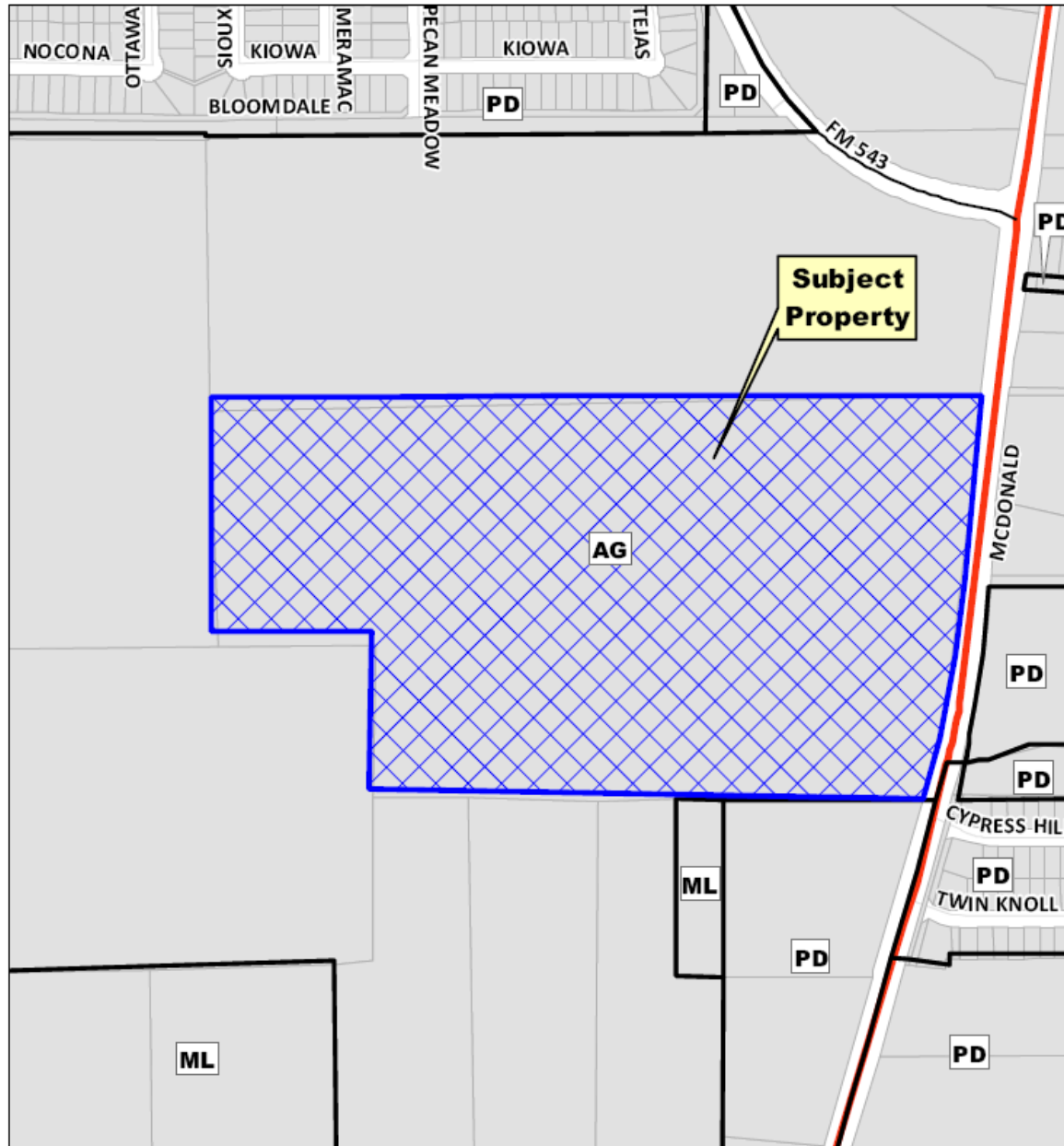


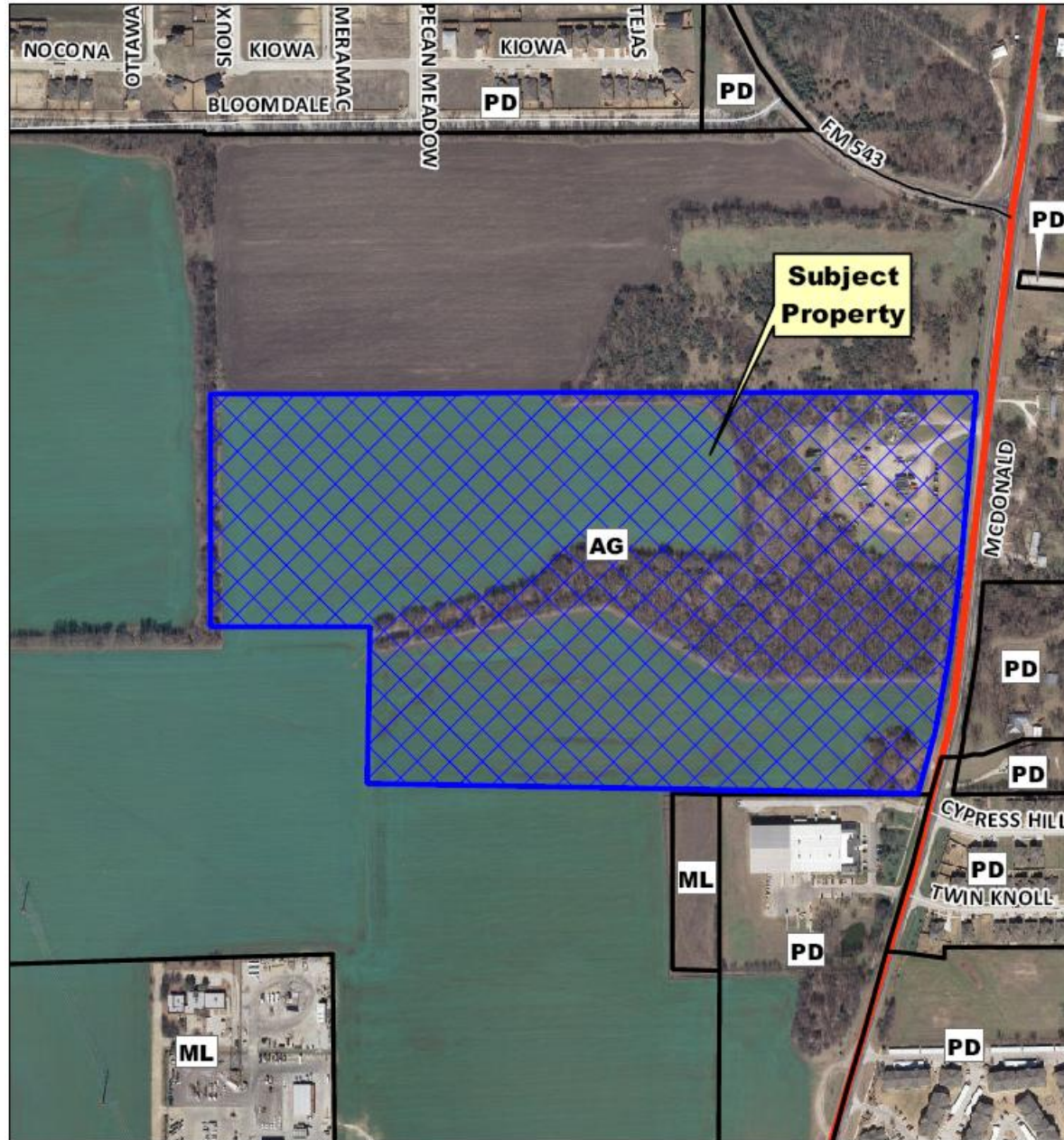
**Case No. 11-191Z**  
**Woodcreek Estates**



# Location Map



# Aerial Exhibit

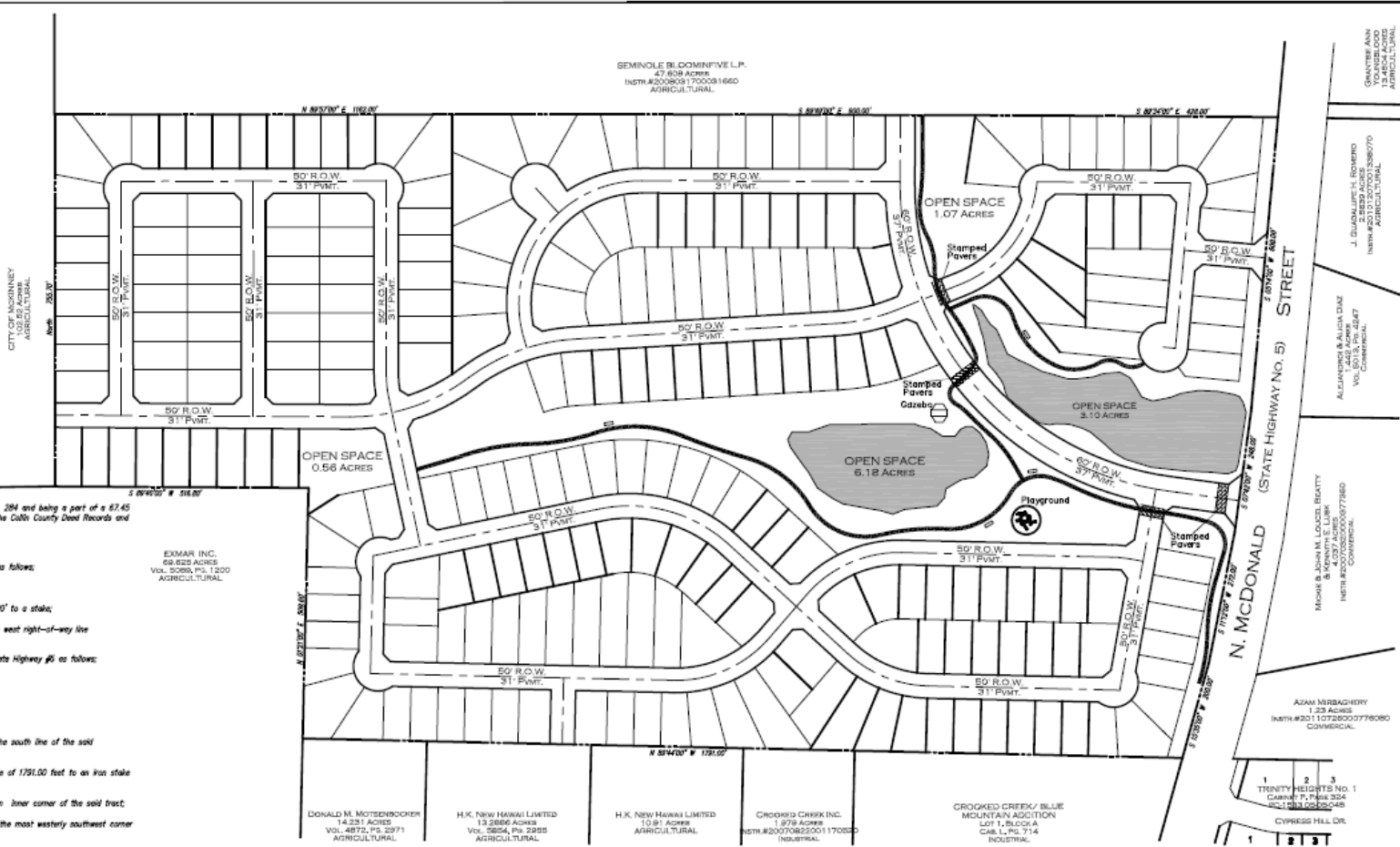


# Proposed Zoning Exhibit



0 50 100 200  
SCALE: 1" = 100'

Received by the Planning Department on 1.30.12



**LEGAL DESCRIPTION**

Situated in Collin County, Texas, in the Tola Dunn Survey; Abstract No. 284 and being a part of a 67.45 acre tract described in a deed recorded in Volume 277 Page 128 of the Collin County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a corner post in the Northwest corner of the said tract

THENCE, in an easterly direction with the north line of the said tract as follows:

- N 88°57'00" E, a distance of 1162.00 feet to a post;
- S 89°49'00" E, with an established fence line a distance of 900.00' to a stake;
- S 88°34'00" E, a distance of 428.00 feet to an iron stake in the west right-of-way line of State Highway #6;

THENCE, in a southerly direction with the west right-of-way line of State Highway #6 as follows:

- S 05°15'00" W, a distance of 600.00 feet;
- S 07°42'00" W, a distance of 248.00 feet;
- S 11°12'00" W, a distance of 272.00 feet;
- S 15°33'00" W, a distance of 200.00 feet, to an iron stake in the south line of the said tract;

THENCE, N 88°44'00" W, with the south line of the said tract a distance of 1791.00 feet to an iron stake in the most southerly southwest corner of the said tract;

THENCE, N 01°21'00" E, a distance of 505.80 feet to an iron stake at an inner corner of the said tract;

THENCE, N 89°40'00" W, a distance of 319.80 feet to an iron stake in the most westerly southwest corner of the said tract;

THENCE, NORTH with an established fence line and hedge row along the west line of the said tract a distance of 755.70 feet to THE PLACE OF BEGINNING containing 65.243 acres of land.

**LOCATION MAP**



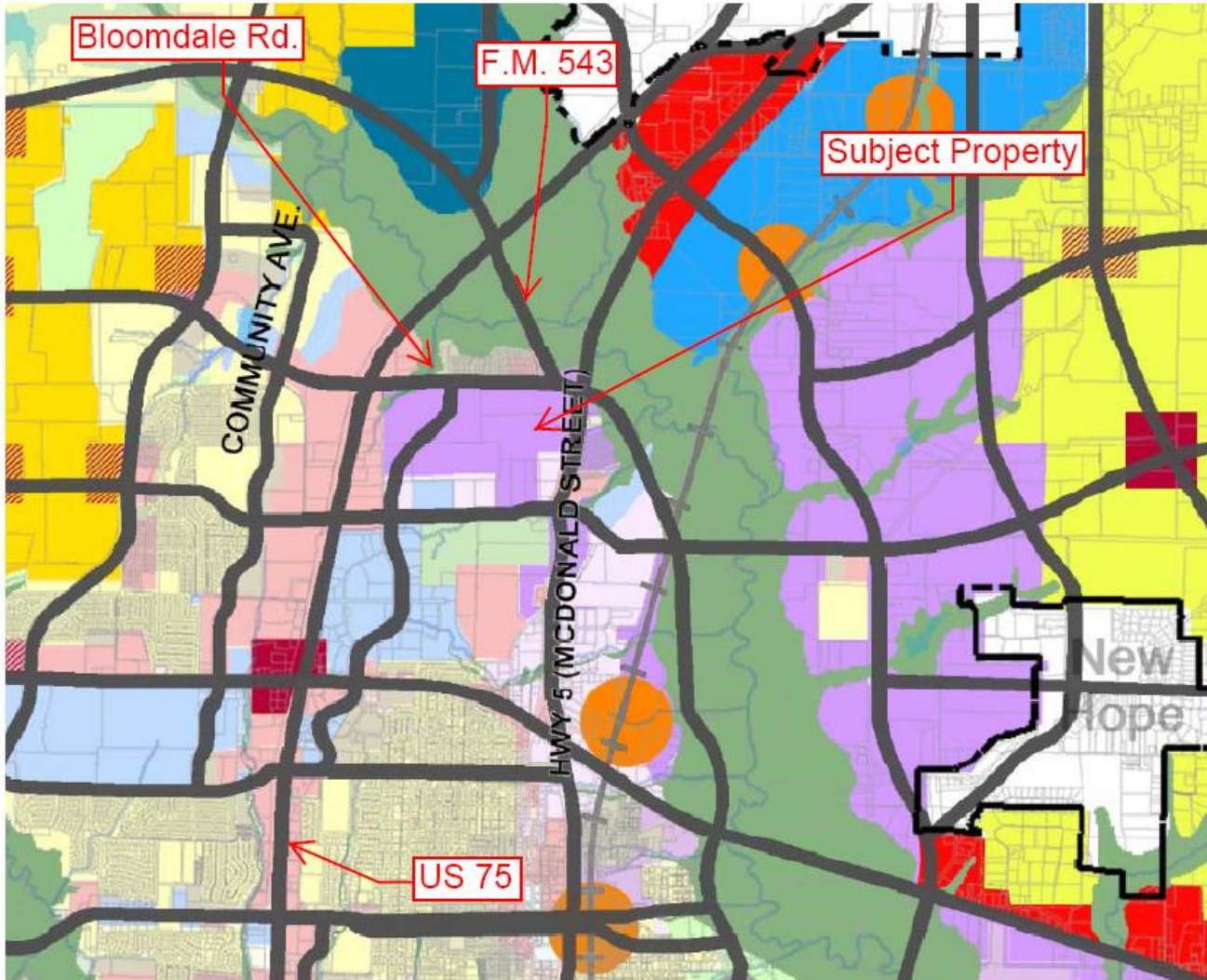
- OPEN SPACE = 10.92 ACRES
- 3300 L.F. HIKE & BIKE TRAIL
- 2 OPEN SPACE IMPROVEMENTS
- (⊕) DENOTES PAVILION
- (⊙) DENOTES TOT LOT
- (□) DENOTES PARK BENCH
- (■) DENOTES DETENTION AREA

EXACT LOCATION OF THE HIKE & BIKE TRAIL TO BE DETERMINED BY THE DEVELOPER AND THE CITY OF MCKINNEY

**ZONING EXHIBIT**  
**WOODCREEK ESTATES**  
 BEING 65.243 ACRE IN THE  
 TOLA DUNN SURVEY, ABSTRACT No. 284  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 JANUARY 30, 2011



# Future Land Use Plan:



- FUTURE LAND USE MODULES**
- Estate Mix
  - Suburban Mix
  - Town Center
  - Transit Village (1/4 mile radius)
  - Community Village
  - Regional Commercial
  - Regional Employment Center
  - Regional Employment
  - Office Park
  - Industrial
  - Airport Industrial
  - Potential Commercial within the Residential Module (Based on Locational Criteria)

# Staff Recommendation

Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan.