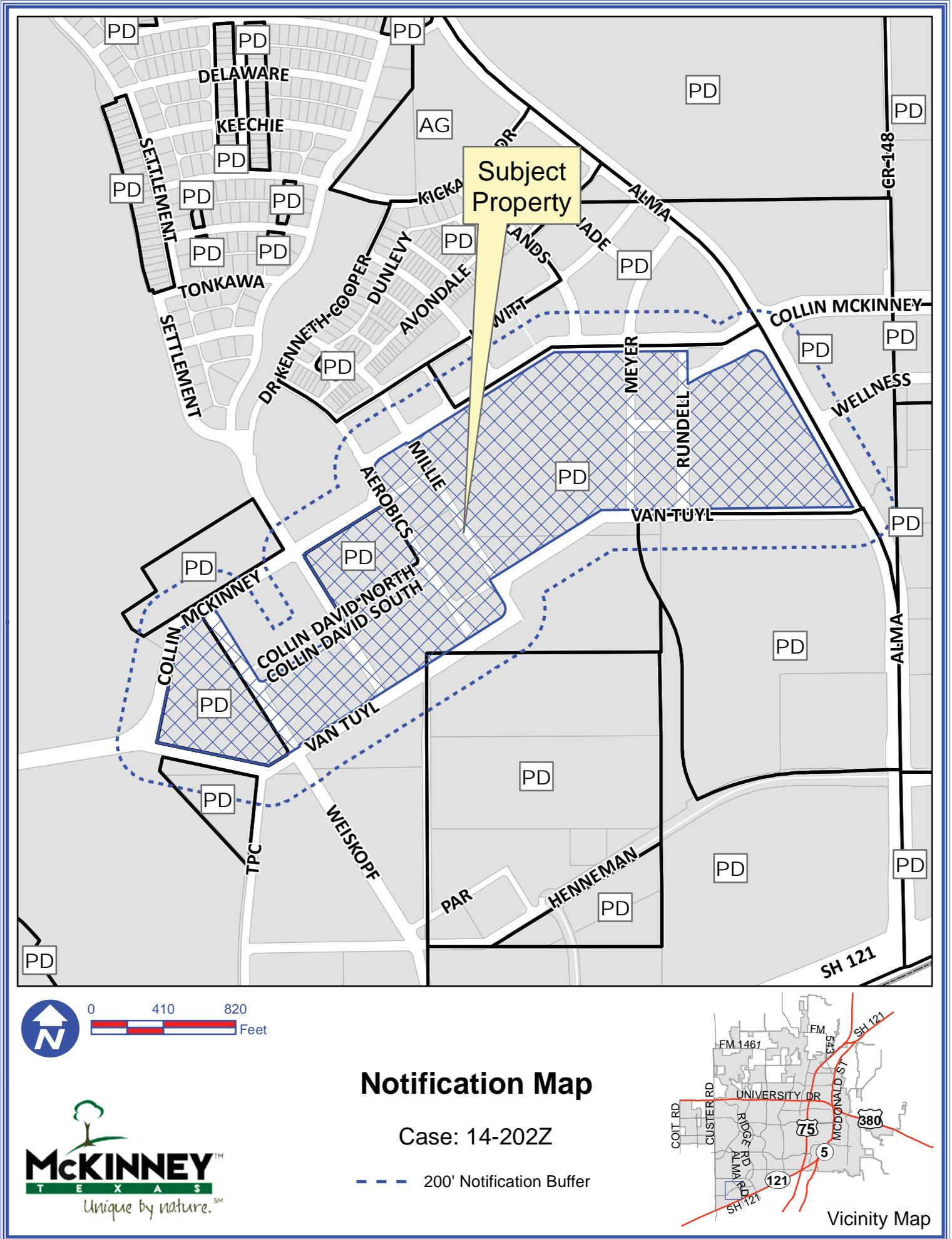


# Exhibit A



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 B

## FIELD NOTE DESCRIPTION

### ZONING EXHIBIT

BEING a 78.209 acre tract of land situated in the John J. Driggers Survey, Abstract No. 274, the William H. Holiday Survey, Abstract No. 385 and the Thomas Phillips Survey, Abstract No. 717, City of McKinney, Collin County, Texas and being a portion of Craig Ranch Infrastructure Phase I an addition to the City of McKinney according to the plat recorded in Cabinet Q, Page 527 of the Plat Records, Collin County, Texas (PRCCT), being all of Lot 2R, Block A, Lots 1, Block B, Lot 2, Block B, Lot 1, Block C, Lot 2. Block C Lot 1, Block D and Lot 2, Block D of Van Tuyl Plaza Addition at Craig Ranch an addition to the City of McKinney according to the plat recorded in Cabinet 2009, Page 331 (PRCCT), Lot 1, Block A of Royal Tulip Hotel at Craig Ranch Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2008, Page 193, part of a 126.568 acre tract of land described in a deed recorded in Volume 4757, Page 2174 of the Official Public Records, Collin County, Texas (OPRCCT), a portion of the land described in a deed to First United Bank & Trust recorded in Instrument No. 20081008001203800 (OPRCCT) and also being a portion of Weiskopf Avenue, Dr. Kenneth Cooper Drive, Aerobic Way, Millie Way, Meyers Way and Rundel Way and being more particularly described as follows:

BEGINNING at the intersection of the southeast line of Collin McKinney Parkway (62 feet wide right of way) and the north line of Van Tuyl Parkway (62 feet wide right of way) and being the most westerly corner of Lot 1, Block A of said Royal Tulip Hotel at Craig Ranch Addition;

THENCE along the southeast line of said Collin McKinney Parkway, NORTH  $11^{\circ}49'29''$  EAST a distance of 653.62 feet to a point for corner;

THENCE continuing along said southeast line, NORTH  $58^{\circ}11'15''$  EAST a distance of 142.93 feet to a point at a corner cut off line in the west line of Weiskopf Avenue (72 feet wide right of way);

THENCE along said corner cut off line, SOUTH  $76^{\circ}48'45''$  EAST a distance of 21.21 feet to a point for corner;

THENCE continuing along said Weiskopf Avenue, SOUTH  $31^{\circ}48'45''$  EAST a distance of 366.30 feet to a point for corner;

THENCE crossing Weiskopf Avenue, NORTH  $55^{\circ}24'16''$  EAST a distance of 72.09 feet to a point for the most westerly northwest corner of Lot 1, Block D of said Van Tuyl Plaza Addition at Craig Ranch;

THENCE along the north line of the aforementioned Lot 1, SOUTH  $76^{\circ}48'45''$  EAST a distance of 21.21 feet to a point for corner;

THENCE continuing along said north line, NORTH  $58^{\circ}11'15''$  EAST a distance of 498.00 feet to a point in the west line of Dr. Kenneth Cooper Drive (60 feet wide right of way) and being the southerly corner of a corner cut off line;

THENCE along said corner cut off line, NORTH  $13^{\circ}11'15''$  EAST a distance of 21.21 feet to a point for corner;

THENCE crossing said Dr. Kenneth Cooper Drive, NORTH  $58^{\circ}11'15''$  EAST a distance of 60.00 feet to a point for corner in the east line of said Dr. Kenneth Cooper Drive and the west line of Lot 2R, Block A of said Van Tuyl Plaza Addition at Craig Ranch;

THENCE along the east line of said Dr. Kenneth Cooper Drive, NORTH  $31^{\circ}48'45''$  WEST a distance of 366.80 feet to a point for corner in the south line of Collin McKinney Parkway (73 feet wide right of way);

THENCE along the south line of said Collin McKinney Parkway, NORTH  $58^{\circ}11'15''$  EAST a distance of 591.00 feet to a point for corner in the east line of Aerobic Way (52 feet wide right of way);

THENCE along the east line of said Aerobic Way, NORTH  $31^{\circ}48'45''$  WEST a distance of 167.00 feet to a point for the beginning of a curve to the right having a radius of 64.00 feet and a chord bearing of NORTH  $13^{\circ}11'15''$  EAST;

THENCE along said curve to the right through a central angle of  $90^{\circ}00'00''$  for an arc length of 100.53 feet to a point for corner in the south line of said Collin McKinney Parkway;

# Exhibit B

THENCE along the south line of said Collin McKinney Parkway, NORTH 58°11'15" EAST a distance of 180.00 feet to a point in the west line of Millie Way (52 feet wide right of way);

THENCE along the west line of said Millie Way, SOUTH 31°48'45" EAST a distance of 11.00 feet to a point for corner;

THENCE crossing said Millie Way, NORTH 58°11'15" EAST passing at a distance of 52.00 feet the east line of said Millie Way and continuing along the south line of said Collin McKinney Parkway in all a total distance of 978.53 feet to a point for corner;

THENCE along the south line of said Collin McKinney Parkway, NORTH 89°29'05" EAST a distance of 763.70 feet to a point for corner in the east line of Rundel Way (52 feet wide right of way);

THENCE along the east line of said Rundel Way, SOUTH 00°30'55" EAST a distance of 181.02 feet to a point for corner in the south line of Collin McKinney Parkway (variable width right of way);

THENCE along the south line of said Collin McKinney Parkway, NORTH 59°57'12" EAST a distance of 92.88 feet to a point for corner;

THENCE along the south line of said Collin McKinney Parkway, NORTH 66°51'52" EAST a distance of 166.21 feet to a point for corner;

THENCE continuing along said south line, NORTH 59°57'12" EAST a distance of 122.50 feet to a point for the beginning of a curve to the right having a radius of 66.50 feet and a chord bearing of SOUTH 75°02'48" EAST;

THENCE continuing along said south line and along said curve to the right through a central angle of 90°00'00" for an arc length of 104.46 feet to a point in the west line of Alma Road (a variable width right of way);

THENCE along the west line of said Alma Road as follows:

SOUTH 30°02'48" EAST a distance of 90.35 feet to a point for corner;

SOUTH 33°51'39" EAST a distance of 165.37 feet to a point for corner;

SOUTH 30°02'48" EAST a distance of 233.58 feet to a point for corner;

SOUTH 30°02'48" EAST a distance of 499.95 feet to a point for corner in the north line of Van Tuyl Parkway (variable width right of way);

THENCE along the north line of said Van Tuyl Parkway, SOUTH 89°29'05" WEST a distance of 1425.24 feet to a point for corner;

THENCE continuing along said north line, SOUTH 58°11'15" WEST a distance of 743.75 feet to a point for corner in the west line of said Millie Way;

THENCE along the west line of said Millie Way, SOUTH 31°48'45" EAST a distance of 167.60 feet to a point for the beginning of a curve to the right having a radius of 64.00 feet and a chord bearing of SOUTH 13°11'15" WEST;

THENCE along said curve to the right through a central angle of 90°00'00" for an arc length of 100.53 feet to a point for corner in the north line of said Van Tuyl Parkway;

THENCE along said north line, SOUTH 58°11'15" WEST a distance of 180.00 feet to a point for corner in the east line of said Aerobic Way;

THENCE along the east line of said Aerobic Way, NORTH 31°48'45" WEST a distance of 11.00 feet to a point for corner;

THENCE crossing said Aerobic Way and along the north line of said Van Tuyl Parkway, SOUTH 58°11'15" WEST a distance of 1179.00 feet to a point for corner in the east line of said Weiskopf Avenue;

## Exhibit B

THENCE in the east line of said Weiskopf Avenue, SOUTH 31°48'55" EAST a distance of 11.00 feet to a point for corner in the north line of said Van Tuyl Parkway;

THENCE along the north line of said Van Tuyl Parkway, SOUTH 58°11'15" WEST a distance of 209.56 feet to a point for corner;

THENCE continuing along said north line, NORTH 78°10'20" WEST a distance of 651.42 feet to the POINT OF BEGINNING;

CONTAINING 78.209 acres or 34,06,782 square feet of land more or less.

# Exhibit C



## REGULATING PLAN

CRAIG RANCH MCKINNEY, TEXAS

ENGINEERING, PLANNING AND LANDSCAPE ARCHITECTURE  
FOR REAL ESTATE DEVELOPMENT

16001 QUORUM DR. SUITE 200 B  
ADDISON, TX 75001

RECEIVED

By Planning Dept. at 3:34 pm, Sep 26, 2014

SEP 26, 2014  
CTR014

0 100 200 400 1"=200'

JBI PARTNERS

# Exhibit D

## PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

### “CRAIG RANCH TOWN CENTER DISTRICT”

The subject property shall be zoned “PD” – Planned Development District and shall be exempt from the requirements of the “REC” – Regional Employment Center Overlay District. Use and development of the subject property shall conform to the regulations contained herein (the “Regulations”).

1. Character Districts. The subject property shall be split into a series of character districts. These character districts and their geographic limits are illustrated on the Regulating Plan (Exhibit A), attached hereto. The character districts are:
  - a. Craig Ranch Urban Core-1 (UC1)
  - b. Craig Ranch Urban Core-2 (UC2)
  - c. Craig Ranch Urban Core-3 (UC3)
  - d. Craig Ranch Urban Single Family (USF)
  - e. Craig Ranch Office (O)
  - f. Open Space (OS)
  - g. Civic Uses (CU)
  
2. Overarching Design Guidelines:
  - a. *Landscaping*. For all character districts except USF, one canopy tree shall be installed approximately every 30 linear feet along all public streets, private streets, and fire lane easements which serve the same purpose as a public or private street on which buildings front. These trees may be clustered in special cases to facilitate a creative design or to implement sight visibility requirements.
  
  - b. *Sidewalks*.
    - i. 10’ wide sidewalks shall be provided along Collin-McKinney Parkway. All other streets shall feature sidewalks with a minimum of 6’ in width, except interior streets within USF which shall have sidewalks with a minimum of 5’ in width.
  
  - c. *Space Limit Deviations*.
    - i. Deviations to any of the space limits contained herein of up to and including 10% may be approved by the Director of Planning if found to be in keeping with the intent of this district.
  
  - d. *Urban Design Requirements*.
    - i. All development in the UC1, UC2, UC3, USF, and O character districts, except as expressly provided herein, shall conform to the following:
      1. All building entrances must be articulated through the use of architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, stoops, overhangs, railings, balustrades, and others as appropriate.
      2. Site design shall accommodate direct access into buildings from the public sidewalk.
      3. Sites shall be designed with a continuous pedestrian system throughout the entire zoning district.

# Exhibit D

4. Blank, windowless walls that exceed 20 horizontal feet in length and are oriented toward a public or private right-of-way shall be prohibited.
  5. First floor non-residential uses constructed along Collin McKinney Parkway shall feature large, storefront window panes with no more than 42 inches of base plate material.
  6. The architectural treatment and design of a building's front façade shall be continued around all sides that are visible from the public right-of-way.
  7. Required parking must be screened from view of the right-of-way by a building or a minimum 6' tall opaque screening device. Parking located within a structured parking facility shall meet this requirement. On-street parking shall be exempt from this requirement.
  8. All on-street parking located within 200' of a building may be utilized to satisfy that building's off-street minimum parking requirements.
- e. Architectural design, parking, landscaping, loading and screening shall adhere to the requirements outlined within the City of McKinney Comprehensive Zoning Ordinance, as amended from time to time, except as indicated herein.
3. Craig Ranch Urban Core-1 (UC1) Development Standards.
- a. *Permitted Uses.*
    - i. Hotel with associated pool, office, conference room, convention center, and recreation uses;
    - ii. Professional and/or Medical Office (corporate and/or high-rise);
    - iii. Retail and Service Uses; and
    - iv. Restaurant with no drive-through.
  - b. *Space Limits for Permitted Uses other than Hotel.*
    - i. Front Build-To Line: 0' – 10'. A minimum of 50% of a building's front façade must be pulled up to the build-to line.
    - ii. Front Build-To Zone: 75' back from the build-to line in which all horizontal building projections and recesses shall occur.
    - iii. Side Setback: 20'
    - iv. Rear Setback: 20'
    - v. Building Height: No maximum building height.
    - vi. Lot Coverage: No maximum lot coverage.
    - vii. Lot Area: None.
    - viii. Lot Width: None.
    - ix. Lot Depth: None.
  - c. *Space Limits for Hotel.*
    - i. A site plan for the development of a hotel and associated uses listed herein shall generally conform to the attached Site Layout – Exhibit "E". If a site plan is submitted that does not generally conform to the attached site layout and its associated site elements, the site plan shall be subject to full discretionary review and approval by the City Council. Development of the site may be constructed in multiple phases, so long each phase generally conforms to the attached site layout or subsequent site plan(s) approved by the City Council.
    - ii. Architectural elevations not strictly in conformance with Section 146-139 (Architectural and site standards) of the Zoning Ordinance

# Exhibit D

may only be approved by the City Council if the Council determines such building elevations are meritorious in nature.

## 4. Craig Ranch Urban Core-2 (UC2) Development Standards.

### a. *Permitted Uses.*

- i. Hotel with associated pool, office, conference room, convention center, and recreation uses;
- ii. Professional and/or Medical Office (corporate and/or high-rise);
- iii. Retail and Service Uses;
- iv. Restaurant with no drive-through; and
- v. Multi-family residential uses subject to the following:
  1. Units on the ground floor adjacent to public street of any building shall be designed and constructed to accommodate non-residential uses (minimum 10' ceiling height) and may be occupied as residential, subject to the restriction that at no more than 75% of the frontage adjacent to Collin McKinney Parkway can be occupied as residential.
  2. Units on the ground floor adjacent to Van Tuyl Plaza may not be occupied for residential purposes.
  3. 80% of the required parking spaces shall be provided within a structured parking facility.

### b. *Space Limits.*

- i. Front Build-To Line: 5' – 10'. A minimum of 50% of a building's front façade must be pulled up to the build-to line.
- ii. Front Build-To Zone: 25' back from the build-to line in which all horizontal building projections and recesses shall occur.
- iii. Building Height: No less than 4 stories or no greater than 8 stories.
- iv. Lot Coverage: No maximum lot coverage.
- v. Lot Area: None.
- vi. Lot Width: None.
- vii. Lot Depth: None.
- viii. Minimum Residential Density: 35 dwelling units per acre

## 5. Craig Ranch Urban Core-3 (UC3) Development Standards.

### a. *Permitted Uses.*

- i. Hotel with associated pool, office, conference room, convention center, and recreation uses;
- ii. Professional and/or Medical Office (corporate and/or high-rise);
- iii. Retail and Service Uses;
- iv. Restaurant with no drive-through; and
- v. Multi-family residential uses subject to the following:
  1. The ground floor fronting on Grand Ranch Parkway of any building shall be designed and constructed to accommodate non-residential uses (minimum 10' ceiling height).
  2. Residential uses may not occupy the ground floor adjacent to Grand Ranch Parkway, but may occupy the remaining ground floor.
  3. 80% of the required parking spaces shall be provided within a structured parking facility.

### b. *Space Limits.*

- i. Front Build-To Line: 5'-15'. A minimum of 30% of a building's front façade must be pulled up to the build-to line.
- ii. Front Build-To Zone: 25' back from the build-to line in which all horizontal building projections and recesses shall occur.
- iii. Building Height: 4 stories maximum.
- iv. Lot Coverage: No maximum lot coverage.
- v. Lot Area: None.
- vi. Lot Width: None.

# Exhibit D

- vii. Lot Depth: None.
- viii. Minimum Allowable Residential Density: 30 dwelling units per acre

## 6. Craig Ranch Urban Single Family Residential (USF) Development Standards.

### a. *Permitted Uses.*

- i. Detached single family residential uses served by alley; and
- ii. Amenity center and related uses for a detached single family residential development.

### b. *Space Limits.*

- i. Minimum lot width: 30'
- ii. Minimum lot depth: 85'
- iii. Minimum lot area: 2,550 sq. ft.
- iv. Front build-to line: 10', with the ability to encroach up to 5' for balconies, covered porches, stoops and similar structures associated with the main dwelling unit.
- v. Rear yard setback: 8'
- vi. Minimum side yard setback: Houses will be situated on a lot as either a zero lot line configuration or a centered configuration with a minimum of six (6) feet of separation will be provided between buildings. For houses on a zero lot line configuration, the minimum side yard setback on one side may be zero feet as long as a minimum of six (6) feet of side yard has been provided on the opposite side yard. For houses centered on lots, the minimum side yard setback will be five (5) feet.
- vii. Minimum side yard at corner: Five (5) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer). If an adjacent lot is fronting onto the same street, the side yard at corner will be no less than the front build-to line of the adjacent lot.
- viii. Minimum Building Height: 2 stories (no maximum)
- ix. Minimum Density: Seven (7) dwelling units per acre

### c. *Architectural Standards.*

- i. Any detached single family residential structure shall generally conform to the architectural character illustrated in the attached Character Elevations – Exhibit “F”, and shall also incorporate at least 3 of the following elements:
  - 1. No pitched front roof plane with a horizontal length longer than twenty (20) feet exists;
  - 2. A minimum of three (3) offsets in the front façade measuring at least two (2) feet deep are provided or a minimum of one (1) offset in the front façade measuring at least six (6) feet is provided;
  - 3. The structure features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
  - 4. At least one (1) dormer is provided for each roof plane over five hundred (500) square feet in area that faces a public street which must be appropriately scaled for the roof plane and is not be wider than the windows on the building elevation below;
  - 5. All shutters for windows facing a street will be operational or appear operational and in scale with the corresponding window;
  - 6. Exterior decorative lighting for the front door and above the garages are operational using photo cell;

# Exhibit D

7. Floor surface of front porch is brick, stone or patterned concrete;
8. All ground level heating, ventilation, and air conditioning equipment is screened from view from the street on which the structure faces;
9. Floor surface of front porch is brick, stone or patterned concrete; or
10. Roof is clay-tiled.

d. *Miscellaneous.*

- i. Balconies, covered porches, stoops, and other similar structures, if utilized, shall have a minimum free and clear depth of at least 4 feet.
- ii. Block lengths along Collin-McKinney Parkway and associated alleys shall not exceed 700 linear feet.
- iii. Each lot shall be required to provide at least 1 canopy tree in the front yard or the right-of-way in front of the lot. The placement of trees may not impede sight visibility. If a required tree conflicts with sight visibility requirements, the tree may be deleted or relocated to another appropriate area in the immediate vicinity, as determined by the Director of Planning.
- iv. Homes shall front onto Collin-McKinney Parkway, Millie Way, and Van Tuyl Parkway. No siding or backing conditions shall occur on these roadways, except at the intersections of the aforementioned streets.
- v. Each home will have a minimum of two (2) enclosed parking spaces on the lot.

7. Craig Ranch Office (O) Development Standards.

a. *Permitted Uses.*

- i. Bank;
- ii. Day care;
- iii. Place of worship;
- iv. Professional and medical office uses;
- v. Restaurant uses without drive through; and
- vi. Retail and personal service uses.

b. *Space Limits.* Uses constructed within this character district may develop to an urban form or a suburban form.

i. *Urban Space Limits:*

1. Front Build-To Line: 10'-15', except fronting Alma Road which shall be 20'. A minimum of 30% of a building's front façade must be pulled up to the build-to line.
2. Front Build-To Zone: 75' back from the build-to line in which all horizontal building projections and recesses shall occur.
3. Side Setback: 25'
4. Rear Setback: 25'
5. Building Height: 3 stories maximum.
6. Lot Coverage: No maximum lot coverage.
7. Lot Area: None.
8. Lot Width: None.
9. Lot Depth: None.

ii. *Suburban Space Limits:*

1. Front Setback: 25'
2. Side Setback: 25'

# Exhibit D

3. Rear Setback: 25'
4. Building Height: 3 stories maximum.
5. Maximum Lot Coverage: 75%.
6. Lot Area: None.
7. Lot Width: None.
8. Lot Depth: None.

## 8. Craig Ranch Open Space (OS) Development Standards.

### a. *Permitted Uses.*

- i. Open spaces including active and/or passive recreation opportunities.

### b. *Space Limits.* None.

## 9. Craig Ranch Civic Uses (CU) Development Standards.

### a. *Permitted Uses.*

- i. City-owned use including, but not limited to, a fire station.

### b. *Space Limits.* None.

# Exhibit E



# Exhibit F



## NEIGHBORHOOD CHARACTER

CRAIG RANCH MCKINNEY, TEXAS

ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE  
FOR REAL ESTATE DEVELOPMENT

16301 QUORUM DR. SUITE 200 B  
ADDISON, TX 75001

SEP 3, 2014  
CTR014

RECEIVED  
By Planning Department at 2:43 pm, Sep 04, 2014

JBI PARTNERS