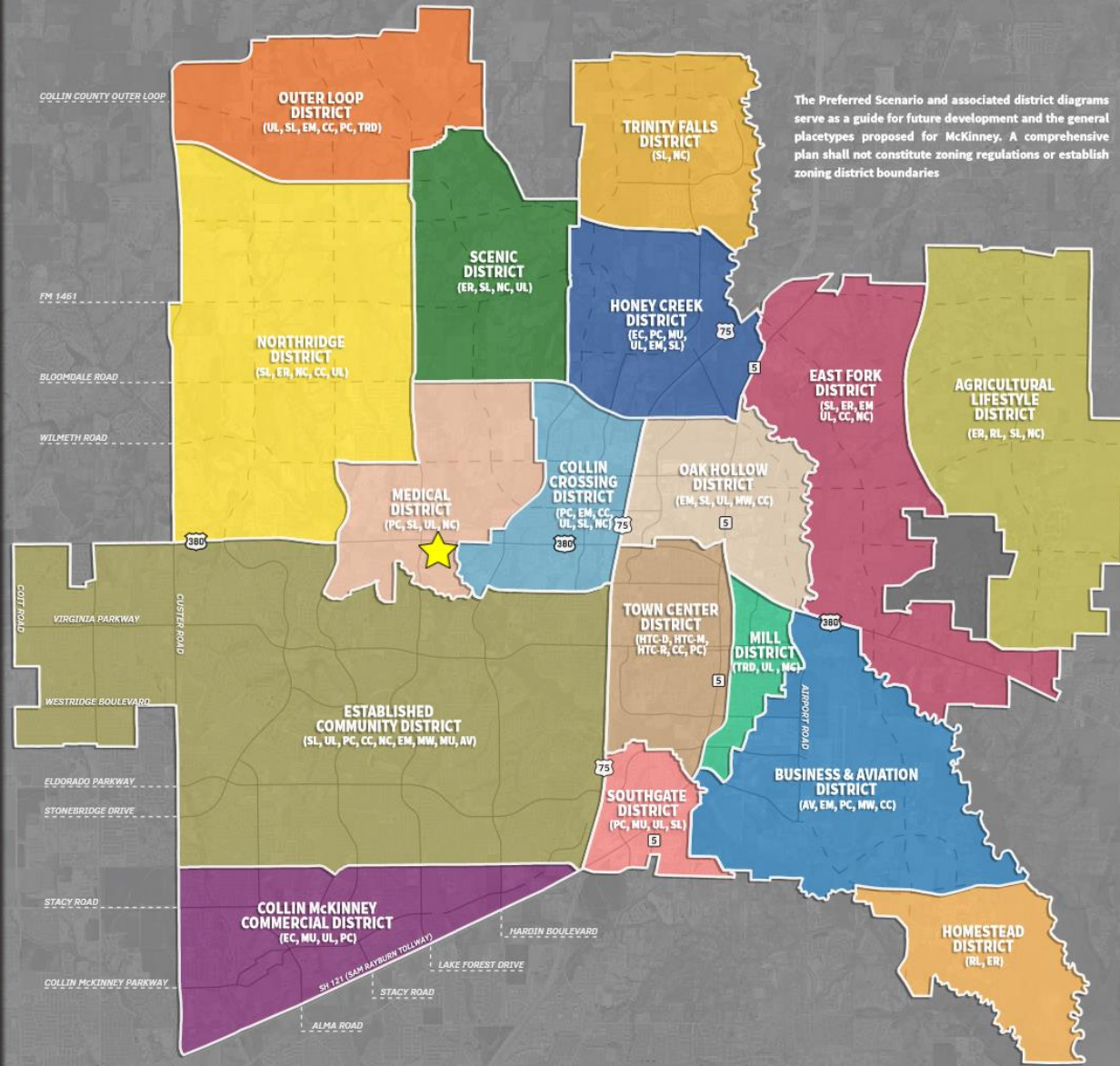


PREFERRED SCENARIO

PLACETYPES

- Aviation (AV)
- Commercial Center (CC)
- Employment Mix (EM)
- Entertainment Center (EC)
- Estate Residential (ER)
- Historic Town Center - Downtown (HTC-D)
- Historic Town Center - Mix (HTC-M)
- Historic Town Center - Residential (HTC-R)
- Manufacturing & Warehousing (MW)
- Mixed Use Center (MU)
- Neighborhood Commercial (NC)
- Professional Campus (PC)
- Rural Residential (RR)
- Suburban Living (SL)
- Transit-Ready Development (TRD)
- Urban Living (UL)





SANCHEZ & Associates
Master Planning
Civil Engineering
Land Development
2000 N. McDonald Street Suite 100
McKinney, TX 75071
Tel: 469-424-9500
Client: Casey Gregory
Casey.Gregory@sanchezengr.com

**ZONING EXHIBIT
MEADOW RANCH ZONING**

US 380

TXDOT has proposed a “hooded” left
at this intersection

Pronto Muffler

Existing Veterinarian
Clinic

Existing House
Zoned AG

Meadow Ranch Ln

Existing Office
Zoned PD Office
Proposed Commercial

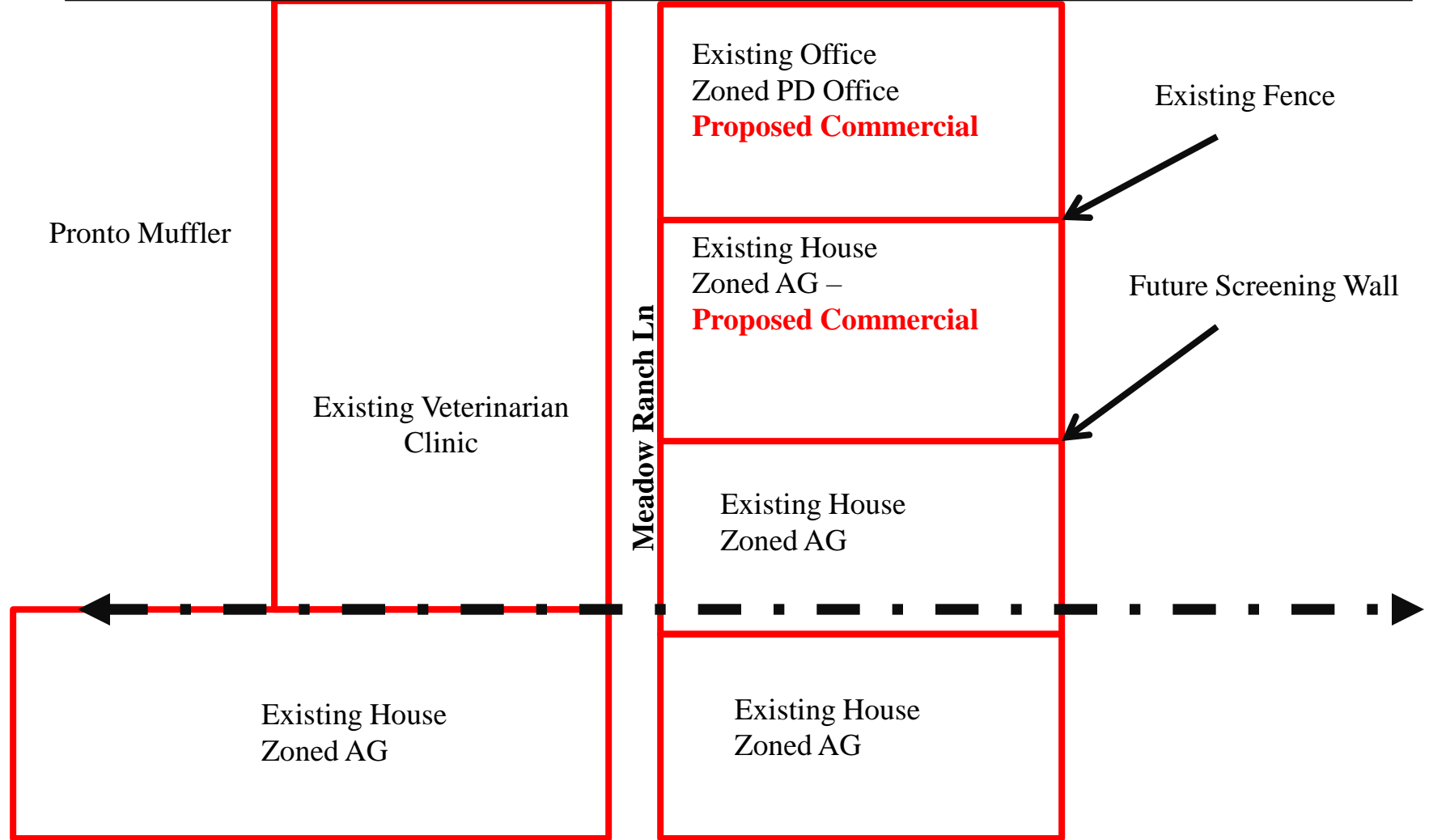
Existing House
Zoned AG –
Proposed Commercial

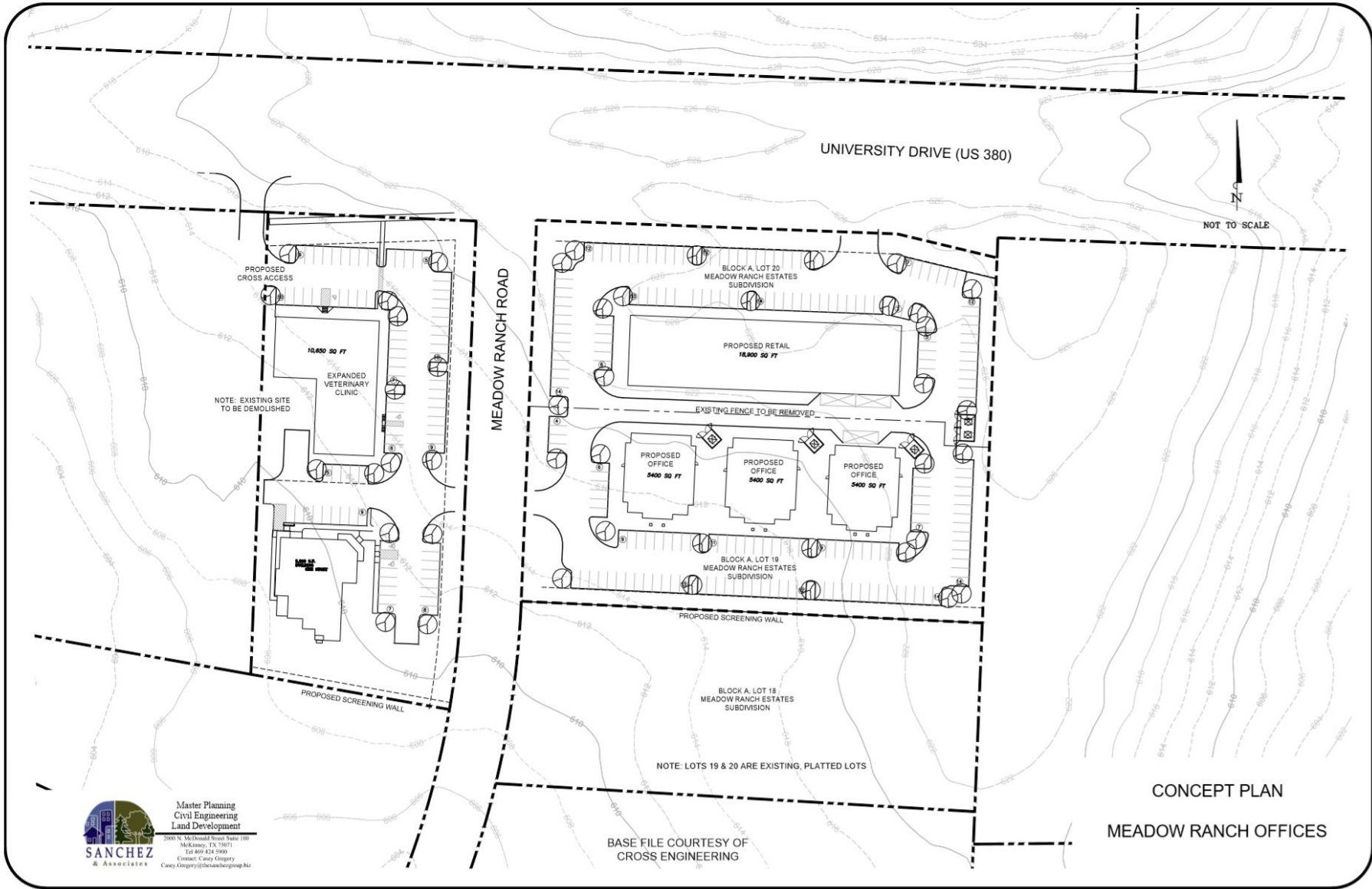
Existing House
Zoned AG

Existing House
Zoned AG

Existing Fence

Future Screening Wall





UNIVERSITY DRIVE (US 380)



PROPOSED CROSS ACCESS

10,650 SQ FT

EXPANDED VETERINARY CLINIC

NOTE: EXISTING SITE TO BE DEMOLISHED

MEADOW RANCH ROAD

BLOCK A, LOT 20
MEADOW RANCH ESTATES
SUBDIVISION

PROPOSED RETAIL
18,900 SQ FT

EXISTING FENCE TO BE REMOVED

PROPOSED OFFICE
5400 SQ FT

PROPOSED OFFICE
5400 SQ FT

PROPOSED OFFICE
5400 SQ FT

BLOCK A, LOT 19
MEADOW RANCH ESTATES
SUBDIVISION

PROPOSED SCREENING WALL

BLOCK A, LOT 18
MEADOW RANCH ESTATES
SUBDIVISION

NOTE: LOTS 19 & 20 ARE EXISTING, PLATTED LOTS

CONCEPT PLAN

MEADOW RANCH OFFICES

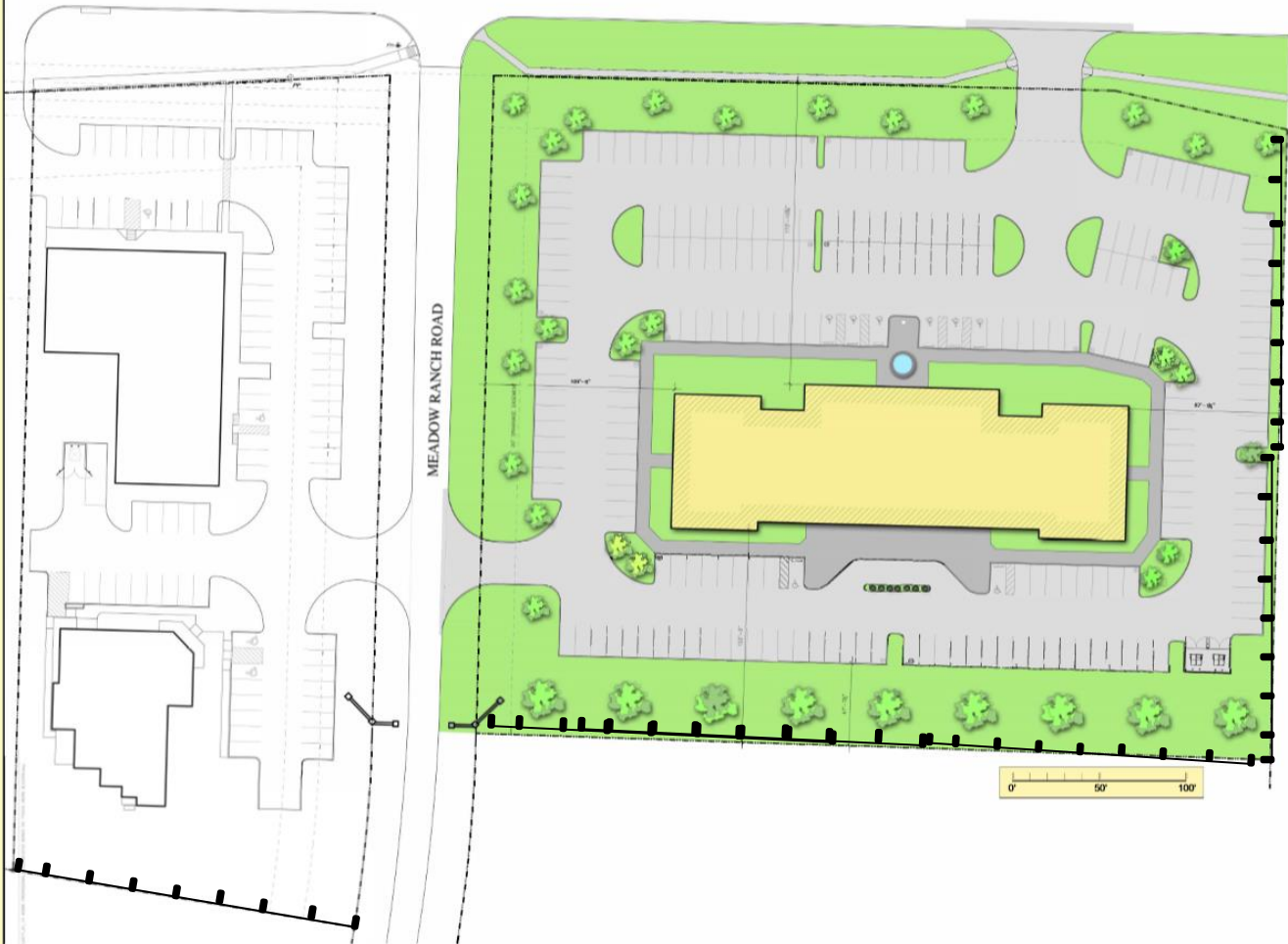
BASE FILE COURTESY OF
CROSS ENGINEERING


SANCHEZ
 & Associates
 Master Planning
 Civil Engineering
 Land Development
 3000 N. McDonald Street Suite 100
 McKinney, TX 75051
 Tel 469 424 5900
 Contact: Casey Gregory
 Casey.Gregory@the-sanchezgroup.biz

Project No. 2022-11-0100
 Date: 05/24/2024
 Drawing No. 18-000-001-01
 Scale: 1/8" = 1'-0"
 Author: Casey Gregory
 Checker: Casey Gregory
 Date: 05/24/2024

U.S. HIGHWAY NO. 380

MEADOW RANCH ROAD



REVISED CONCEPT PLAN 2021 "G"

SCALE: 1"=50'-0"



FORM
STUDIOS, INC.
FORM BY CONSTRUCTION
877-245-1000
4525 JONAS WAY
MCKINNEY, TX 75069
STATE OF TEXAS
FOUR MONTHS TO EXPIRE



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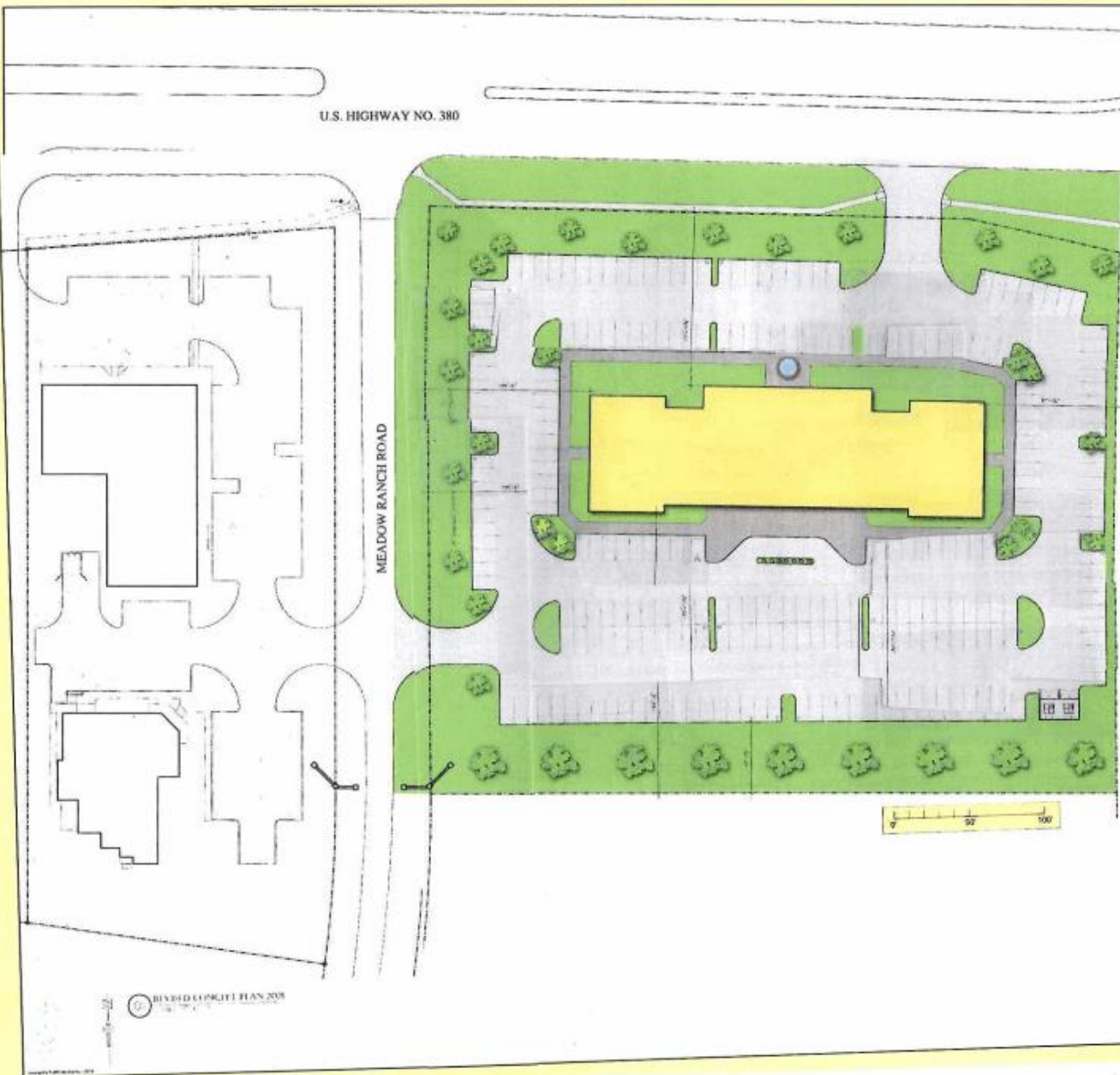
PROJECT
ANDRE BUILDING
4658 W UNIVERSITY DR
MCKINNEY, TX 75069
KATHY ANDRE
877-245-1000

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NO. 000001
DATE
ISSUE

A1.03A



U.S. HIGHWAY NO. 380

MEADOW RANCH ROAD



REVISED CONCEPT PLAN 2008



FORM STUDIOS INC.
 1000 W. UNIVERSITY DR.
 SUITE 100
 MARIETTA, GA 30067
 770.428.1100
 WWW.FORMSTUDIOS.COM

ANDRE BUILDING
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DATE: 11/11/08

A1.03A