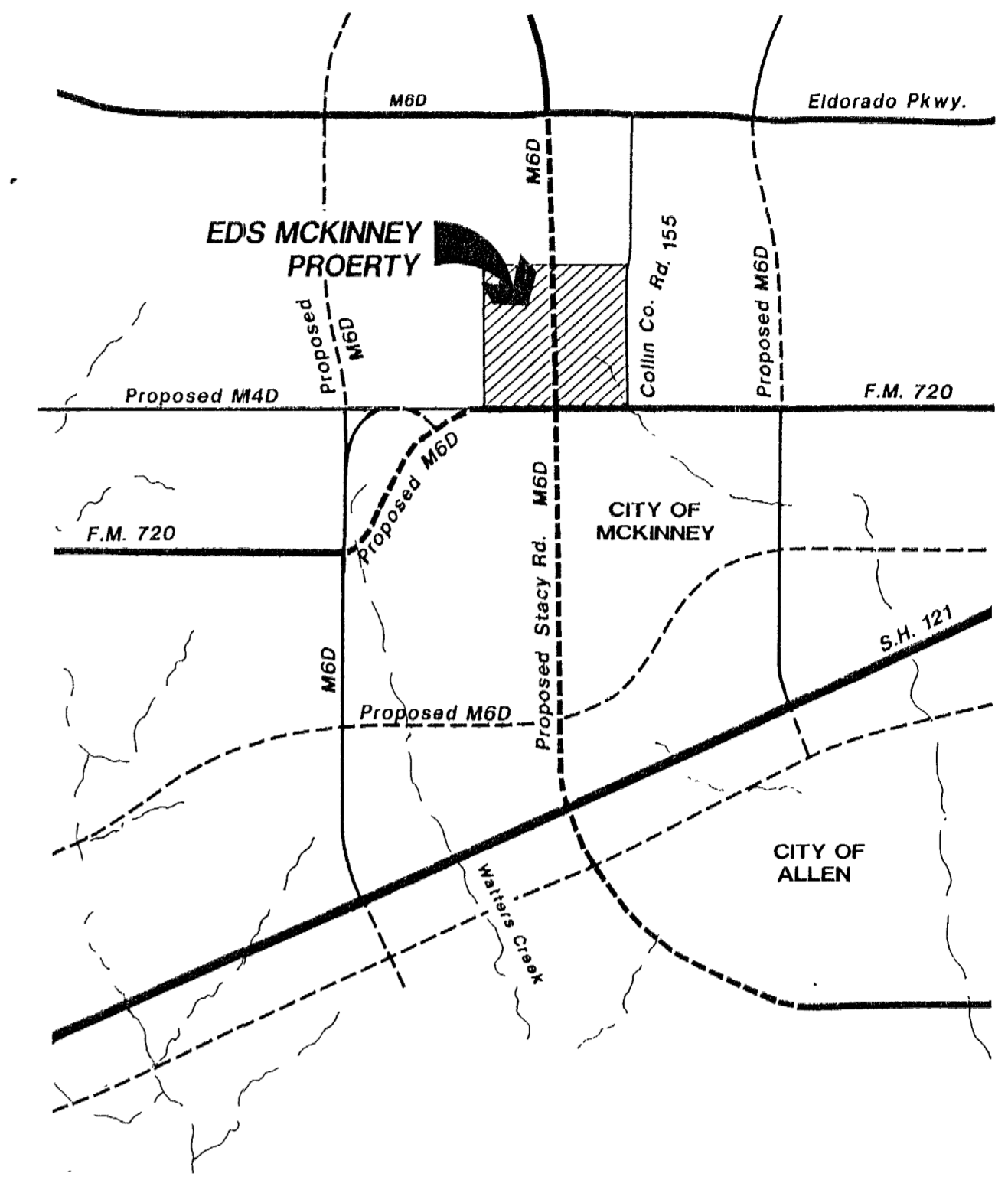
Thence North 00° 36' 00" West, a distance of 2561.40 feet to the PLACE OF BEGINNING and containing 163.74 gross acres of land.

PD
Single Family

PD
Single Family

EDS MCKINNEY PROPERTY

CITY OF MCKINNEY, TEXAS



Location Map

not to scale

PD Legal Description **163.74 Acres**

Being situated in Collin County, Texas out of the G.A. FOOTE SURVEY, Abstract No. 310, and being a part of that tract of land as described in deed from Edna Smith to Eldon Earthman recorded in Volume 459, Page 363 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

Beginning at an iron stake for corner at the northwest corner of said G.A. FOOTE SURVEY, Abstract No. 310;

Thence along a turn row, North 89° 35' 24" East, a distance of 2667.57 feet to an iron stake for corner;

Thence South 01° 00' 01" East, at 99.22 feet the center of a 30 foot wide road, then along the center of said 30 foot wide road, in all a distance of 2666.22 feet to an iron stake for the intersection of the centerline of said 30 foot wide road with the centerline of F.M. Road 720;

Thence along the center of said F.M. Road 720, South 89° 35' 00" West, a distance of 2686.20 feet to an iron stake for corner;

Thence North 00° 36' 00" West, a distance of 40.00 feet to the southwest corner of the tracts of land conveyed to the City of Frisco by deed recorded in Volume 968, Page 345 and Volume 973, Page 134, Deed Records of Collin County, Texas;

Thence North 89° 35' 00" East, a distance of 75.00 feet to the southeast corner of the said tracts;

Thence North 00° 36' 00" West, a distance of 65.00 feet to the northeast corner of the City of Frisco tracts;

Thence South 89° 35' 00" West, a distance of 75.00 feet to the northwest corner of said tracts;

Thence North 00° 36' 00" West, a distance of 2561.40 feet to the PLACE OF BEGINNING and containing 163.74 gross acres of land.

Tract "A-1"
Single Family Residential
Approx. 42.7 Gross Acres
Approx. 40.8 Net Acres
Max. of 4 D.U./Gross Acre
Max. of 171 Units Allowed

Tract "A-2"
Single Family Residential
Approx. 56.3 Gross Acres
Approx. 53.7 Net Acres
Max. of 4 D.U./Gross Acre
Max. of 225 Units Allowed

Tract "B-1"
Multi-Family
Approx. 28.3 Gross Acres
Approx. 26.8 Net Acres
Max. of 24 D.U./Gross Acre
Max. of 680 Units Allowed

Tract "B-2"
Multi-Family
Approx. 16.9 Gross Acres
Approx. 15.4 Net Acres
Max. of 24 D.U./Gross Acre
Max. of 406 Units Allowed

Tract "C-1"
Commercial Center
Approx. 15.6 Gross Acres
Approx. 13.3 Net Acres

Tract "C-2"
Commercial Center
Approx. 3.9 Gross Acres
Approx. 2.8 Net Acres

Planned Development District Data

Total PD Area 163.74 Acres

Proposed Zoning Planned Development District

Land Uses Single Family Residential,
Multi-Family and Commercial Center Uses

Exhibit "B" ZONING EXHIBIT

