

# DEVELOPMENT STANDARDS

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## Application

This Planned Development District shall apply to the area (the Property) more clearly depicted by the attached Zoning Exhibit.

## Introduction

The purpose of this Planned Development District is to provide for the unified and coordinated development of parcels within this tract of land to allow for a specific blend of land uses and relationships that responds to current market demands within the given land context. Special consideration has been given to the configuration of the property to develop a unique set of guidelines or development standards by which the Property may be developed.

The City of McKinney Subdivision Ordinance and the City of McKinney Zoning Ordinance will govern development of the Property, except for the following specific standards.

Development within the Property is subject to discretionary general development plan review and approval by the City Council. Such general development plan review is to ensure conformance with the guidelines required herein and the goals and objectives of the City of McKinney Comprehensive Plan.

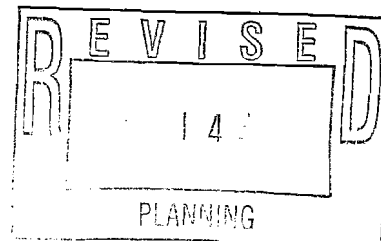
## General Development Plan

A general development plan shall be submitted and approved by the City Council prior to the approval of any plat for the medium and low density areas of the proposed development. The general development plan shall show the schematic layout of the both areas and their relationship to adjacent properties. The required general development plan shall delineate the proposed characteristics of the areas in terms of the number of dwelling units, proposed density, acreage, and general layout of lots and streets.

## Development Standards

Land uses that will be allowed within the Property include single family residential, townhouse, commercial, mixed-use and park/open space. Please refer to the attached Zoning Exhibit for this tract for the approximate location of each of the land use areas. The development standards for each land use are defined as follows.

All of the residential lots within the proposed development will be subject to an overall median and mean lot size of 7,200 square feet and an overall maximum density of 3.2 dwelling units per acre. While portions of the proposed development may achieve densities in excess of 3.2 dwelling units per acre, the overall residential density shall not exceed 3.2 dwelling units per acre. However, if the Property develops per the requirements of the "Design for Density" section of the City's Comprehensive Plan, an overall maximum residential density of 3.4 dwelling units per acre may be achieved.



**1. Single Family Residential Uses (Low Density Area) – Approximately 68.4 Acres**

The low density area of the Property shall allow for the construction of low-density single family detached uses and shall be developed with no more than 219 dwelling units (3.2 dwelling units/acre). If this area develops per the requirements described under the "Design for Density" section in the City's Comprehensive Plan, a maximum of 232 units (3.4 dwelling units/acre) shall be allowed.

This area shall be developed in accordance with the development standards for the RS-60 district regulations (Section 146-73 of the Zoning Ordinance, and as amended) except as follows:

- Minimum Rear Yard Setback: 20 feet
- Maximum Lot Coverage: 50%
- Maximum Floor Area Ratio: 0.5:1

**2. Mixed Residential Uses (Medium Density Area) – Approximately 24.4 Acres**

The medium-density area of the Property shall allow for the construction of low-density single family detached homes, medium-density single family detached homes, townhomes or a combination of the three.

If low-density single family detached homes are proposed within the medium density area, then the development standards of Section 1, above, shall be applicable.

If medium-density single family detached homes are proposed within the medium density area, then the development standards for the RS-45 district regulations (Section 146-74 of the Zoning Ordinance, and as amended) shall be applicable, except as follows:

- Minimum Front Yard Setback: 20 feet, front stoops may project up to 5 feet into required front yard setback.
- Minimum Rear Yard Setback: 10 feet, except 20 feet where rear yards abut low-density uses as described herein.
- Minimum Side Yard Setback: 5 feet, except for zero-lot-line homes, which shall have a side yard of zero feet on the zero-lot-line side and 10 feet on the non-zero-lot-line side, providing a minimum 10 feet between buildings.
- Maximum Lot Coverage: 60%, including accessory buildings
- Maximum Floor Area Ratio: 0.6:1

The provision for a townhome product is a response to the needs of a changing population, one that desires the benefits of home ownership while reducing the maintenance requirements. If the medium density area is developed as townhomes, then the development standards for the RG-27 district regulations (Section 146-76 of the Zoning Ordinance, and as amended) shall be applicable, except as follows:

- Maximum Height of Building: 3 stories or 40 feet, except 2 stories or 35 feet where abutting low-density single family detached uses as described herein.
- Minimum Front Yard Setback: 10 feet for front-entry, except that garages shall be set back a minimum of 20 feet; 10 feet for rear-entry. For front-entry units, front stoops may project up to 5 feet into required front yard setback.
- Minimum Rear Yard Setback: 10 feet for front-entry units, except 20 feet where rear yards abut low-density single family detached uses as described herein; 20 feet for rear-entry units.
- Maximum density for townhome uses: 8 dwelling units per acre.

No more than 50% of all townhome units shall be front entry.

**3. Retail / Commercial Uses – Approximately 30.9 Acres**

The retail/commercial areas of the Property shall be developed in accordance with the development standards for the BG district regulations (Section 146-85 of the Zoning Ordinance, and as amended). This planned development shall include approximately 30.9 acres of commercial development as shown on the Zoning Exhibit.

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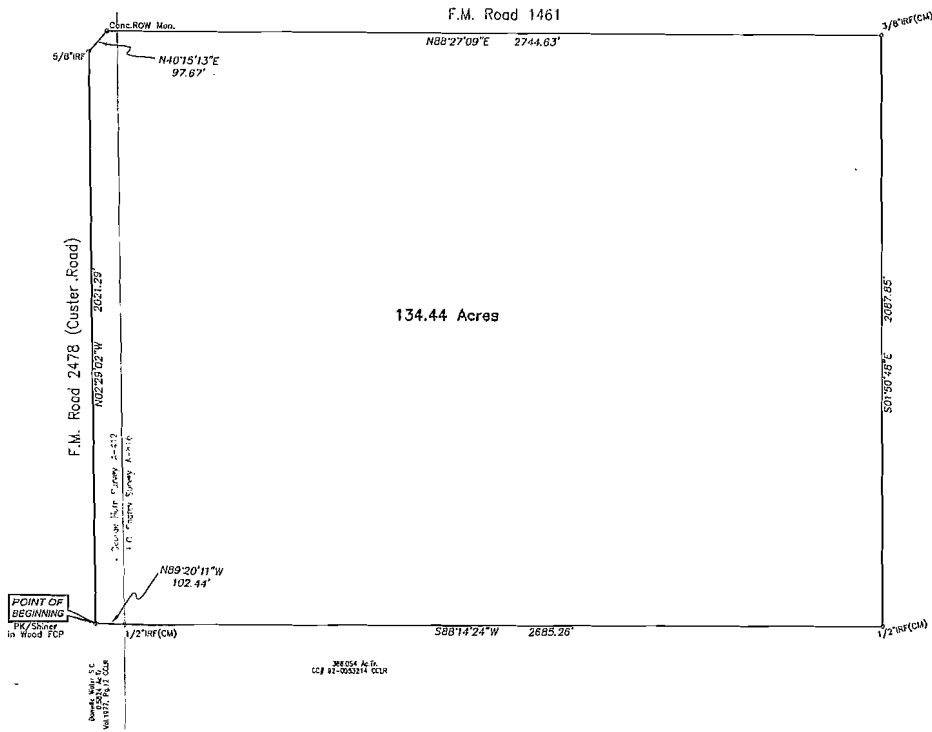
**LIST OF EXHIBITS:**

1. Zoning Exhibit
2. Metes and Bounds Description

**END OF DEVELOPMENT STANDARDS**

NOTE:  
 \* APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**EXHIBIT B CONTINUED**



**LEGAL DESCRIPTION**

134.44 ACRES  
 L. C. SEARCHY SURVEY ABSTRACT NO. 810  
 GEORGE HORN SURVEY ABSTRACT NO. 412  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SITUATED in the State of Texas, County of Collin, being part of the L. C. Searchy Survey Abstract No. 810 and the George Horn Survey Abstract No. 412, lying on the westerly portion of a workshop called 137.812 acre tract as recorded in Volume 205 Page 104 of the Collin County Land Records, and survey monuments discovered as follows:

BEGINNING at a PK nail in a corner in a wood fence corner call in the east right-of-way line of F.M. Road 2478 (Custer Road) heading the southwest corner of said 134.44 acre tract and the northern corner of a Daniels Vase Study Cooperation 0.502 acre tract as recorded in Volume 1877 Page 12 of the Collin County Land Records;

THENCE with the east right-of-way line of F.M. Road 2478 (Custer Road), the west line of said 134.44 acre tract, North 02°29'07" West, 2027.29 feet to a 3/8 inch iron rod found making a corner call at the intersection of the east right-of-way line of F.M. Road 2478 (Custer Road) with the south right-of-way line of F.M. Road 1461;

THENCE with said right-of-way corner call, the most-west line of said tract, North 40°16'13" East, 97.67 feet to a corner right-of-way monument found making the end of said corner call in the south right-of-way line of F.M. Road 1461 and the north line of said 134.44 acre tract;

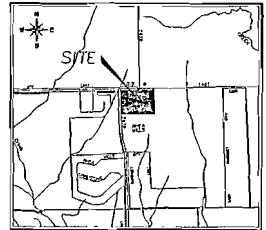
THENCE with the south right-of-way line of F.M. Road 1461 and the north line of said 134.44 acre tract, North 69°27'07" East, 2744.63 feet to the northeast corner of said tract and a 206-inch iron rod found making the northeast corner;

THENCE crossing an open field along the east line of said tract, South 61°59'48" East, 2087.85 feet to the southeast corner of said tract, the south line of the original 127.812 acre tract and also lying in a north line of a 3.88 054 acre tract as recorded under County Clerk No. 02-005174 of the Collin County Land Records; from said corner a 1/2-inch iron rod found making the southeast corner;

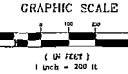
THENCE with the south line of said 134.44 acre tract, a south line of said 137.812 acre tract and a north line of said 388.054 acre tract, South 88°14'24" West, 2085.28 feet to a 1/2-inch iron rod found making the most northerly northerly corner of said 388.054 acre tract and the northeast corner of the aforementioned Daniels Vase Study Cooperation 0.5025 acre tract;

THENCE with a south line of said 134.44 acre tract, a north line of said 137.812 acre tract, and the north line of said 0.5025 acre tract, North 69°29'11" West, 102.44 feet to the POINT OF BEGINNING and containing 134.44 acres of land.

This document was prepared under 22 FAC §663.21, does not reflect the results of an on-site ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the official subdivision for which it was prepared.



LOCATION MAP  
 NOT-TO-SCALE



**ZONING EXHIBIT  
 HAGGARD TRACT**

134.22 ACRES  
 SITUATED IN THE  
 L. C. SEARCHY SURVEY, ABSTRACT NO. 810  
 GEORGE HORN SURVEY, ABSTRACT NO. 412  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**OWNERS:**  
 HAGGARD ENTERPRISES LIMITED, LTD  
 800 Central Expressway East  
 Suite 100  
 Plano, Texas 75074  
 Phone: (972) 422-4315  
 Fax: (972) 422-4518

**APPLICANTS:**  
 DEY H&G&H  
 800 Central Expressway East  
 Suite 100  
 Plano, Texas 75074  
 Phone: (972) 422-4315  
 Fax: (972) 422-4518

**CIVIL ENGINEER/SURVEYOR:**  
  
 Kimley-Horn and Associates, Inc.  
 1700 Ross Center Drive, Suite 400  
 Dallas, Texas 75221  
 Tel: (972) 372-3880  
 Fax: (972) 372-3885

AUGUST 11, 2008

**Kimley-Horn and Associates, Inc.**  
 1700 Ross Center Drive, Suite 400  
 Dallas, Texas 75221  
 Tel: (972) 372-3880  
 Fax: (972) 372-3885

**HAGGARD TRACT  
 MCKINNEY, TEXAS**

**ZONING  
 EXHIBIT**

15

Scale: AS SHOWN  
 Designed by: Kimley-Horn  
 Created by: JAM  
 Date: JULY 2008  
 Project No.: 0649-1022

SHEET  
 1 OF 1

**LEGAL DESCRIPTION**  
**134.44 ACRES**  
L.C. SEARCY SURVEY, ABSTRACT NO. 816  
GEORGE HORN SURVEY, ABSTRACT NO. 412  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**SITUATED** in the State of Texas, County of Collin, being part of the L.C. Searcy Survey, Abstract No. 816 and the George Horn Survey, Abstract No. 412, being the westerly portion of an originally called 137.812 acre tract as recorded in Volume 265, Page 194 of the Collin County Land Records, and being more particularly described as follows;

**BEGINNING** at a PK nail in a shiner in a wood fence corner post in the east right-of-way line of F.M. Road 2478 (Custer Road) marking the southwest corner of said 134.44 acre tract and the northwest corner of a Danville Water Supply Corporation 0.5824 acre tract as recorded in Volume 1977, Page 12 of the Collin County Land Records;

**THENCE** with the east right-of-way line of F.M. Road 2478 (Custer Road), the west line of said 134.44 acre tract, North 02°29'02" West, 2021.29 feet to a 5/8-inch iron rod found marking a corner-clip at the intersection of the east right-of-way line of F.M. Road 2478 (Custer Road) with the south right-of-way line of F.M. Road 1461;

**THENCE** with said right-of-way corner-clip, the northwest line of said tract, North 40°15'13" East, 97.67 feet to a concrete right-of-way monument found marking the end of said corner-clip in the south right-of-way line of F.M. Road 1461 and the north line of said 134.44 acre tract;

**THENCE** with the south right-of-way line of F.M. Road 1461 and the north line of said 134.44 acre tract, North 88°27'09" East, 2744.63 feet to the northeast corner of said tract from which a 3/8-inch iron rod found marking the northeast corner;

**THENCE** crossing an open field along the east line of said tract, South 01°50'48" East, 2087.85 feet to the southeast corner of said tract, the south line of the original 137.812 acre tract and also being in a north line of a 388.054 acre tract as recorded under County Clerk No. 92-0053214 of the Collin County Land Records, from said corner a 1/2-inch iron rod found marking the southeast corner;

**THENCE** with a south line of said 134.44 acre tract, a south line of said 137.812 acre tract and a north line of said 388.054 acre tract, South 88°14'24" West, 2685.26 feet to a 1/2-inch iron rod found marking the most northerly northwest corner of said 388.054 acre tract and the northeast corner of the aforementioned Danville Water Supply Corporation 0.5824 acre tract;

**THENCE** with a south line of said 134.44 acre tract, a south line of said 137.812 acre tract, and the north line of said 0.5824 acre tract, North 89°20'11" West, 102.44 feet to the **POINT OF BEGINNING** and containing 134.44 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**EXHIBIT B CONTINUED**