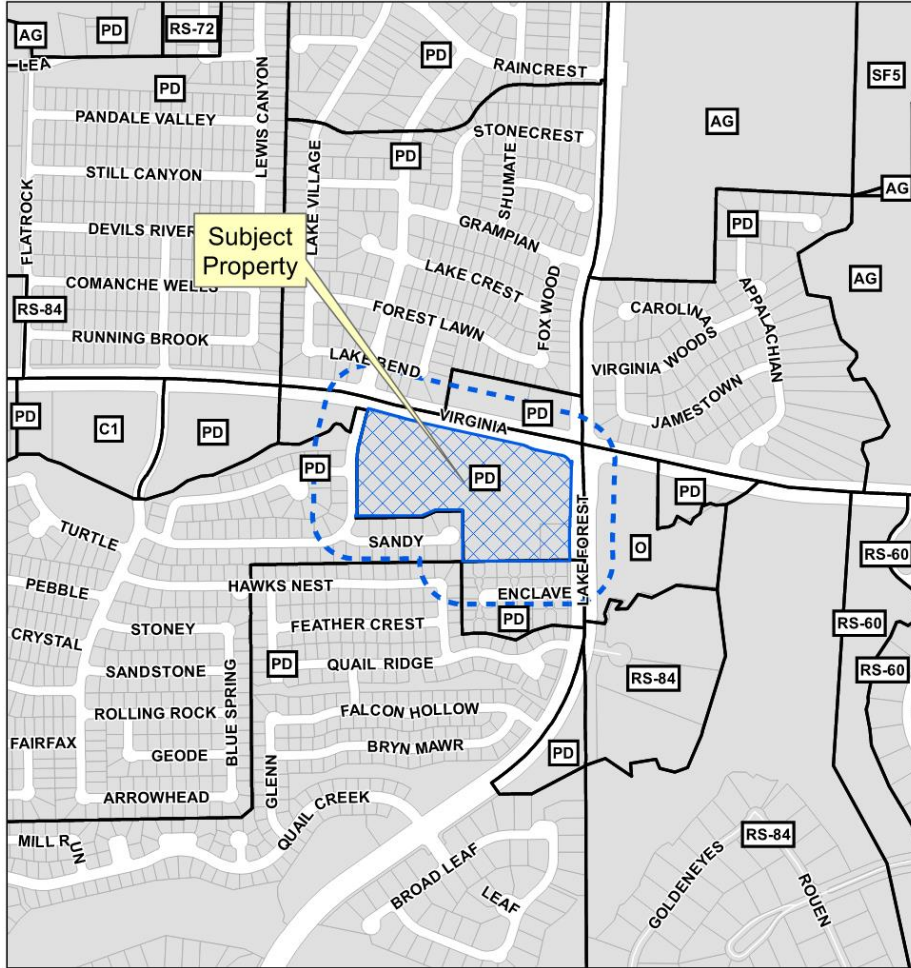


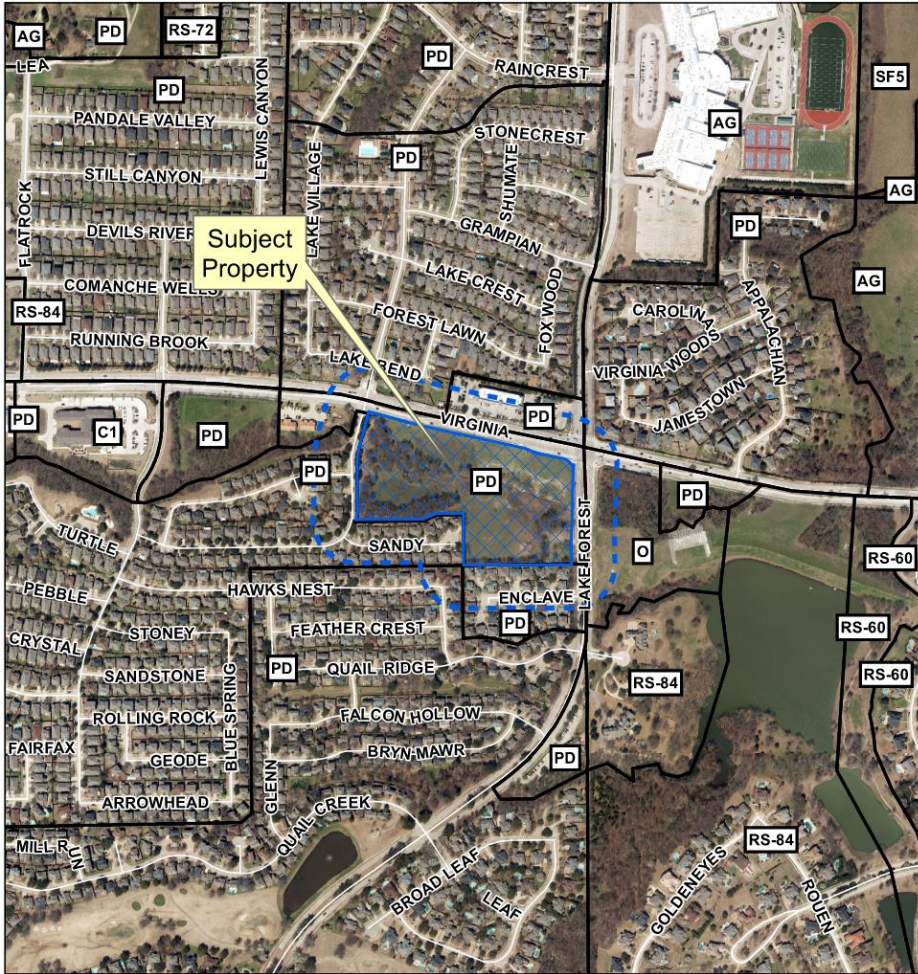
McKinney Event Center Zoning

20-0074Z

Location Map



Aerial Exhibit





Looking West from Lake Forest



Looking South from Virginia



Looking South on Village Drive



Looking North on Village Drive

Current Zoning

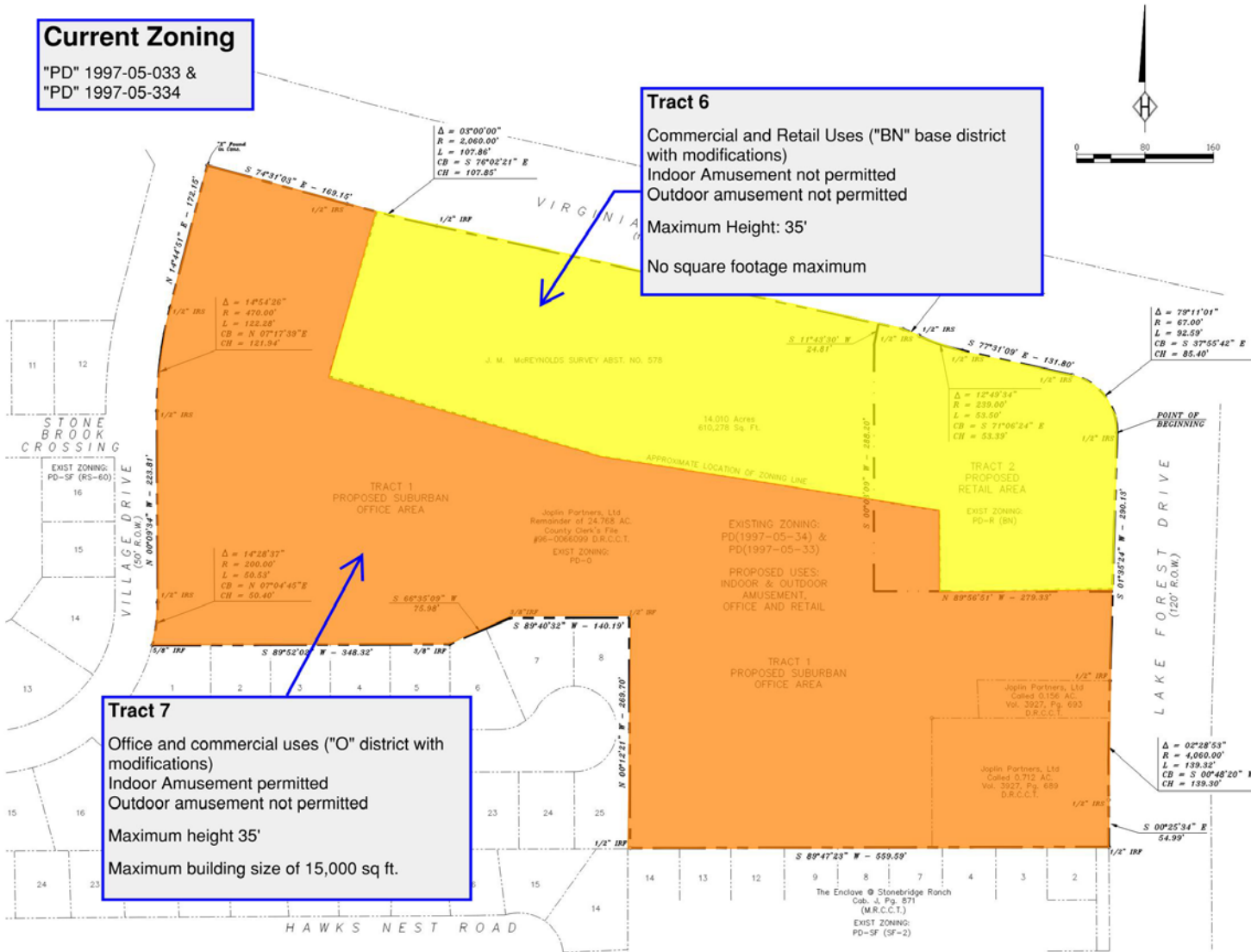
"PD" 1997-05-033 &
"PD" 1997-05-334

Tract 6

Commercial and Retail Uses ("BN" base district with modifications)
Indoor Amusement not permitted
Outdoor amusement not permitted
Maximum Height: 35'
No square footage maximum

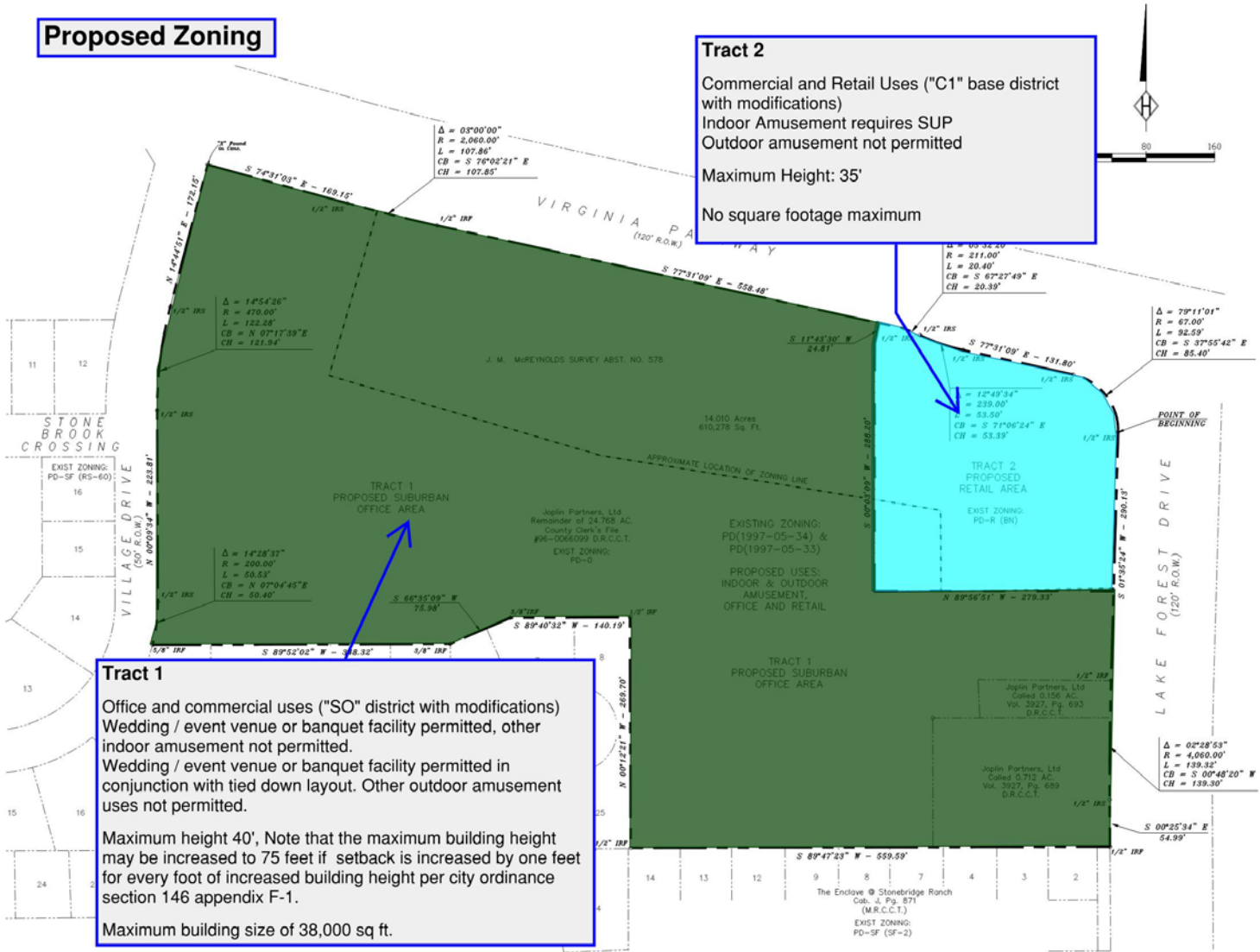
Tract 7

Office and commercial uses ("O" district with modifications)
Indoor Amusement permitted
Outdoor amusement not permitted
Maximum height 35'
Maximum building size of 15,000 sq ft.



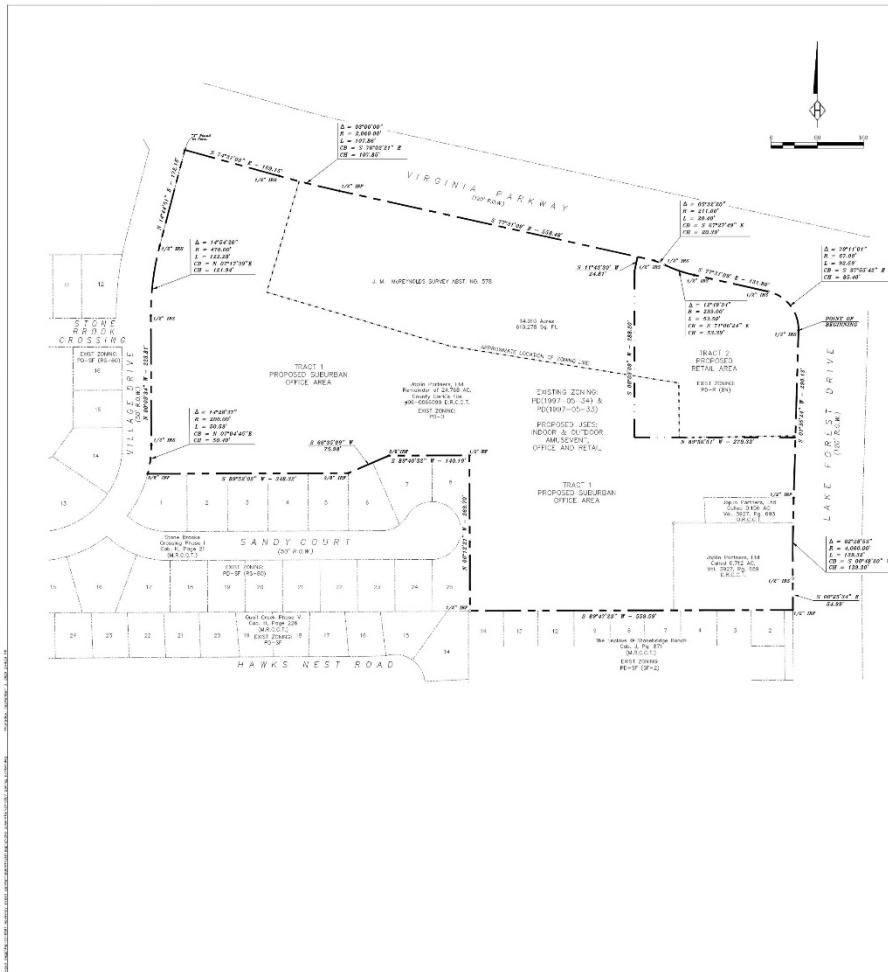
Proposed Zoning

Tract 2
 Commercial and Retail Uses ("C1" base district with modifications)
 Indoor Amusement requires SUP
 Outdoor amusement not permitted
 Maximum Height: 35'
 No square footage maximum



Tract 1
 Office and commercial uses ("SO" district with modifications)
 Wedding / event venue or banquet facility permitted, other indoor amusement not permitted.
 Wedding / event venue or banquet facility permitted in conjunction with tied down layout. Other outdoor amusement uses not permitted.
 Maximum height 40', Note that the maximum building height may be increased to 75 feet if setback is increased by one foot for every foot of increased building height per city ordinance section 146 appendix F-1.
 Maximum building size of 38,000 sq ft.

Proposed Zoning Exhibit



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE CITY OF MCKINNEY OUT OF THE JAMES WOODRUFF SURVEY, ABSTRACT NO. 518 AND BEING THE REMAINDER OF A 24.768 ACRE TRACT OF LAND OWNED BY THE JAMES WOODRUFF LEE, ACCORDING TO THE DEED RECORDED IN COLONY'S FILE NO. 97-3044980, AND ALSO BEING ALL OF A 0.712 ACRE TRACT OF LAND OWNED BY THE JAMES WOODRUFF LEE, ACCORDING TO THE DEED RECORDED IN COLONY'S FILE NO. 97-3044980, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH "PETER & MARGIE SURV" RED PLASTIC CAP (HEREINAFTER REFERRED TO AS 1/2" IRON ROD SET) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY (120' RIGHT-OF-WAY), AND IN THE EAST 89°04'-00" OF-WAY OF LAKE FOREST DRIVE (120' RIGHT-OF-WAY), THE NORTHEAST CORNER OF SAID REMAINDER TRACT;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 01 DEGREE 35 MINUTES 24 SECONDS WEST, A DISTANCE OF 200.10 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "M11-2248451" THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03 DEGREES 28 MINUTES 55 SECONDS AND RADIUS OF 1860.00 FEET, AN ARC LENGTH OF 139.30 FEET, A CHORD BEARING OF SOUTH 00 DEGREES 48 MINUTES 20 SECONDS WEST, A CHORD DISTANCE OF 139.30 FEET TO A 1/2" IRON ROD SET IN THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 00 DEGREES 55 MINUTES 34 SECONDS EAST, A DISTANCE OF 54.85 FEET TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "11-23-24-585" THE SOUTHWEST CORNER OF SAID 0.712 ACRE TRACT AND BEING THE NORTHEAST CORNER OF BLOCK A, THE CHALKLATE AT SHERBROOKE FRANCH, ACCORDING TO THE PLAT RECORDED IN CARRISSET I, PAGE 871, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE DEPARTING SAID WESTLY RIGHT-OF-WAY LINE, AND ALONG THE COMMON LINE OF SAID 0.712 ACRE TRACT AND SAID BLOCK A SOUTH 89 DEGREES 04 MINUTES WEST, PASSING THE SOUTHWEST CORNER OF SAID 0.712 ACRE TRACT AT 206.65 FEET, AND CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID BLOCK A FOR A TOTAL DISTANCE OF 530.09 FEET TO A 1/2" IRON ROD FOUND, THE SOUTHWEST CORNER OF BLOCK D, STONE BROOK CROSSING, PHASE 1, ACCORDING TO THE PLAT RECORDED IN CARRISSET X, PAGE 21, MAP RECORDS COLLIN COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID BLOCK D AND SAID REMAINDER TRACT, NORTH 00 DEGREES 12 MINUTES 21 SECONDS WEST, PASSING THE NORTHEAST CORNER OF SAID BLOCK D, THE SOUTHWEST CORNER OF BLOCK C OF SAID STONE BROOK CROSSING, PHASE 1, AT 139.35 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID BLOCK C FOR A TOTAL DISTANCE OF 269.70 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK C;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 89 DEGREES 40 MINUTES 32 SECONDS WEST, A DISTANCE OF 141.19 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 66 DEGREES 35 MINUTES 09 SECONDS WEST, A DISTANCE OF 79.38 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 89 DEGREES 52 MINUTES 02 SECONDS WEST, A DISTANCE OF 340.32 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK C, THE SOUTHWEST CORNER OF SAID REMAINDER TRACT, AND LING IN THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGES DRIVE, AS LOCATED BY THE PLAT OF SAID STONE BROOK CROSSING, PHASE 1 (150' RIGHT-OF-WAY AT THIS POINT), THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 38 MINUTES 38 SECONDS, A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 58.00 FEET, A CHORD BEARING OF NORTH 07 DEGREES, 04 MINUTES, 45 SECONDS EAST, A CHORD DISTANCE OF 50.40 FEET TO A 1/2" IRON ROD SET FROM THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, NORTH 04 DEGREES 00 MINUTES 34 SECONDS WEST, A DISTANCE OF 223.81 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 38 MINUTES 38 SECONDS, A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 58.00 FEET, A CHORD BEARING OF NORTH 07 DEGREES, 04 MINUTES, 45 SECONDS EAST, A CHORD DISTANCE OF 50.40 FEET TO A 1/2" IRON ROD SET FROM THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, NORTH 11 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 172.15 FEET TO AN "X" MARK SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VIRGINIA PARKWAY, THE NORTHEAST CORNER OF SAID REMAINDER TRACT;

THENCE ALONG THE COMMON LINE OF SAID VIRGINIA PARKWAY AND SAID REMAINDER TRACT, SOUTH 74 DEGREES 31 MINUTES 03 SECONDS EAST, A DISTANCE OF 189.10 FEET TO A 1/2" IRON ROD SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID COMMON LINE OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 20 SECONDS, A RADIUS OF 2066.00 FEET, AN ARC LENGTH OF 107.98 FEET, A CHORD BEARING OF SOUTH 76 DEGREES 24 SECONDS EAST, A CHORD DISTANCE OF 107.85 FEET TO A 1/2" IRON ROD FOUND, THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05 DEGREES 12 MINUTES 20 SECONDS, A RADIUS OF 2110.00 FEET, AN ARC LENGTH OF 20.40 FEET, A CHORD BEARING OF SOUTH 83 DEGREES 21 MINUTES 48 SECONDS EAST, A CHORD DISTANCE OF 20.39 FEET TO A 1/2" IRON ROD SET FOR A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 77 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 508.48 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID COMMON LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 79 DEGREES 11 MINUTES 05 SECONDS, A RADIUS OF 8700.00 FEET, AN ARC LENGTH OF 903.50 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 05 MINUTES 42 SECONDS EAST, A CHORD DISTANCE OF 85.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5759 SQUARE FEET OR 0.013 ACRES OF LAND, MORE OR LESS;

HOMEMEYER
 REAL ESTATE SERVICES, INC.
 14141 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

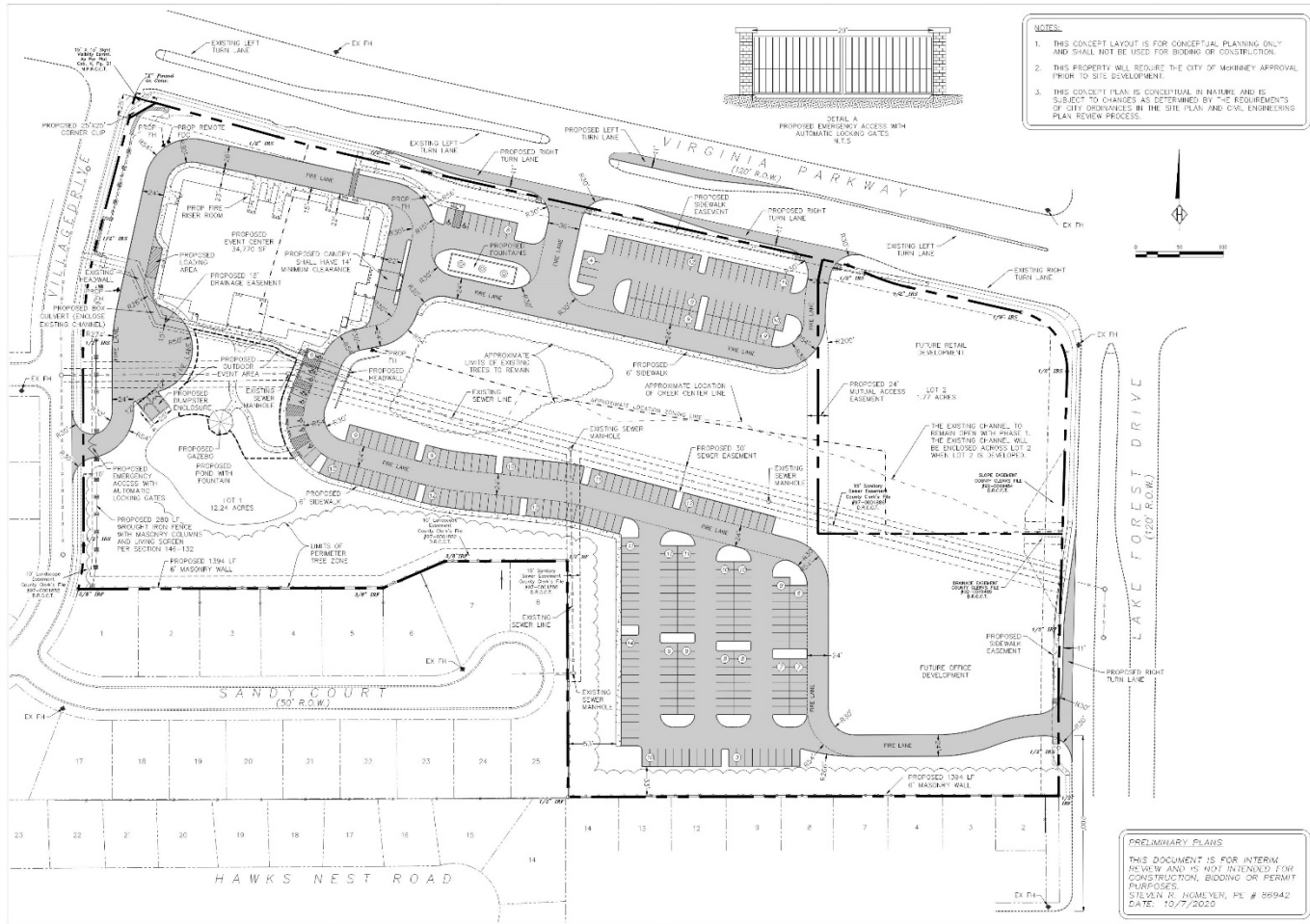
McKinney EVENT CENTER
 14.01 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

EXHIBIT C
 ZONING
 EXHIBIT

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN H. HOMMEYER, P.E. # 89942
 DATE: 05/03/2020

DRAWN: SRH
 DATE: 05/28/19
 REI # 19-0507
 SHEET NO. 01

Proposed Layout



HOMMEYER
ENGINEERING, P.C.
1000 W. WILSON ROAD, SUITE 100
MCKINNEY, TEXAS 75069
P.O. BOX 500955 • MCKINNEY, TX 75050-0955
WWW.HE.US.COM



MCKINNEY EVENT CENTER
14.01 ACRES
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

EXHIBIT E
CONCEPT
PLAN

DRAWN: SRH
DATE: 06/28/19
HEI #: 19-0557

SHEET NO.:

Proposed Elevations

