

ORDINANCE NO. 2001-02-024

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 1948.03 ACRE TRACT LOCATED GENERALLY ON THE WEST SIDE OF CUSTER ROAD (F.M. 2478), APPROXIMATELY 2,000 FEET SOUTH OF U.S. HIGHWAY 380 (UNIVERSITY DRIVE), ON THE EAST SIDE OF FUTURE COIT ROAD, AND APPROXIMATELY 2,000 FEET NORTH OF ELDORADO PARKWAY, IS HEREBY REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT, TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY ALLOWING SINGLE FAMILY RESIDENTIAL USES, MULTIPLE FAMILY RESIDENTIAL USES, OFFICE USES, RETAIL USES, AND OPEN SPACE; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of McKinney has considered the rezoning of an approximately 1948.03 acre tract located generally on the west side of Custer Road (F.M. 2478), approximately 2,000 feet south of U.S. Highway 380 (University Drive), on the east side of future Coit Road, and approximately 2,000 feet north of Eldorado Parkway, from "PD" – Planned Development District, to "PD" – Planned Development District, generally allowing single family residential uses, multiple family residential uses, office uses, retail uses, and open space; and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. Zoning Ordinance No. 1270 of the City of McKinney is hereby amended so that an approximately 1948.03 acre tract located, generally on the west side of Custer Road (F.M. 2478), approximately 2,000 feet south of U.S. Highway 380 (University Drive), on the east side of future Coit Road, and approximately 2,000 feet north of Eldorado Parkway, in the City of McKinney, Collin County, Texas, which is depicted in Exhibit "A" attached hereto, is hereby rezoned from its present classification of "PD" – Planned Development District to "PD – Planned Development District allowing single family residential uses, multiple family residential uses, office uses, retail uses, and open space.

Section 2. The tracts comprising the property herein rezoned shall be developed according to the respective regulations specified for each said district in Exhibit "B" attached hereto, and as shown on Exhibit "C". The boundaries of each district are approximate. Final boundaries will be determined by the locations of streets, alleys and other plat lines when the areas are platted in a manner conforming substantially to the tract boundaries and areas shown on Exhibit "C."

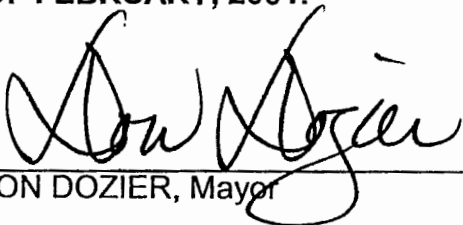
Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development, or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

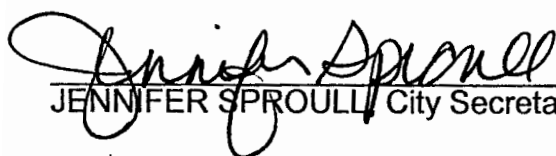
Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 19th DAY OF FEBRUARY, 2001.



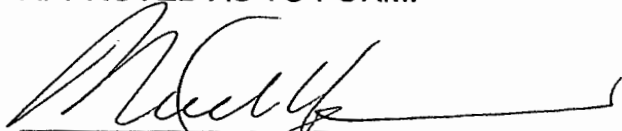
DON DOZIER, Mayor

ATTEST:



JENNIFER SPROULL, City Secretary

APPROVED AS TO FORM:



MARK S. HOUSER, City Attorney

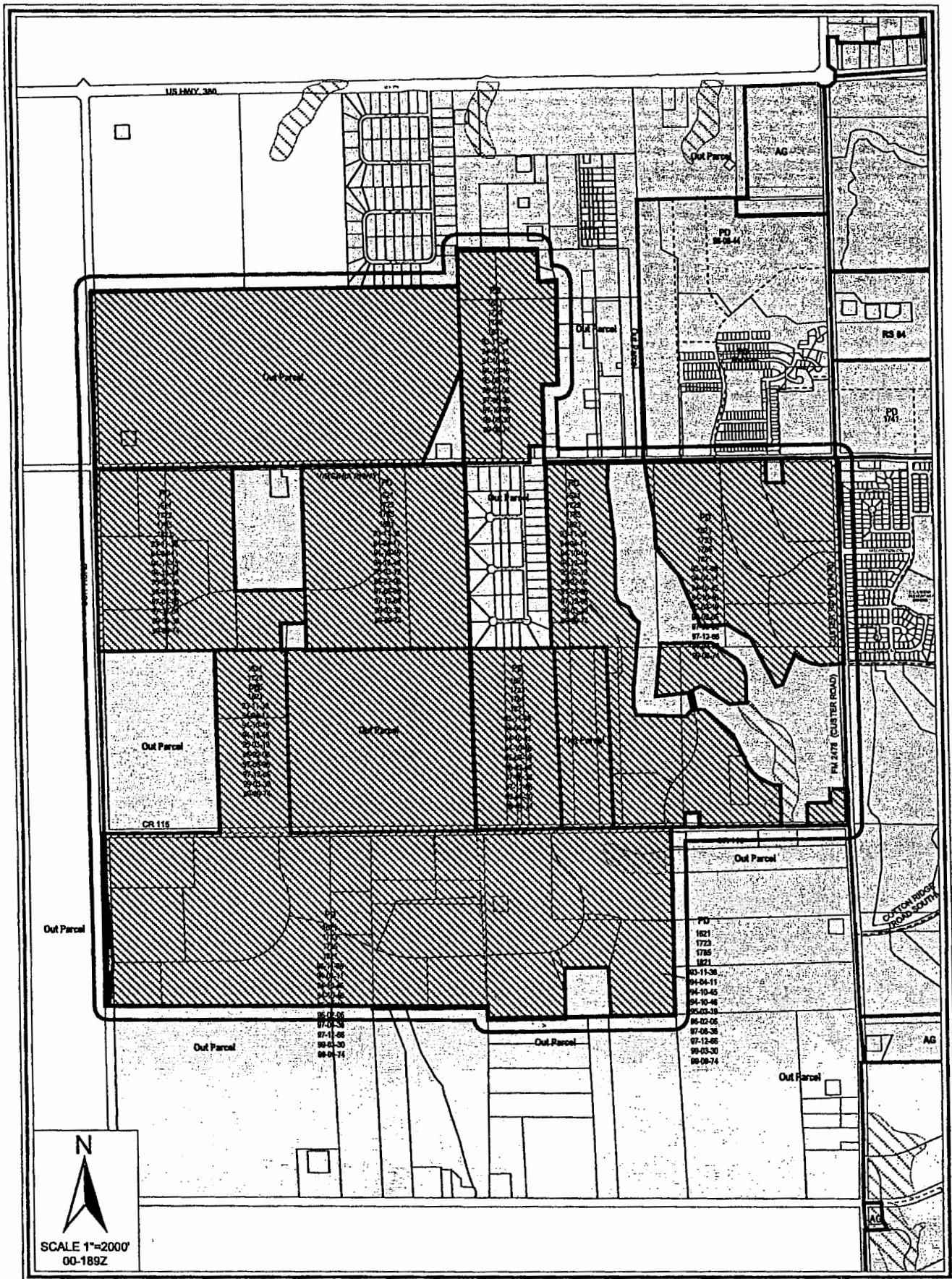
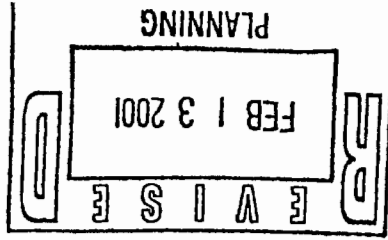


EXHIBIT "A"

COMPUTED MASTER PLAN

PLANNING AREA 11A

| TRACT NO. | GROSS AC | | ROW AC | | NET AC | | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard | Min Corner Side Yard | Max Lot cover | DU/JAC | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION | |
|-----------|----------|--------|--------|--------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|---------------|----------------------|---------------|--------|---------------|----------|----------------------|-------|
| | AC | SF | AC | SF | AC | SF | | | | | | | | | | | | | | | | |
| 11A01 | 14.15 | 1200 | 2.15 | 1200 | 4.15 | 1200 | 4.15 | R-1 | N/A | N/A | 35' | 25' | 20'(b) | 0'(d) | 15' | 50% | .40 FAR | N/A | N/A | N/A | N/A | |
| 11A02 | 50.41 | 47.97 | 2.44 | 47.97 | 14.79 | 47.97 | 14.79 | SF-2 | 6000 SF | 50' | 90' | 35' | 20'(b) | 20'(b) | 5' | 60% | 4.8 | 230 | 3 | 690 | 690 | |
| 11A03 | 47.13 | 44.06 | 3.07 | 44.06 | 13.83 | 44.06 | 13.83 | SF-2 | 6000 SF | 50' | 90' | 35' | 20'(b) | 20'(b) | 5' | 60% | 4.8 | 211 | 3 | 633 | 633 | |
| 11A04 | 53.23 | 48.26 | 4.97 | 48.26 | 15.62 | 48.26 | 15.62 | SF-2 | 6000 SF | 50' | 90' | 35' | 20'(b) | 20'(b) | 5' | 60% | 4.8 | 232 | 3 | 698 | 698 | |
| 11A05 | 26.39 | 24.39 | 2.00 | 24.39 | 7.75 | 24.39 | 7.75 | MF-1 | 1800 SF | 50' | 100' | 50' | 20'(e) | 10'(c) | 7' | 80% | 18.0 | 439 | 2 | 790 | 790 | |
| 11A06 | 8.12 | 7.77 | 0.35 | 7.77 | 2.38 | 7.77 | 2.38 | P | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11A07 | 28.14 | 25.36 | 2.78 | 25.36 | 8.26 | 25.36 | 8.26 | SF-2 | 6000 SF | 50' | 90' | 35' | 20'(b) | 20'(b) | 5' | 60% | 4.8 | 122 | 3 | 366 | 366 | |
| 11A08 | 9.77 | 9.02 | 0.75 | 9.02 | 2.87 | 9.02 | 2.87 | ES | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11A09 | 3.54 | 2.50 | 1.04 | 2.50 | 1.04 | 2.50 | 1.04 | O-1 | N/A | N/A | 120'(g) | 25' | 0'(b) | 0'(b) | 25' | 60% | .75 FAR | N/A | N/A | N/A | N/A | |
| 11A10 | 50.13 | 46.65 | 3.48 | 46.65 | 14.71 | 46.65 | 14.71 | SF-2 | 6000 SF | 50' | 90' | 35' | 20'(b) | 20'(b) | 5' | 60% | 4.8 | 224 | 3 | 672 | 672 | |
| 11A11 | 2.12 | 2.01 | 0.11 | 2.01 | 0.62 | 2.01 | 0.62 | P | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11A12 | 8.43 | 7.72 | 0.71 | 7.72 | 2.47 | 7.72 | 2.47 | ES | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11A13 | 11.44 | 10.02 | 1.42 | 10.02 | 3.36 | 10.02 | 3.36 | SF-2 | 6000 SF | 50' | 90' | 35' | 20'(b) | 20'(b) | 5' | 60% | 4.8 | 48 | 3 | 144 | 144 | |
| 11A14 | 27.73 | 25.06 | 2.67 | 25.06 | 8.14 | 25.06 | 8.14 | SF-2 | 6000 SF | 50' | 90' | 35' | 20'(b) | 20'(b) | 5' | 60% | 4.8 | 120 | 3 | 360 | 360 | |
| TOTAL: | 340.73 | 312.79 | 27.94 | 312.79 | 100.00 | 312.79 | 100.00 | | | | | | | | | | | 1,626 | 1,626 | 3 | 4,351 | 4,351 |



PLANNING AREA 11B

| TRACT NO. | GROSS AC | | ROW AC | | NET AC | | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard | Min Corner Side Yard | Max Lot cover | DU/JAC | MAX. NO. DU's | POP/UNIT | PROJECTED POPULATION | |
|-----------|----------|--------|--------|--------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|---------------|----------------------|---------------|--------|---------------|----------|----------------------|-------|
| | AC | SF | AC | SF | AC | SF | | | | | | | | | | | | | | | | |
| 11B01 | 87.78 | 76.83 | 5.47 | 76.83 | 14.32 | 76.83 | 14.32 | SF-3 | 4000 SF | 35' | 60' | 35' | 20'(e) | 20'(e) | 0' | 60% | 6.2 | 476 | 3 | 1,428 | 1,428 | |
| 11B01a | | 5.48 | | 5.48 | 0.00 | 5.48 | 0.00 | OS | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B02 | 71.37 | 64.39 | 4.81 | 64.39 | 11.64 | 64.39 | 11.64 | SF-3 | 4000 SF | 35' | 60' | 35' | 20'(e) | 20'(e) | 0' | 60% | 6.0 | 386 | 3 | 1,158 | 1,158 | |
| 11B02a | | 2.17 | | 2.17 | 0.00 | 2.17 | 0.00 | OS | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B03 | 82.26 | 78.04 | 1.86 | 78.04 | 13.42 | 78.04 | 13.42 | SF-3 | 4000 SF | 35' | 60' | 35' | 20'(e) | 20'(e) | 0' | 60% | 5.1 | 398 | 3 | 1,194 | 1,194 | |
| 11B03a | | 0.76 | | 0.76 | 0.00 | 0.76 | 0.00 | OS | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B03b | | 0.27 | | 0.27 | 0.00 | 0.27 | 0.00 | OS | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B03c | | 0.45 | | 0.45 | 0.00 | 0.45 | 0.00 | OS | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B03d | | 0.88 | | 0.88 | 0.00 | 0.88 | 0.00 | OS | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B04 | 129.84 | 128.07 | 1.77 | 128.07 | 21.18 | 128.07 | 21.18 | GC | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B05 | 20.79 | 20.79 | 0.00 | 20.79 | 3.39 | 20.79 | 3.39 | SF-3 | 4000 SF | 35' | 60' | 35' | 20'(e) | 20'(e) | 0' | 60% | 5.2 | 108 | 3 | 324 | 324 | |
| 11B06 | 5.07 | 4.34 | 0.73 | 4.34 | 0.83 | 4.34 | 0.83 | R-1 | N/A | N/A | N/A | 25' | 0'(d) | 0'(d) | 15' | 50% | .40 FAR | N/A | N/A | N/A | N/A | |
| 11B07 | 66.03 | 61.97 | 3.17 | 61.97 | 10.77 | 61.97 | 10.77 | SF-3 | 4000 SF | 35' | 60' | 35' | 20'(e) | 20'(e) | 0' | 60% | 5.4 | 335 | 3 | 1,005 | 1,005 | |
| 11B07a | | 0.89 | | 0.89 | 0.00 | 0.89 | 0.00 | OS | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B08 | 29.90 | 28.15 | 1.75 | 28.15 | 4.88 | 28.15 | 4.88 | SF-3 | 4000 SF | 35' | 60' | 35' | 20'(e) | 20'(e) | 0' | 60% | 5.5 | 158 | 3 | 474 | 474 | |
| 11B09 | 28.63 | 23.57 | 2.41 | 23.57 | 4.67 | 23.57 | 4.67 | MF-1 | 1800 SF | 50' | 100' | 50' | 10'(c) | 7' | 80% | 12.5 | 295 | 2 | 591 | 591 | | |
| 11B09a | | 2.85 | | 2.85 | 0.00 | 2.85 | 0.00 | OS | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B10 | 25.46 | 24.18 | 1.28 | 24.18 | 4.15 | 24.18 | 4.15 | R-1 | N/A | N/A | N/A | 35' | 0'(b) | 0'(b) | 15' | 50% | .40 FAR | N/A | N/A | N/A | N/A | |
| 11B11 | 14.27 | 12.88 | 1.39 | 12.88 | 2.33 | 12.88 | 2.33 | SF-3.5 | 3300 SF | 50' | 55' | 35' | 0' | 5' | 60% | 7.00 | 90 | 3.0 | 270 | 270 | | |
| 11B12 | 38.36 | 34.36 | 2.99 | 34.36 | 6.26 | 34.36 | 6.26 | SF-3 | 4000 SF | 35' | 60' | 35' | 20'(e) | 20'(e) | 0' | 60% | 5.1 | 175 | 3 | 525 | 525 | |
| 11B12a | | 1.01 | | 1.01 | 0.00 | 1.01 | 0.00 | OS | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B13 | 10.25 | 10.25 | 0.00 | 10.25 | 1.57 | 10.25 | 1.57 | P | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| 11B14 | 2.95 | 2.50 | 0.45 | 2.50 | 0.48 | 2.50 | 0.48 | R-1 | N/A | N/A | N/A | 35' | 0'(b) | 0'(b) | 15' | 50% | .40 FAR | N/A | N/A | N/A | N/A | |
| TOTAL: | 612.96 | 584.88 | 28.08 | 584.88 | 100.00 | 584.88 | 100.00 | | | | | | | | | | | 2,421 | 2,421 | 3 | 6,909 | 6,909 |

EXHIBIT "B"

PLANNING AREA 12

| TRACT NO. | GROSS AC | | ROW | | NET AC | | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard | Max Lot Cover | Min Corner Side Yard | DU/AC | MAX NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|-------|--------|--------|---------|-----|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|-------|--------------|----------|----------------------|
| | AC | AC | AC | AC | AC | AC | | | | | | | | | | | | | | | |
| 1201 | 22.78 | 2.74 | 20.04 | 4.75 | N/A | N/A | 25 | 0'(0) | 15 | 50% | 40 FAR | N/A | N/A | N/A | N/A | 2 | 788 | N/A | N/A | N/A | N/A |
| 1202 | 26.37 | 2.01 | 24.36 | 5.50 | 1800 SF | 50' | 100' | 10'(0) | 15 | 80% | 18.0 | 438 | 2 | 788 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 1203 | 13.05 | 1.46 | 11.59 | 2.72 | 3300 SF | 50' | 55' | 0' | 0' | 60% | 7.00 | 81 | 3.0 | 243 | 10' Between Bldgs | 0' | 7.00 | 81 | 3.0 | 243 | N/A |
| 1204 | 55.61 | 3.33 | 52.28 | 11.60 | 4000 SF | 35' | 60' | 20'(e) | 15' | 60% | 5.8 | 303 | 3 | 909 | 10' One Side/10' bwn bldgs | 15' | 5.8 | 303 | 3 | 909 | N/A |
| 1205 | 58.99 | 1.46 | 57.53 | 12.30 | 6000 SF | 50' | 90' | 20'(e) | 15' | 60% | 4.8 | 276 | 3 | 828 | 10' One Side/10' bwn bldgs | 15' | 4.8 | 276 | 3 | 828 | N/A |
| 1206 | 64.12 | 4.49 | 59.63 | 13.37 | 4000 SF | 35' | 60' | 20'(e) | 15' | 60% | 5.8 | 346 | 3 | 1,038 | 10' One Side/10' bwn bldgs | 15' | 5.8 | 346 | 3 | 1,038 | N/A |
| 1207 | 13.02 | 1.41 | 11.61 | 2.71 | 3300 SF | 50' | 55' | 0' | 0' | 60% | 7.00 | 81 | 3.0 | 243 | 10' Between Bldgs | 0' | 7.00 | 81 | 3.0 | 243 | N/A |
| 1208 | 25.93 | 1.95 | 23.98 | 5.41 | 1800 SF | 50' | 100' | 10'(0) | 15 | 80% | 18.0 | 432 | 2 | 778 | 7 | 15 | 40 FAR | N/A | N/A | N/A | N/A |
| 1209 | 14.10 | 2.10 | 12.00 | 2.94 | N/A | N/A | 25 | 0'(0) | 15 | 80% | 18.0 | 432 | 2 | 778 | 7 | 15 | 40 FAR | N/A | N/A | N/A | N/A |
| 1210 | 52.13 | 6.53 | 46.60 | 10.87 | 6000 SF | 50' | 90' | 20'(e) | 15' | 60% | 4.8 | 224 | 3 | 672 | 5 | 15 | 4.8 | 224 | 3 | 672 | N/A |
| 1211 | 21.99 | 1.75 | 20.24 | 4.69 | 4000 SF | 35' | 35' | 20'(e) | 15' | 60% | 5.6 | 113 | 3 | 339 | 10' One Side/10' bwn bldgs | 15' | 5.6 | 113 | 3 | 339 | N/A |
| 1212 | 42.03 | 5.38 | 36.65 | 8.76 | 6000 SF | 50' | 90' | 20'(e) | 15' | 60% | 4.8 | 176 | 3 | 528 | 5 | 15 | 4.8 | 176 | 3 | 528 | N/A |
| 1213 | 11.39 | 0.73 | 10.66 | 2.36 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 1214 | 11.00 | 0.08 | 10.94 | 2.29 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 1215 | 25.97 | 2.24 | 23.73 | 5.42 | 6000 SF | 50' | 90' | 20'(e) | 15' | 60% | 4.8 | 114 | 3 | 342 | 5 | 15 | 4.8 | 114 | 3 | 342 | N/A |
| 1216 | 10.79 | 0.79 | 10.00 | 2.25 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 1217 | 10.30 | 0.30 | 10.00 | 2.15 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| TOTAL: | 479.57 | 37.73 | 441.84 | 100.00 | | | | | | | | | | | | | | | 2,584 | | 6,708 |

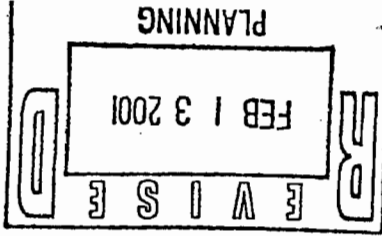
PLANNING AREA 13

| TRACT NO. | GROSS AC | | ROW | | NET AC | | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard | Max Lot Cover | Min Corner Side Yard | DU/AC | MAX NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|------|-------|--------|---------|-----|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|-------|--------------|----------|----------------------|
| | AC | AC | AC | AC | AC | AC | | | | | | | | | | | | | | | |
| 1301 | 45.42 | 1.02 | 39.96 | 100.00 | 4000 SF | 35' | 60' | 20'(e) | 15' | 60% | 6.4 | 256 | 3 | 768 | 10' One Side/10' bwn bldgs | 15' | 6.4 | 256 | 3 | 768 | N/A |
| 1301a | | | 4.44 | 0.00 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| TOTAL: | 45.42 | 1.02 | 39.96 | 100.00 | | | | | | | | | | | | | | | 256 | | 768 |

PLANNING AREA 14

| TRACT NO. | GROSS AC | | ROW | | NET AC | | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard | Max Lot Cover | Min Corner Side Yard | DU/AC | MAX NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|-------|--------|--------|---------|-----|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|---------------|----------------------|-------|--------------|----------|----------------------|
| | AC | AC | AC | AC | AC | AC | | | | | | | | | | | | | | | |
| 1401A | 33.46 | 2.80 | 30.66 | 20.40 | 6000 SF | 50' | 90' | 20'(e) | 15' | 60% | 4.8 | 147 | 3 | 441 | 5 | 15 | 4.8 | 147 | 3 | 441 | N/A |
| 1401B | 31.39 | 0.73 | 30.66 | 19.14 | 7200 SF | 60' | 100' | 20'(e) | 15' | 60% | 3.80 | 117 | 3.0 | 351 | 10% of Lot Width | 15' | 3.80 | 117 | 3.0 | 351 | N/A |
| 1402 | 22.02 | 2.02 | 20.00 | 13.43 | 4000 SF | 35' | 60' | 20'(e) | 15' | 60% | 12.0 | 240 | 3 | 720 | 10' One Side/10' bwn bldgs | 15' | 12.0 | 240 | 3 | 720 | N/A |
| 1403 | 14.09 | 2.09 | 12.00 | 8.59 | N/A | N/A | 25 | 0'(0) | 15' | 50% | 40 FAR | N/A | N/A | N/A | 0'(0) | 15' | 40 FAR | N/A | N/A | N/A | N/A |
| 1404 | 42.76 | 2.72 | 40.04 | 26.07 | 6000 SF | 50' | 90' | 20'(e) | 15' | 60% | 4.8 | 192 | 3 | 576 | 5 | 15 | 4.8 | 192 | 3 | 576 | N/A |
| 1405 | 6.97 | 0.23 | 6.74 | 4.25 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 1406 | 11.52 | 0.03 | 11.49 | 7.02 | 6000 SF | 50' | 90' | 20'(e) | 15' | 60% | 4.8 | 55 | 3 | 165 | 5 | 15 | 4.8 | 55 | 3 | 165 | N/A |
| 1407 | 1.79 | 0.58 | 1.21 | 1.09 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| TOTAL: | 164.00 | 11.20 | 152.80 | 100.00 | | | | | | | | | | | | | | | 751 | | 2,253 |

EXHIBIT "B"



PLANNING AREA 15

| TRACT NO. | GROSS AC | ROW AC | NET AC | % TRACT | Zoning Classification | Min Lot Area | Min Lot Width | Min Lot Depth | Max Height | Min Front Yard | Min Rear Yard | Min Side Yard | Min Corner Side Yard | DU/AC | MAX NO. DU's | POP/UNIT | PROJECTED POPULATION |
|-----------|----------|--------|--------|---------|-----------------------|--------------|---------------|---------------|------------|----------------|---------------|----------------------------|----------------------|---------|--------------|----------|----------------------|
| 1501 | 142.52 | 6.34 | 136.18 | 46.67 | SF-2 | 6000 SF | 50' | 90' | 35' | 20' | 20'(a) | 5' | 15' | 4.8 | 654 | 3 | 1,962 |
| 1502 | 14.15 | 2.15 | 12.00 | 4.63 | R-1 | N/A | N/A | N/A | 35' | 25' | 0'(b) | 0'(c) | 15' | .40 FAR | N/A | N/A | N/A |
| 1503 | 21.81 | 1.81 | 20.00 | 7.14 | SF-3.5 | 3300 SF | 50' | 55' | 35' | 0' | 5' | 10' Between Bldgs | 0' | 7.00 | 140 | 3.0 | 420 |
| 1504 | 22.00 | 2.58 | 19.42 | 7.20 | SFA-3 | 4000 SF | 35' | 60' | 35' | 20'(a) | 20'(a)(e) | 0' One Side/10' b/wm bldgs | 15% | 12.0 | 233 | 3.0 | 699 |
| 1505 | 12.29 | 0.29 | 12.00 | 4.02 | R-1 | N/A | N/A | N/A | 35' | 25' | 0'(b) | 0'(c) | 15' | .40 FAR | N/A | N/A | N/A |
| 1506 | 25.10 | 2.64 | 22.46 | 8.22 | SF-3 | 4000 SF | 35' | 60' | 35' | 20'(e) | 20'(a)(e) | 0' One Side/10' b/wm bldgs | 60% | 5.8 | 130 | 3 | 390 |
| 1507 | 11.33 | 1.33 | 10.00 | 3.71 | P | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 1508 | 10.86 | 0.86 | 10.00 | 3.56 | ES | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 1509 | 45.29 | 3.25 | 42.04 | 14.83 | SF-1 | 7200 SF | 60' | 100' | 35' | 20' | 20'(e) | 10 % of Lot Width | 60% | 3.80 | 160 | 3.0 | 480 |
| TOTAL: | 305.35 | 21.25 | 284.10 | 100.00 | | | | | | | | | | | 1,317 | | 3,951 |

Footnotes:

- (a) Setback may be 10' when adjacent to private recreation open space or 0' when adjacent to lake or water body.
- (b) 25 feet required when abutting any District requiring a rear (side) yard, or where abutting a Golf Course.
- (c) When adjacent to Residential District, the greater rear yard requirement of the two will prevail.
- (d) 15 feet required when abutting any zone requiring a side yard.
- (e) May be reduced to 10' with site plan approval.
- (f) Office, Hotel, & Multi-Family up to 260' are permitted.
- (g) Building height may not exceed 35' unless required yards are increased by one foot for each one foot of additional building height.

tbl:tbl:0200-01:tbl:tbl:tbl

REVISION 11-28-06/FINAL ACREAGE RECONCILIATION
 REVISION 12-21-06/REVISE PA 11A, 11B, 13, 14 & 15; PER CITY COMMENTS
 REVISION 2-08-07/ADD OS IN PA 11B AND PA 13
 REVISION 2-13-01/REVISE TR 1407 & 1509 AND COLLECTOR STREETS IN PA 11B & 13

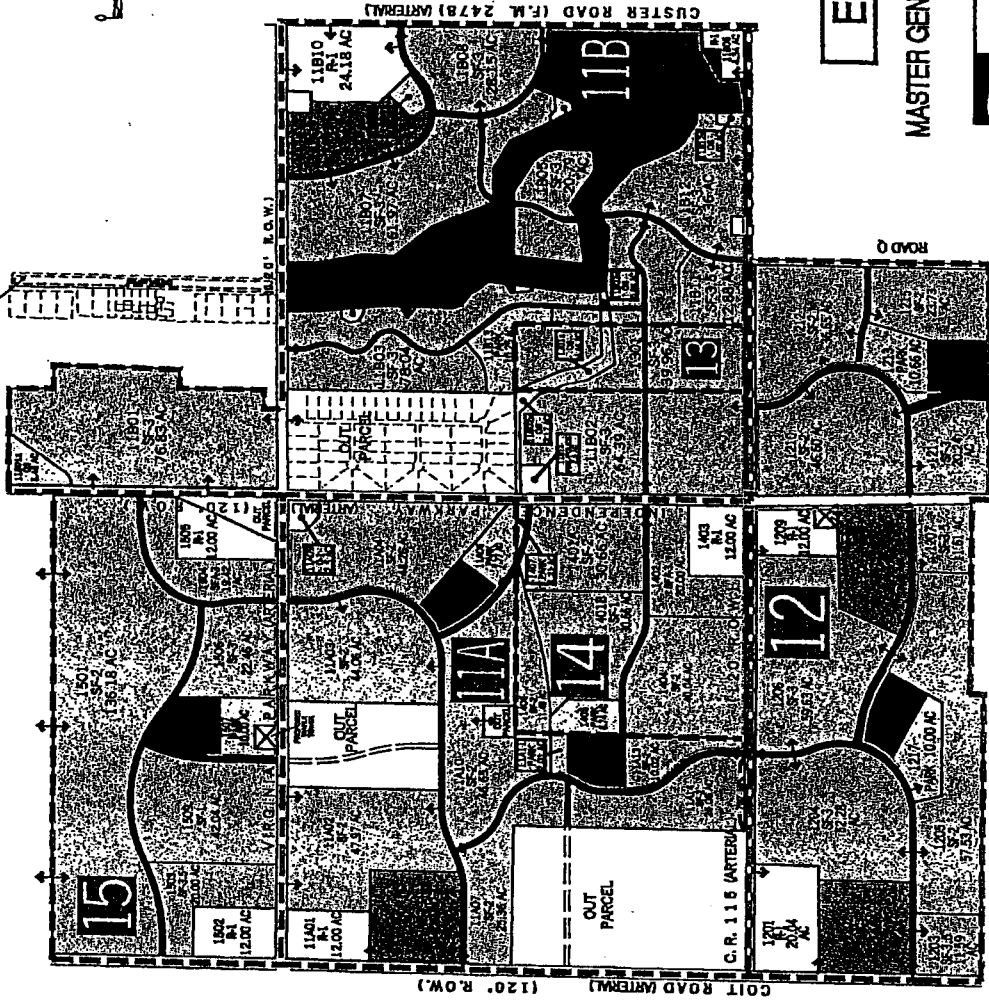
EXHIBIT "B"

CUSTER WEST PARTNERS, L.P.

AERO COUNTY AIRPORT



0 400 800 1600
SCALE IN FEET



- DENOTES PLANNING AREA NUMBER
- DENOTES PLANNING AREA BOUNDARY
- DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - DRIVEWAY ACCESS MAY BE POSSIBLE
- DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - NO DRIVEWAY ACCESS ALLOWED
- DENOTES EXISTING MEDIAN OPENING LOCATIONS
- DENOTES ACCESS POINTS FOR MAJOR PARCEL ENTRIES. ADDITIONAL MINOR ENTRIES MAY BE ADDED AT PLATTING. POSSIBLE MEDIAN LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW OF INDIVIDUAL TRACTS

NOTE: NO DRIVEWAY ACCESS WILL BE PERMITTED FOR THE FIRST 200 FEET OFF ARTERIAL ROADWAYS AND FOR THE FIRST 100 FEET OFF OF COLLECTOR STREETS.

- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL MEDIUM DENSITY
- MULTI FAMILY RESIDENTIAL HIGH DENSITY
- OFFICE
- LIGHT MANUFACTURING
- RETAIL
- DENOTES H, K, BK, E, TRAL
- OPEN SPACE
- GOLF COURSE

EXHIBIT "C"

EXHIBIT A-1

REVISED
FEB 13 2001
PLANNING

EXHIBIT A-1

MASTER GENERAL DEVELOPMENT PLAN

JUNE, 2000

PETSCHER & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants - Planning Services
3801 Montclair Boulevard, Suite 6, West Park, Texas 75087 (817) 462-2800
8000 North Parkway, Suite 214, Midway, Texas 75001 (972) 542-9487

This work is an advisory service and is subject to change as the needs, desires and conditions of Custer West Partners, L.P. change. It is not intended to constitute a contract. The user of this work shall be responsible for obtaining all necessary permits and approvals from the appropriate governmental agencies. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate governmental agencies. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate governmental agencies.