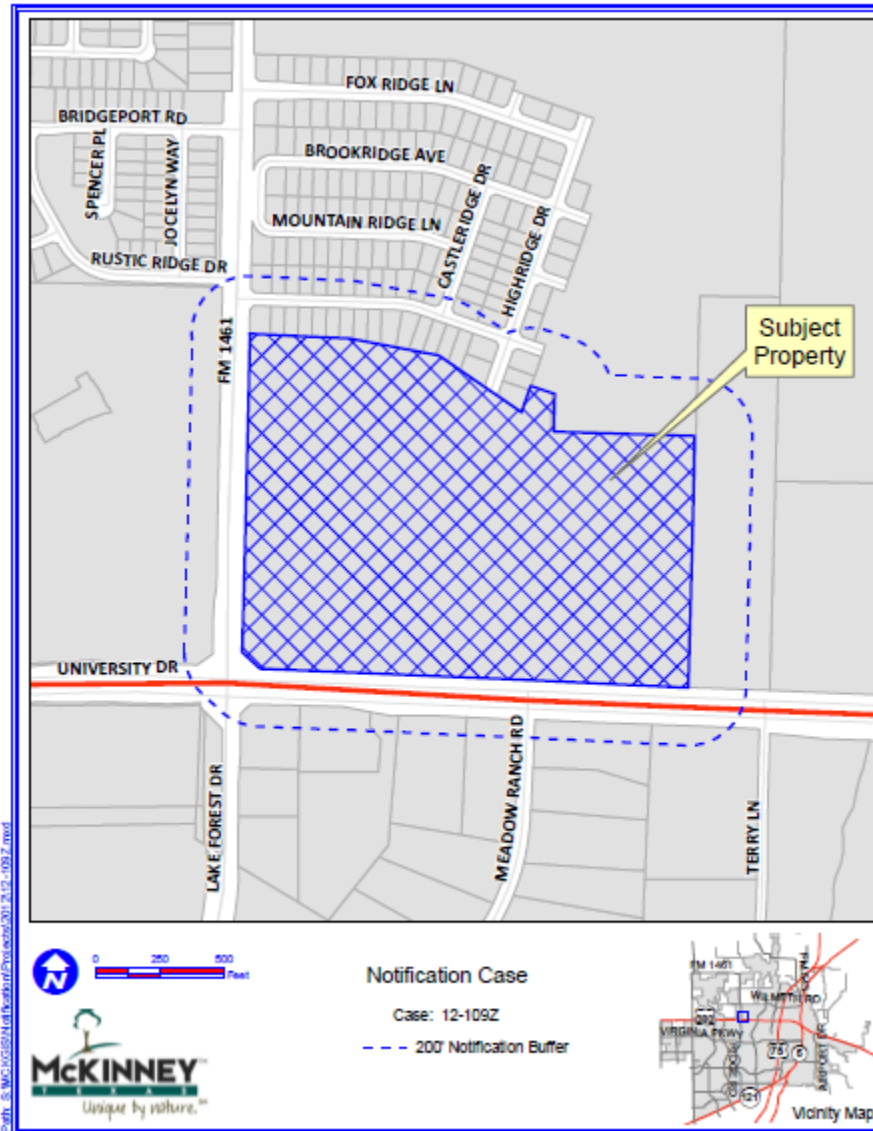


Case No. 12-109Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by BBV Texas Development, L.L.C., on Behalf of Kayasa Family, Ltd., for Approval of a Request to Rezone Approximately 45.82 Acres from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District , Generally to Allow for Commercial Uses, Located on the Northeast Corner of Lake Forest and U.S. Highway 380 (University Drive).

Location Map



Path: S:\MCK\GIS\Map\Kearney\Processe\012\PL2-109Z.mxd

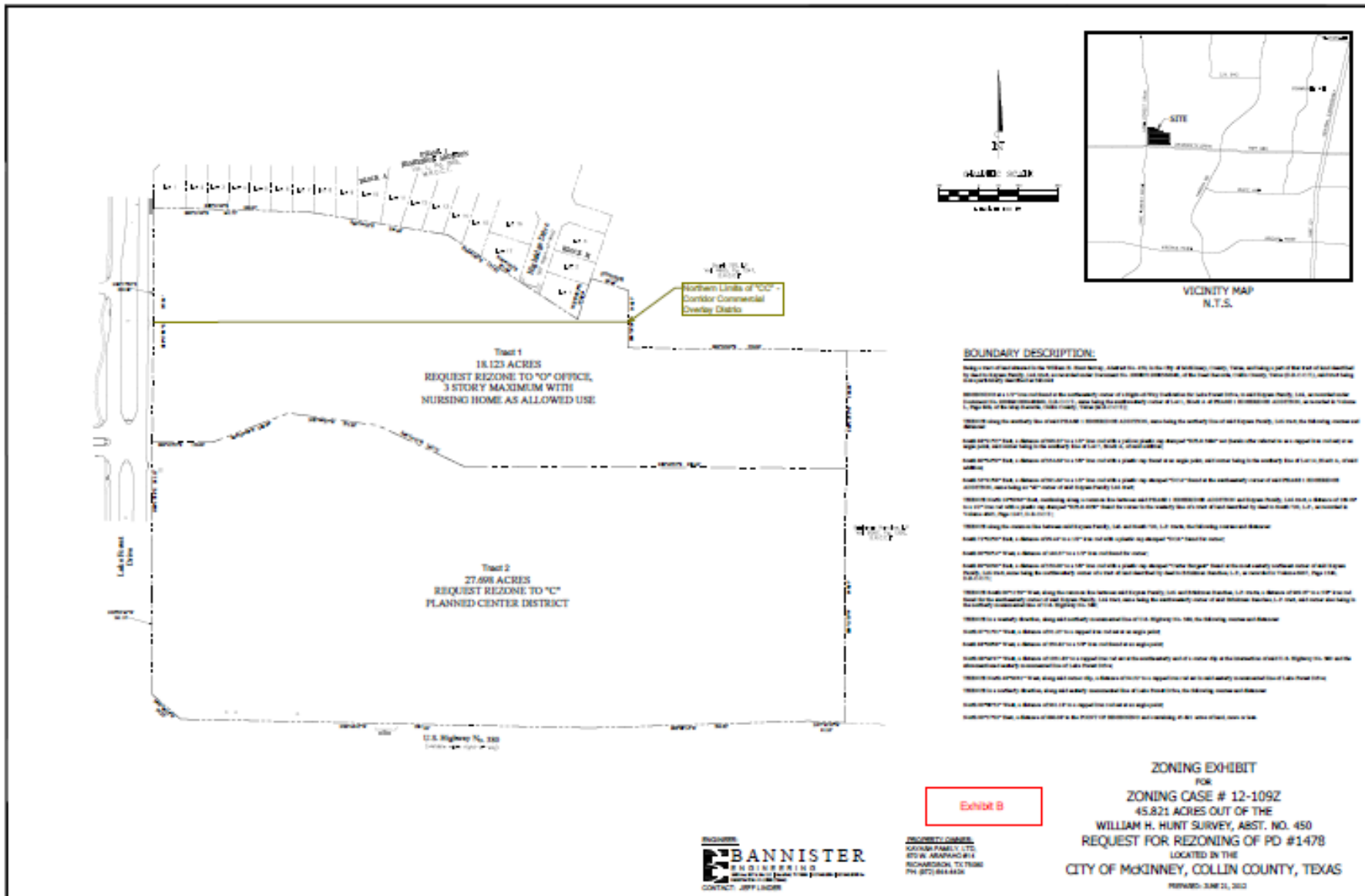
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances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



Aerial Exhibit



Proposed Zoning Exhibit



BOUNDARY DESCRIPTION:

Being here the boundary of the site is defined by the following: (1) The northern line of the site is defined by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Section 1: A portion of the site is bounded by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Section 2: A portion of the site is bounded by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Section 3: A portion of the site is bounded by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Section 4: A portion of the site is bounded by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Section 5: A portion of the site is bounded by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Section 6: A portion of the site is bounded by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Section 7: A portion of the site is bounded by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Section 8: A portion of the site is bounded by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Section 9: A portion of the site is bounded by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Section 10: A portion of the site is bounded by the northern line of the site, (2) The eastern line of the site is defined by the eastern line of the site, (3) The southern line of the site is defined by the southern line of the site, and (4) The western line of the site is defined by the western line of the site.

Exhibit B

BANNISTER
ENGINEERING
CONSULTANTS
CONTACT: JEFF LIGOR

PROPERTY OWNERS:
GOLDER FARRIS, L.P.C.
870 W. ARMAVOOR
RICHARDSON, TEXAS
PH: (972) 648-8838

ZONING EXHIBIT
FOR
ZONING CASE # 12-1092
45.821 ACRES OUT OF THE
WILLIAM H. HUNT SURVEY, ABST. NO. 450
REQUEST FOR REZONING OF PD #1479
LOCATED IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
PREPARED: 3/26/11, 2011

Special Ordinance Provisions

- Use and development of Tract 1 (18.123 acres) of the subject property, more fully depicted on Exhibit B, shall conform to Section 146-88 “O” – Office District and Section 146-101 “CC” Corridor Commercial Overlay District of the Zoning Ordinance, and as amended, except as follows:
 - Maximum height of buildings be 3 stories.
 - Rest home or nursing home be an allowed use

- Use and development of Tract 2 (27.698 acres) of the subject property, more fully depicted on Exhibit B, shall conform to Section 146-86 “C” – Planned Center District and Section 146-101 “CC” Corridor Commercial Overlay District of the Zoning Ordinance, and as amended.

Staff Recommendation

- Staff recommends approval of the rezoning request as outlined in the Staff Report.