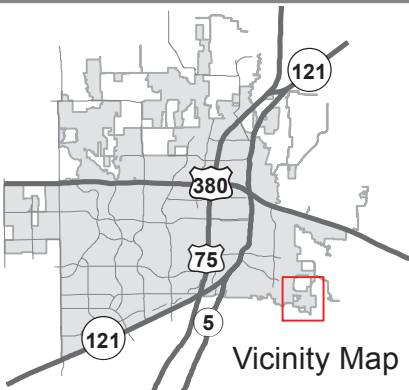
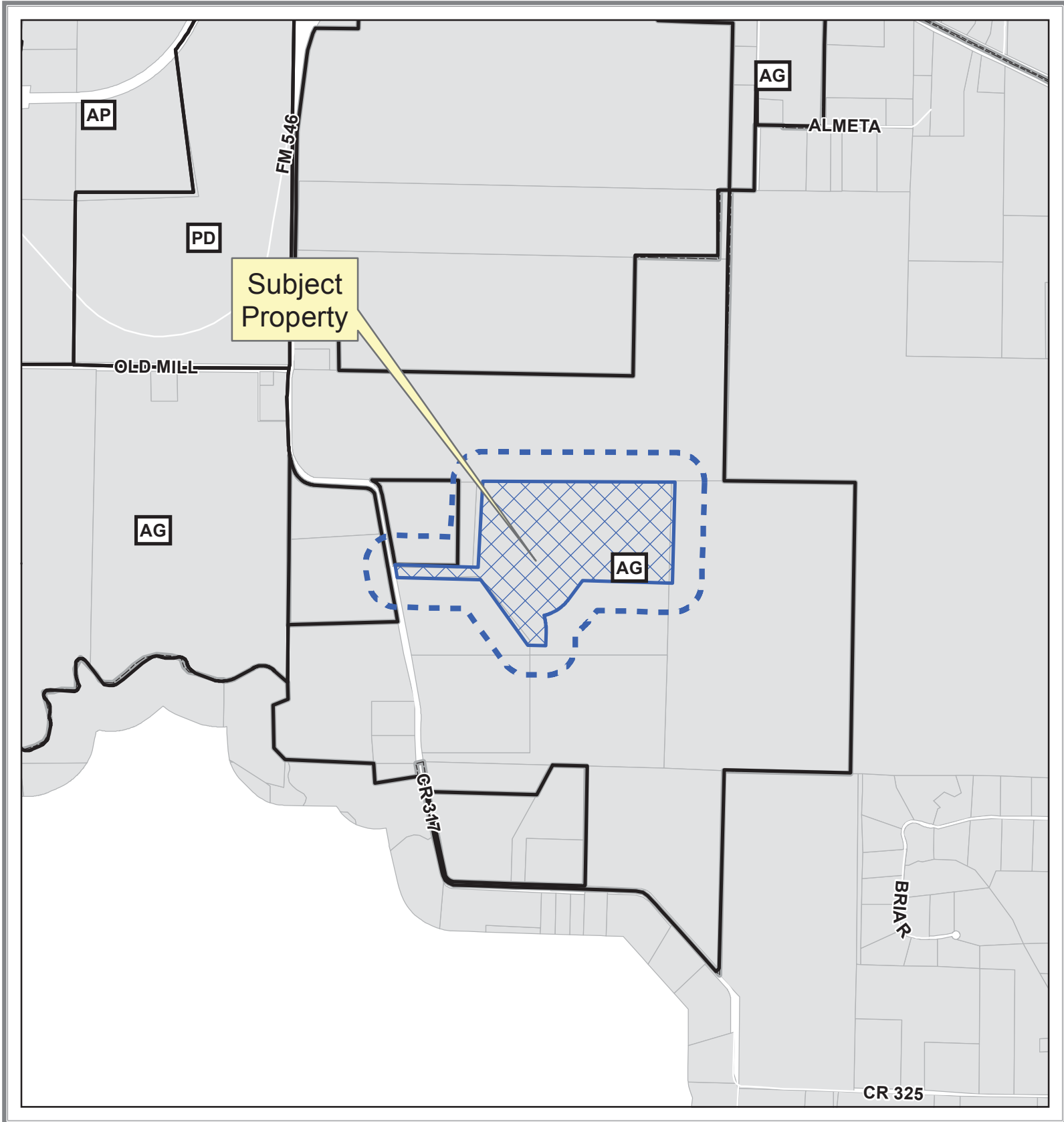


# Exhibit A



## Property Owner Notification Map

ZONE2018-0047



0 500 1,000 Feet

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.





# Exhibit C

## DEVELOPMENT REGULATIONS FOR CORNERSTONE RANCH

### I. General Standards

Purpose: Cornerstone Ranch is a faith-based nonprofit entity dedicated to providing assisted living, programs, and services to adults with special needs (intellectual and physical disabilities). The dire need for these provisions in Collin County is intended to be met by Cornerstone Ranch via greatly reduced fees from generous donors who subsidize the cost for residents and participants and via the Planned Development described herein. The Planned Development provides opportunity for the program function and is based on significant research and community input on how to provide the best care for these special individuals. This Planned Development is intended to provide a creative combination of private uses in three (3) Character Districts. These character districts and their approximate limits are illustrated on the Character District Plan attached herein. These districts are:

Agricultural, consisting of three (3) barns, one (1) workshop, Five (5) greenhouses, orchards, gardens, and livestock pens;

Enterprise, consisting of one (1) administration building, one (1) event/banquet/ballroom center, one (1) chapel with an outdoor reception area, two (2) activity/flex buildings, ten (10) guest bungalows, and one (1) amphitheater; and

Residential, consisting of ten (10) group homes which house eight (8) residents and two (2) host families in each group home, one (1) recreation center including an indoor pool, one (1) special care/senior nursing care center consisting of a maximum unit count of forty (40), and one (1) trailhead/fire pit.

The development's intent is to utilize the existing terrain and topography, plants, grasses, trees, and wildlife. The majority of the development will occur in existing open space to preserve the existing trees and limit density to reserve approximately forty percent (40%) of the development as open space or open area.

#### A. Definitions:

- a. Bungalows – a maximum of ten (10) units to house visitors for short stays. Equipped with sleeping quarters, living area and kitchen.
- b. Amphitheater – an outdoor seating area for residents and program participants for outdoor entertainment.
- c. Perimeter – the exterior line which bounds the entire zoning area.
- d. +/- Acreages – Each district shall generally conform to the size shown on the District Map and listed below within 0.5 acres.
- e. Yard – an area surrounding a building or structure within the Enterprise or Residential Districts to be seeded or sodded with irrigation or hardscape. Yards will be indicated on landscape and irrigation plans and must encompass 20 feet of ground from the farthest projection of each face of the building or structure unless inhibited by other yards, setbacks, easements, or buffers.

# Exhibit C

## B. Drives:

1. Classification: Private drives are located within a forty (40) foot private access easements ("Private Drives"). Such private access easements may include pedestrian walkways, landscape strips including trees or rain gardens, utilities (public and private), driveways for Fire Department access, and parking.
2. Drive Widths: The minimum pavement width for Private Drives serving as Fire Department access shall be twenty-four (24) feet (face to face of curbs, or pavement edge to edge if no curbs exist). Additionally, along each side of the Fire Department access will be utility and access easements for public, private, and franchise utility deliveries and for an overall dimension of access of forty feet (40').
3. Drive Edges: Curbs are not required.
4. Parking: Parking shall be allowed along Private Drive edges but not within the twenty-four (24) feet edge to edge of pavement width.
5. Existing Concrete Drives: Existing concrete drives were designed to the County's specifications for Fire Department access and are hereby acceptable as Fire Lanes within the development.
6. Gates: For the protection of the residents and participants Cornerstone Ranch is a gated community.

C. Setbacks: No encroachment of any kind are allowed into private drive/ utility or setback easements. Eaves, steps, architectural elements, and other similar features may encroach a maximum of three (3) feet into building line setbacks if the element or eave is above fourteen feet (14') above grade. Steps or flatwork are exempt from the height qualification.

## II. Established Districts

### 1) Agricultural District

#### A. Permitted Uses

- Watchman or caretaker dwelling
- Accessory buildings, workshops, and maintenance barns
- Agricultural and Ranching
- Community gardens
- Farm, orchard or truck garden
- Office use
- Greenhouses
- Stable (private)

#### B. Schedule of Height and Area Regulations for Agricultural District

- Maximum height of building 35 feet
- Minimum district size +/- 4.2 acres
- Minimum district width n/a
- Minimum district depth n/a

# Exhibit C

- Maximum district coverage 40%
- Minimum perimeter setback 25 feet

## C. Architectural Standards

Buildings constructed on the subject property shall not be required to meet the architectural requirements of Section 146-139 of the Zoning Ordinance so long as the following requirements are satisfied:

### i. Materials:

All perimeter facing elevations for buildings located within fifty feet (50') of the perimeter shall be finished with a minimum of fifty percent (50%) masonry finishing materials (brick, stone, or synthetic stone). Lap siding (hardie-board/cementitious fiber, smart siding or wood), board and batten siding, and metal "R-Panel" siding are permitted as secondary materials up to fifty percent (50%) on perimeter facing elevations within fifty feet (50') of the perimeter.

No masonry shall be required on elevations located greater than fifty feet (50') from the perimeter, and may consist of one hundred percent (100%) secondary materials including lap siding (hardie-board/cementitious fiber, smart siding or wood), board and batten siding, and metal "R-Panel" siding. Any other material that is visually and physically indistinguishable from one of the aforementioned exterior finishing materials shall be permitted, subject to review and approval by the Director of Planning.

### ii. Roofing:

1. A minimum 3:12 pitched roof of any style including but not limited to hipped, gabled, or shed roofs shall be acceptable. The roof must cover one-hundred percent (100%) of the total roof area excluding porches and Porte-cochere. No flat roof line shall be visible.
2. A parapet wall shall be acceptable if constructed so that no flat roof line shall be visible.
3. Metal roofs such as a R-Panel roofing, standing seam metal roof or asphalt shingles are acceptable exterior finishes.
4. No more than one color shall be used for visible roof surfaces, however, if more than one type of roofing material is used the materials shall be varying hues of the same color.

## 2) Enterprise District

### A. Permitted Uses:

- Church, rectory, or chapel
- Event center, banquet hall, ballroom
- Studios, photo, music, art, health, etc.
- Personal service
- Accessory buildings

# Exhibit C

- Water storage tank
- Parking lot (private)
- Office Building
- Office Use
- Amphitheater (outdoor)
- Guest Bungalows (limited to 10 total)

## B. Schedule of Height and Area Regulations for Enterprise District

- Maximum height of building 45 feet
- Minimum district size +/- 15.7 acres
- Minimum district width n/a
- Minimum district depth n/a
- Maximum district coverage 60%
- Minimum perimeter setback 25 feet

## C. Architectural Standards

Buildings constructed on the subject property shall not be required to meet the architectural requirements of Section 146-139 of the Zoning Ordinance so long as the following requirements are satisfied:

### i. Materials:

All perimeter facing elevations for buildings located within fifty feet (50') of the perimeter shall be finished with a minimum of fifty percent (50%) masonry finishing materials (brick, stone, or synthetic stone). Lap siding (hardie-board/cementitious fiber, smart siding or wood), board and batten siding, and metal "R-Panel" siding are permitted as secondary materials up to fifty percent (50%) on perimeter facing elevations within fifty feet (50') of the perimeter.

No masonry shall be required on elevations located greater than fifty feet (50') from the perimeter, and may consist of one hundred percent (100%) secondary materials including lap siding (hardie-board/cementitious fiber, smart siding or wood), board and batten siding, and metal "R-Panel" siding. Any other material that is visually and physically indistinguishable from one of the aforementioned exterior finishing materials shall be permitted, subject to review and approval by the Director of Planning.

### ii. Roofing:

1. A minimum 4:12 pitched roof of any style including but not limited to hipped, gabled, or shed roofs shall be acceptable. The roof must cover one-hundred percent (100%) of the total roof area excluding porches and Porte-cochere.

2. Flat roofs are acceptable if constructed so that no flat roof line is visible.

3. A parapet wall shall be acceptable if constructed so that no flat roof line shall be visible.

# Exhibit C

4. Metal roofs such as a standing seam metal roof or asphalt shingles are acceptable exterior finishes.

5. No more than one color shall be used for visible roof surfaces however, if more than one type of roofing material is used the materials shall be varying hues of the same color.

iii. Building Massing: At a minimum, elevations that are fifty (50) feet or longer in horizontal length shall be interrupted by at least two (2) offsets (projection or recess) from the primary façade plane by at least eighteen (18) inches of depth. This requirement may be suspended or reduced in limited cases by the Director of Planning if a proposed building feature is of sufficient architectural interest and composition to make the requirement unnecessary.

### 3) Residential District

#### A. Permitted Uses:

- Multiple family dwelling (apartment)
- Rooming or boarding house
- Assisted living facility, nursing or rest home
- Accessory buildings or use
- Water storage tank
- Recreational area (private)
- Swimming Pool (private)
- Enclosed Garage Parking or Parking lot (private)
- Community Garden

#### B. Schedule of Height and Area Regulations for Residential District

- Maximum height of building 45 feet
- Minimum district size 10 acres
- Minimum district width n/a
- Minimum district depth n/a
- Maximum district coverage 80%
- Minimum perimeter setback 25 feet
- Maximum Density 4 units per acre

#### C. Architectural Standards

Buildings constructed on the subject property shall not be required to meet the architectural requirements of Section 146-139 of the Zoning Ordinance so long as the following requirements are satisfied:

##### i. Materials:

All perimeter facing elevations for buildings located within fifty feet (50') of the perimeter shall be finished with a minimum of fifty percent (50%) masonry finishing materials (brick, stone, or synthetic stone). Lap siding (hardie-board/cementitious fiber, smart siding or wood), board and batten siding, and metal "R-Panel" siding are permitted as secondary

# Exhibit C

materials up to fifty percent (50%) on perimeter facing elevations within fifty feet (50') of the perimeter.

No masonry shall be required on elevations located greater than fifty feet (50') from the perimeter, and may consist of one hundred percent (100%) secondary materials including lap siding (hardie-board/cementitious fiber, smart siding or wood), board and batten siding, and metal "R-Panel" siding. Any other material that is visually and physically indistinguishable from one of the aforementioned exterior finishing materials shall be permitted, subject to review and approval by the Director of Planning.

## ii. Roofing:

1. A minimum of 4:12 pitched roof of any style including but not limited to hipped, gabled, or shed roofs shall be acceptable. The roof must cover one-hundred percent (100%) of the total roof area excluding porches and Porte-cochere. No flat roof line shall be visible.
2. A parapet wall shall be acceptable if constructed so that no flat roof line shall be visible.
3. Metal roofs such as a standing seam metal roof or asphalt shingles are acceptable exterior finishes.
4. No more than one color shall be used for visible roof surfaces, however, if more than one type of roofing material is used the materials shall be varying hues of the same color.

iii. Building Massing: At a minimum, elevations that are fifty (50) feet or longer in horizontal length shall be interrupted by at least two (2) offsets (projection or recess) from the primary façade plane by at least eighteen (18) inches of depth. This requirement may be suspended or reduced in limited cases by the Director of Planning if a proposed building feature is of sufficient architectural interest and composition to make the requirement unnecessary.

## iv. Amenities:

1. One (1) amenity shall be provided for every two (2) group homes constructed.
  - a. Amenities shall be chosen from the following:
    - i. community garden
    - ii. firepit
    - iii. trails and trailhead
    - iv. outdoor lounge
    - v. open-air pavilion
2. No more than 6 group homes may be constructed prior to the construction of a recreation center or amphitheater.

## III. Misc. Development Standards

### 1) Screening and Buffering:

#### A) Perimeter:



# Exhibit C

i. A fifteen-foot (15') buffer shall be maintained and preserved on the property along the perimeter.

ii. No trees 3" caliper or greater which are located within the fifteen-foot (15') buffer may be removed and no land-disturbing activity may occur within the buffer.

iii. Where a tree line does not exist, the perimeter will be screened by one of the following methods. All required screening shall be fully installed prior to the completion of the development of the property:

1. an earthen berm of a minimum height of six feet (6')

2. a six foot (6') brick or stone masonry wall,

3. a six foot (6') tall wrought iron fence with evergreen shrubs (initially at three feet (3') in height with an ability at maturity to provide a six foot (6') height),

5. a combination of the list above to provide a six foot (6') overall screen height.

iv. Should lots be established within the development no internal screening of lot edges are required.

## B. Mechanical heating, ventilation, air conditioning:

i. No screening of mechanical heating, ventilation or air conditioning is required whether it is on the roof or on the ground.

## C. Parking areas:

i. All parking shall be screened from view of the public right-of-way by one of the following methods:

1. evergreen shrubs attaining a minimum height of three feet (3') at maturity,

2. an earthen berm of a minimum height of three feet (3'),

3. a three foot (3') brick or stone masonry wall

4. a living screen vine on primed and painted steel sufficient to support its growth to three feet (3') height or,

5. any combination of the list above to provide a three foot (3') overall height screen.

## 2) Landscaping:

A. Paved parking lots require a canopy tree at the end of each parking row; however a tree shall not be required within sixty-five feet (65') of every parking space.

## 3) Tree Preservation:

### i. Agricultural District

1. No mitigation shall be required.

# Exhibit C

## ii. Enterprise District

1. Quality trees 6" or greater - 1:1 replacement ratio with 4" minimum caliper of the replacement tree.
2. Seed or sod the "yard" with irrigation

## iii. Residential District

1. Quality trees 6" or greater – 1:1 replacement ratio with 4" minimum caliper of the replacement tree.
2. Seed or sod the "yard" with irrigation

## 3) Parking Standards:

None of the clientele of Cornerstone Ranch drive automobiles. Those attending day programs are delivered and picked up. The Staff living on the grounds need no further parking account than as supplied with the residences. The ministry shuttles participants on site with event style golf carts. The demanding use of the Event Center and/or Chapel for non-ministry related events would be off-peak use. The Planned Development will combine/share parking throughout the development in accordance with the parking standards shown herein with no distance restriction for supplied parking space to building served.

<b>Building Name</b>	<b>Use</b>	<b>Parking Ratio</b>
Administration Building	Office	1 space for every 800 square feet
Event Center, Banquet Hall, Ballroom	Community Center	5 spaces, plus 1 space for every 600 square feet over 2,000 square feet
Chapel, Wedding Center	Church/Worship	1 space for every 100 square feet of auditorium
Activity Center	Community Center	5 spaces, plus 1 space for every 600 square feet over 2,000 square feet
Classrooms, Office, Advocacy Center, Flex Space	Community Center	5 spaces, plus 1 space for every 600 square feet over 2,000 square feet
Recreation Center with Indoor Pool	Neighborhood Pool	1 space for every 800 square feet
Group Home	Multi-family Dwelling	3 covered spaces plus 1 uncovered space for every Group Home
Senior Nursing Care	Assisted Living	1 space for every 4 beds
Guest Bungalow	Rooming House	1.5 spaces per unit

# Exhibit D



**DEVELOPMENT TEAM**

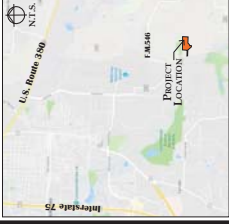
**Owner:**  
 Cornerstone Ranch  
 3934 County Road 317  
 McKinney, TX 75069  
 Contact: David Heaton

**Owner Representative:**  
 Sustainable Structures of Texas  
 5400 Gregory Lane  
 Allen, TX 75002  
 (409) 414-8839  
 Contact: Lee Hall

**Land Planner:**  
 Knapp Land Solutions  
 5381 Moss Glen Dr.  
 Frisco, TX 75034  
 (512) 484-2999  
 Contact: James Knapp

**Engineer / Surveyor:**  
 Spears Engineering  
 765 Custer Road, Suite 100  
 Plano, TX 75075  
 (972) 422-0077  
 Contact: Matt Dorsett, PE

**LOCATION MAP**



**ABSTRACT**

31.824 gross acres out of the R.H. Locke Survey, Abstract No. 317, City of McKinney, Collin County, Texas

**DATE:**

Date Issued: February 01, 2018  
 Revisions:  
 July 05, 2018  
 July 19, 2018  
 September 05, 2018  
 January 23, 2019

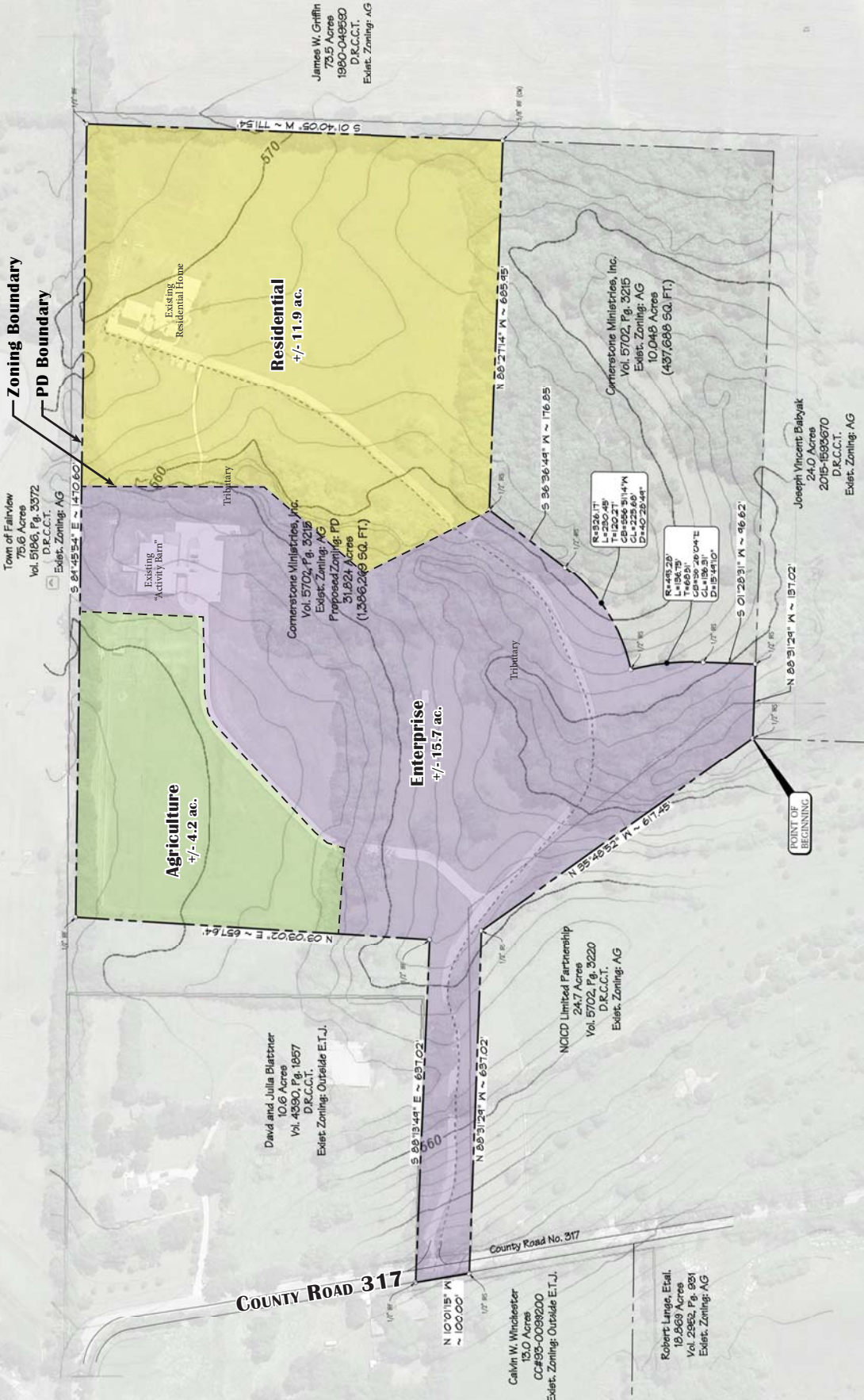
**PROJECT**

**CORNERSTONE RANCH**  
 EXHIBIT C  
 CHARACTER DISTRICT PLAN  
 PD ORDINANCE No. \_\_\_\_\_



Scale: 1"=100'  
 30'

This drawing is the personal representation and preparation of the undersigned professional engineer. It is not to be construed as a warranty or a contract. The engineer assumes no responsibility for the information contained herein.



**GENERAL NOTES:**

- See Cornerstone Ranch - PD Zoning Exhibit for site survey and legal description.
- Contour Interval = two foot (2'). Source data compiled from NCTCOG DFW Maps database.
- No part of the subject tract is located in a 100-year floodplain.
- The development should generally conform to the boundaries shown in this Character District Plan.