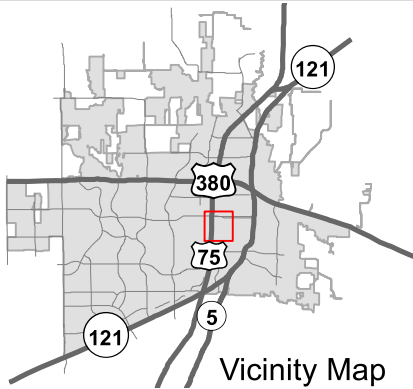
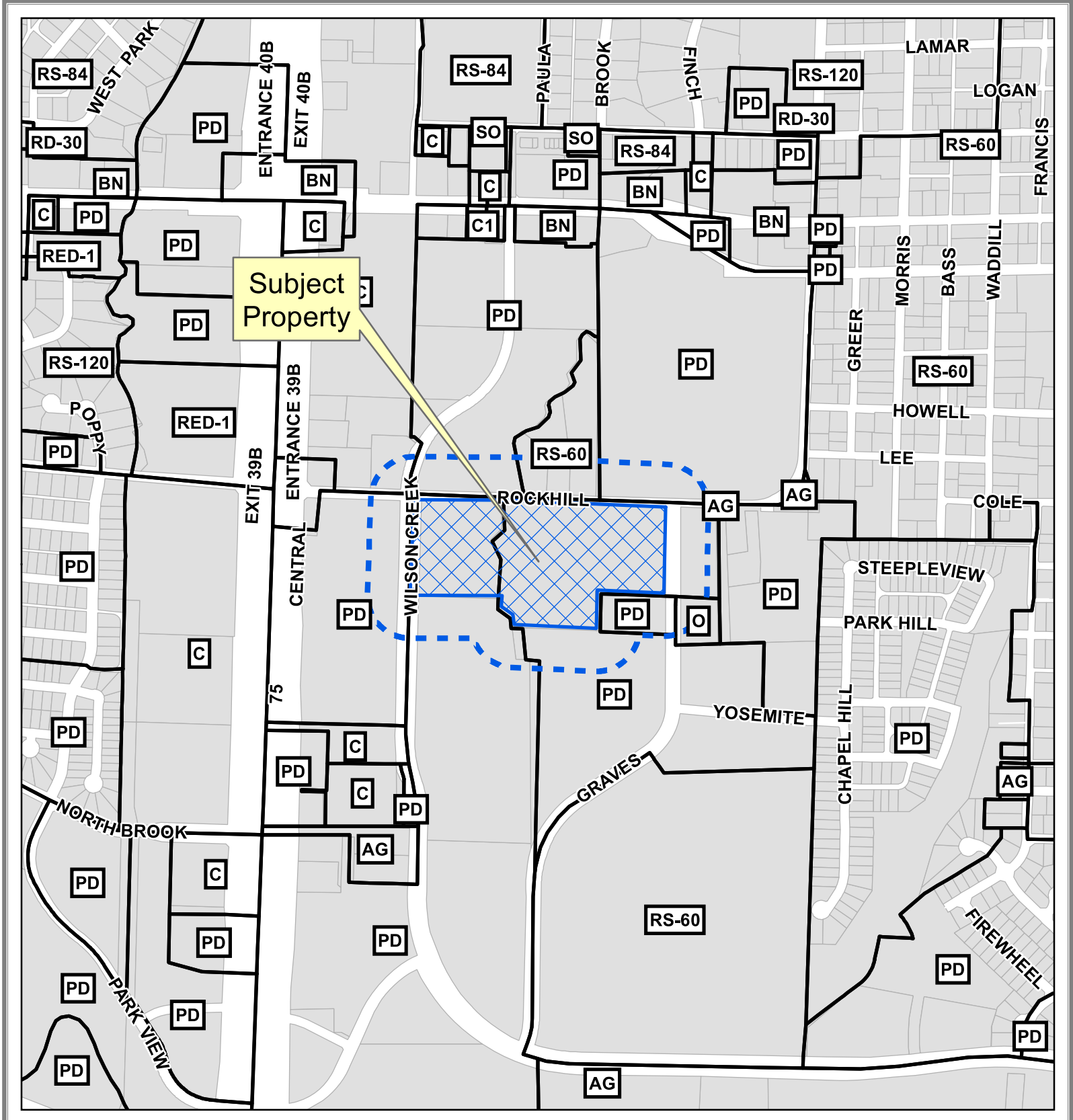
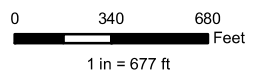


Exhibit A



Property Owner Notification Map

ZONE2019-0017



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

The subject property shall develop in accordance with Section 146-81 (“MF-3” – Multiple Family Residential – Medium-High Density District) of the Zoning Ordinance, and as amended, except as noted below:

1. Space Limits

- a. Minimum Front Yard Setbacks along Rockhill Road:
 - i. From Wilson Creek Parkway to the creek: 20’ with a 5’ encroachment zone for first floor walkouts
 - ii. From the creek to Graves Street: 35’ with a 15’ encroachment zone for detached garages
- b. Minimum Front Yard Setback along Graves Street: 20’ with a 5’ encroachment zone for first floor walkouts along Graves Street
- c. Minimum Rear Yard Setback: 20’
- d. Maximum Height: 3 stories (not to exceed 45’)
- e. Maximum Dwelling Units: 355

2. Screening Requirements: The screening requirements for multi-family residential uses shall be applicable to the subject property, except as follows:

- a. Tubular steel (primed and painted) or wrought iron fence (no masonry columns) with sufficient evergreen landscaping shall be permitted along the southern property line.

3. Parking Requirements: The parking requirements for multi-family residential uses shall be applicable to the subject property, except as follows:

- a. 1 space per bedroom with an additional 0.20 parking spaces per unit shall be required.

4. Enhancements

- a. The building located at the intersection of Rockhill Road and Wilson Creek Parkway will have a tower element featuring a single-slope low pitch roof and consisting of masonry with accent metal panels.
- b. The required hike and bike trail through the property shall feature the following dispersed along the trail:
 - i. Wayfinding signage
 - ii. Bike racks
 - iii. Two (2) six-foot long benches
 - iv. Two (2) pet stations
 - v. Pedestrian lighting at approximately 150’ on center

All other regulations applicable to multi-family residential developments, including, but not limited to, Section 146-130 (Vehicle Parking), Section 136-132 (Fences, Walls, and Screening Requirements), and Section 146-139 (Architectural and Site Standards), shall apply.