



CITY OF MCKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, August 22, 2017

6:00 PM

Jack Hatchell Collin County
Administration Building
4th Floor – Commissioners Court
2300 Bloomdale - McKinney, TX

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.

CALL TO ORDER

CONSENT ITEMS

This portion of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Commission member making such request prior to a motion and vote on the Consent items.

17-833 [Minutes of the Planning and Zoning Commission Regular Meeting of August 8, 2017](#)

Attachments: [Minutes](#)

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

17-200Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District Located on the North Side of U.S. Highway 380 \(University Drive\) and on the East and West Sides of Walnut Grove Road](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Metes and Bounds](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

17-202Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located on the Northwest Corner of Collin McKinney Parkway and Village Park Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary Map](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2002-05-038](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

17-203Z [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located Approximately 265 Feet West of Lake Forest Drive and on the North Side of Collin McKinney Parkway](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2002-05-038](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)

17-208PFR [Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R2, 2R2, 4R2, 7R1 and 10, Block A, of the North Texas Athletic Center Addition, Located on the North Side of Henneman Way and East of Alma Road](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Replat](#)
[PowerPoint Presentation](#)

COMMISSION AND STAFF COMMENTS

Comments relating to items of public interest such as staff recognition, development trends, the status of special Planning Department projects, and other relevant information.

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 17th day of August, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.

17-833



TITLE: Minutes of the Planning and Zoning Commission Regular Meeting of August 8, 2017

SUPPORTING MATERIALS:

[Minutes](#)

PLANNING AND ZONING COMMISSION

AUGUST 8, 2017

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Jack Hatchell Collin County Administration Building – Commissioners Court – 4th Floor at 2300 Bloomdale Road on Tuesday, August 8, 2017 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Eric Zepp, Janet Cobbel, Deanna Kuykendall, Brian Mantzey, Cam McCall, and Mark McReynolds - Alternate

Commission Member Absent: Pamela Smith

Staff Present: Director of Planning Brian Lockley; Planning Manager Samantha Pickett; Planners Danielle Quintanilla, Melissa Spriegel, and David Soto; and Administrative Assistant Terri Ramey

There were six guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

Chairman Cox continued the meeting with the Consent Items.

The Commission unanimously approved the motion by Commission Member Kuykendall, seconded by Alternate Commission Member McReynolds, to approve the following five Consent items, with a vote of 7-0-0.

**17-782 Minutes of the Planning and Zoning Commission
Regular Meeting of July 25, 2017**

17-043CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-4, Block A, and Lot 1, Block B of IESI McKinney Addition Number 2, Located Approximately 570 Feet South of F.M. 546 and on the West Side of Country Lane

17-183CVP Consider/Discuss/Act on a Conveyance Plat for Lots 2R and 3, Block A, of CVS Ridge Addition, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Ridge Road

17-081PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1R1, 2R1 and 3-17, Block B, of Wilson Creek Crossing, Located on the Southwest Corner of U.S. Highway 380 (University Drive) and Lake Forest Drive

17-151PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of Custer Ridge Addition, Located on the

Northeast Corner of Ridge Creek Parkway and Custer Road

END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

17-147SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Medical and General Offices, Located on the Northeast Corner of Tour Drive and Custer Road

Ms. Danielle Quintanilla, Planner for the City of McKinney, explained the proposed site plan request. She stated that the applicant proposed to construct two buildings, Building 1 would be approximately 6,000 square feet and Building 2 would be approximately 18,300 square feet, for medical and general office uses. Ms. Quintanilla stated that site plans could typically be approved by Staff; however, the applicant was requesting approval of a variance to allow for a living plant screen to be used as a screening device from the adjacent residential subdivision being constructed to the north of the subject property. She stated that the residential subdivision had installed a 6' tall masonry wall to run along the property line for screening. Ms. Quintanilla stated that the applicant requested to use a living plant screen to be Nellie R. Stevens to be 6' at the time of planting and would abut the adjacent 6' masonry wall, approximately 282' in length. She stated that it was Staff's professional opinion that it will complement the existing wall rather than create a "no man's land" with the construction of a second wall. Ms. Quintanilla stated that Staff had no objections to the proposed variance request; therefore, Staff recommends approval of the proposed site plan and variance request as conditioned in the Staff Report. She offered to answer questions.

Commission Member Mantzey asked to clarify if the variance being requested was on the east side of the subject property. Ms. Quintanilla stated that it was located on the north side of the property.

Mr. Jerry Huffman, 5880 Ashmill Drive, Plano, TX, explained the request. He stated that they currently have plans for an optometrist, dentist, family practice, and other uses planning to go in at this location. Mr. Huffman stated that the adjacent residential subdivision had already built the masonry wall and they did not see a reason to build a second screening wall next to it; therefore, they requested to plant a living screen there instead. He stated that it would look nice.

Chairman Cox opened the public hearing and called for comments.

Mr. Lance Koth, Triangle Engineering, 801 Willow Drive, Allen, TX, stated that he was the engineer on the project and offered to answer questions. There were none.

On a motion by Commission Member Cobbel, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and approve the proposed site plan as recommended by Staff with the conditions listed in the Staff Report, with a vote of 7-0-0.

Vice-Chairman Zepp stepped down on the following item # 16-095SP due to a possible conflict of interest.

16-095SP Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for a Medical Office (OBGYN Medical Clinic), Located Approximately 1,000 Feet South of U.S. Highway 380 (University Drive) and on the East Side of Lake Forest Drive

Ms. Melissa Spriegel, Planner for the City of McKinney, explained the proposed site plan request. She stated that the applicant proposed to construct an 11,015 square foot medical office building on approximately 1.50 acres. Ms. Spriegel stated that site plans could typically be approved by Staff; however, the applicant was requesting approval to utilize an alternative screening device to screen the proposed medical office building from the single family residential uses located to the east of the subject property, which must be considered by the Planning and Zoning Commission. She stated that the applicant was proposing an alternate screening device consisting of Eastern Red Cedars, planted 6' on center, to screen the non-residential property from the single family residential properties to the east. Ms. Spriegel stated that it was Staff's professional opinion that the proposed alternative screening, along with the existing vegetation along the creek on the east side of subject property, will serve as adequate screening between the medical office building and the existing residential uses and would remain consistent with the screening device located on the property to the south. She stated that Staff has no objections to the applicant's request and recommend approval of the proposed site plan and variance request as conditioned in the Staff Report. Ms. Spriegel offered to answer questions.

Commission Member Mantzey asked if the proposed screening was the same as that existing on the property to the south. Ms. Spriegel said yes.

Mr. Jerry Huffman, 5880 Ashmill Drive, Plano, TX, explained the request. He stated that they wanted to be consistent with the properties being developed in this location.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Alternate Commission Member McReynolds, the Commission unanimously voted to close the public hearing and approve the proposed site plan as recommended by Staff, with the conditions listed in the Staff Report, with a vote of 7-0-0.

Vice-Chairman Zepp returned to the meeting.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Chairman Cox and Commission Member McCall thanked Staff for their hard work.

There being no further business, Chairman Cox declared the meeting adjourned at 6:12 p.m.

BILL COX
Chairman



17-200Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District Located on the North Side of U.S. Highway 380 (University Drive) and on the East and West Sides of Walnut Grove Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 22, 2017

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Director of Planning, AICP, CPM

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 19, 2017 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: July 12, 2017 (Original Application)
July 31, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 7.78 acres of land, generally for commercial uses. More specifically, the proposed request is to rezone four lots, each approximately 1.9 acres, from "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	"AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses)	Single Family Residence and Undeveloped Land
North	"AG" - Agricultural District; "CC" - Corridor Commercial Overlay District (Agricultural Uses), and City of McKinney Extraterritorial Jurisdiction (ETJ)	Walnut Grove Subdivision
South	"PD" - Planned Development District Ordinance No. 2003-02-015 and "CC" - Corridor Commercial Overlay District (Retail Uses)	Undeveloped Land
East	"AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land
West	"C" - Planned Center District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Single Family Residence

PROPOSED ZONING: The applicant is requesting to rezone the subject property generally for commercial uses. More specifically, the applicant is requesting to rezone to "C2" - Local Commercial District, generally for medium intensity uses along a major thoroughfare. The governing zoning district allows for primarily agricultural uses; however, the applicant has indicated the potential for the property to develop for commercial uses.

Currently, the Future Land Use Plan (FLUP) designates the property for residential uses, reflecting the existing development on the property. While the properties to the north and west are currently being utilized for single family residential uses, the properties to the west and south are zoned for commercial uses (the property to the east is vacant), which is appropriate given the adjacency to a major regional highway (U.S. Highway 380). Additionally, the Northwest Sector Study specifically notes that depths of 750 to 1,000 feet should be preserved for non-residential development along U.S. Highway 380, and also serves as a buffer between the residential developments and the major right-of-way. Given the growing development along the major regional highway and increase of non-residential uses in the area, it is Staff's professional opinion the rezoning request is appropriate for the subject property and will help to develop this portion of the highway for regional commercial uses. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for residential uses. The FLUP modules diagram designates the subject property as Suburban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, a “balanced development pattern”.
- Impact on Infrastructure: The proposed rezoning request may have an impact on the existing and planned water, sewer and thoroughfare plans in the area.
- Impact on Public Facilities/Services: The proposed rezoning request may have an impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar commercial and residential uses. The proposed rezoning request should be compatible with the existing surrounding development.
- Land Use and Tax Base Summary: Module 51 is currently comprised of approximately 54% residential uses, 5.6% non-residential uses (including mixed-use, institutional and agricultural uses), and 40.4% within the City of McKinney Extraterritorial Jurisdiction. The proposed rezoning request will impact on the anticipated land uses in this module by changing from residential to non-residential uses. Estimated tax revenues in Module 51 are comprised of approximately 95% from residential uses and 5% from non-residential uses (including mixed uses). Estimated tax revenues by type in Module 51 are comprised of approximately 91.7% ad valorem taxes and 8.3% sales and use taxes.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

SUPPORTING MATERIALS:

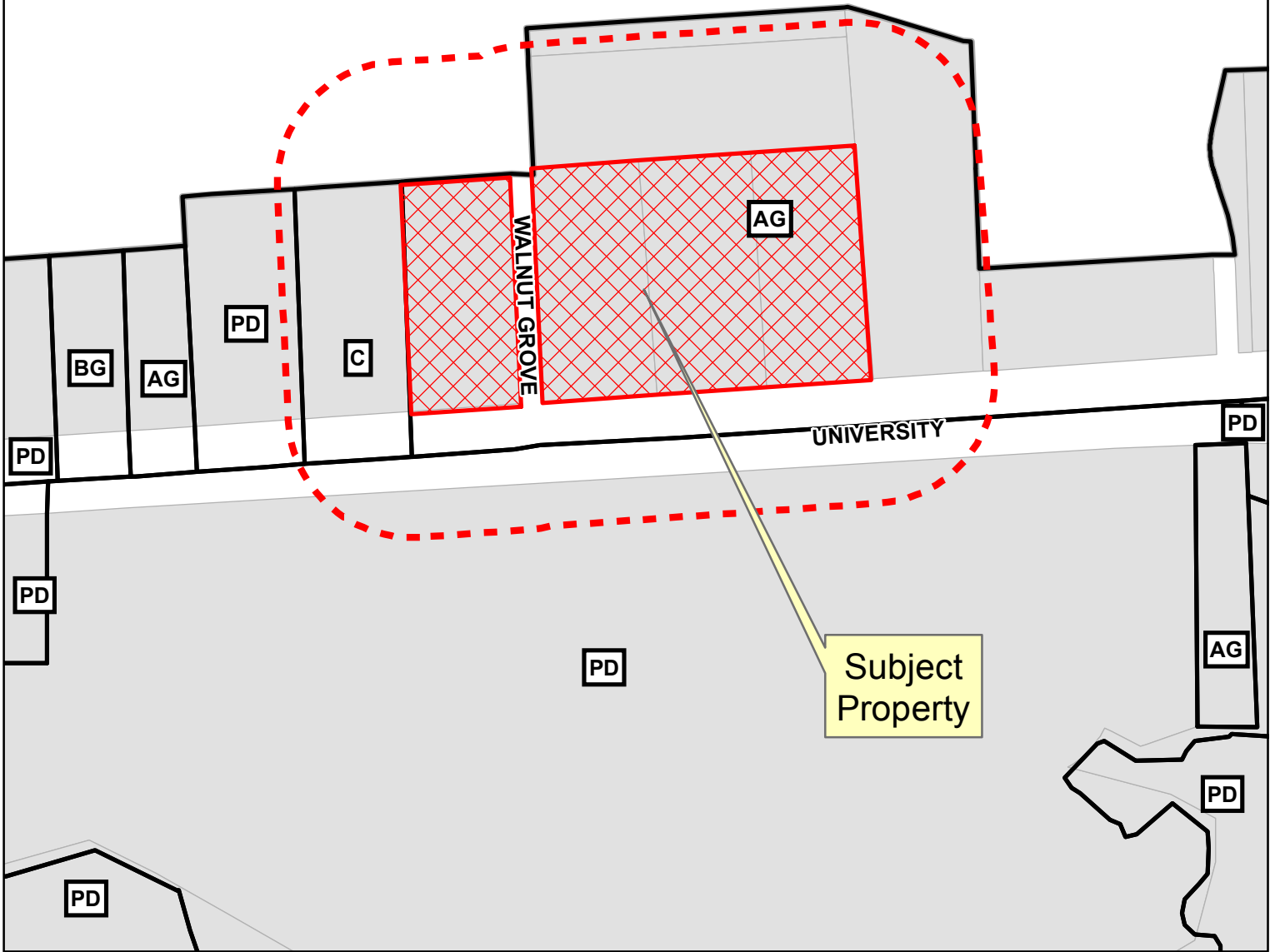
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PowerPoint Presentation

CR 853

CR 852

CR 856

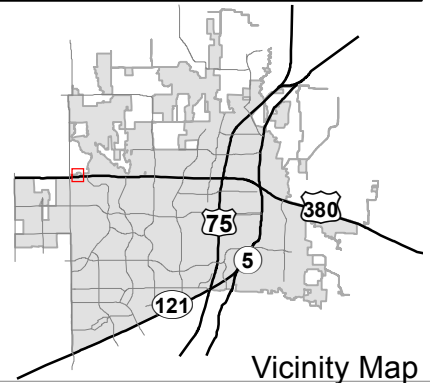


0 175 350
Feet

Notification Map

Case: 17-200Z

--- 200' Buffer



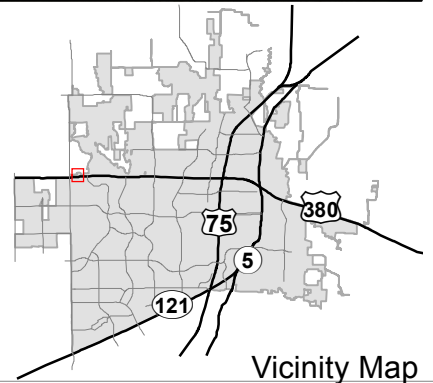
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



Notification Map

Case: 17-200Z

--- 200' Buffer



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July 28, 2017

Brian Lockley
Director of Planning
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

Re: Proposed Re-Zoning of Walnut Grove 1 Addition Block 2 Lot 5, and Block 1 Lots 1C, 2C and 3
McKinney, TX

Dear Brian:

The purpose of this letter of intent is to outline our request for a change in zoning for the properties described below:

LOCATION OF THE PROPERTIES:

Walnut Grove Subdivision Block 2 Lot 5: A 1.9197 acre parcel located at the northwest corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

Walnut Grove Subdivision Block 1 Lot 1C: A 1.9234 acre parcel located at the northeast corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

Walnut Grove Subdivision Block 1 Lot 2C: A 1.9681 acre parcel of which the eastern boundary is located approximately 200 feet to the east of the northeast corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

Walnut Grove Subdivision Block 1 Lot 3C: A 1.9691 acre parcel of which the eastern boundary is located approximately 400 feet to the east of the northeast corner of US 380 (University Drive) and County Road 852 (Walnut Grove Road).

CURRENT ZONING:

All subject properties are currently zoned "AG"- Agricultural District and "CC" Corridor Commercial Overlay District..

REQUESTED ZONING DISTRICT:

We are requesting a change of zoning to "C2"- Local Commercial District and "CC"-Corridor Commercial Overlay District.

JUSTIFICATION FOR RE-ZONING:

The subject properties front the highly trafficked and growing US 380 and are located just to the east of Custer road, another highly trafficked arterial thoroughfare. The subject properties are surrounded by existing and planned high density commercial projects and are in our opinion therefore suited for commercial development as opposed to low density residential.

There is established precedent for commercial development in the immediate area of the subject property. The northwest corner of the US 380 and Custer intersection is commercially developed with Lowe's Home Improvement, Starbucks, and Burger King among others, and will be home to Kroger in the near future. The southwest corner is fully commercially developed with Wal-Mart, Whataburger and others. The southeast corner is commercially developed with 7-11 and will soon be further developed into a multiple acre commercial project with a proposed large format entertainment user, restaurants and retail under a PD zoning. The subject property sits directly across US 380 to the north of this planned project and will share a proposed future traffic signal at the intersection of US 380 and County Road 852. Additionally, the Northwest Sector Study, approved by the City of McKinney in February of 2015, denotes this area as the "US 380 Sub Area" and supports commercial growth along the 380 corridor. It states "Where high visibility and multiple points of access are present (or available)...the corridor frontage should be preserved for non-residential development". There is an existing critical mass of commercial use in the area and the re-zoning of the subject properties to C-2 commercial is logical to support and extend that critical mass.

The City of McKinney future land use plan for this immediate area reflects the subject property as "low density residential". This is obviously an outdated designation as all other corners of the intersection are either designated or developed for commercial uses. Furthermore, there is little to no desire to develop estate homes fronting on such a busy thoroughfare as evidenced by the lack of such development on this property in the past three decades.

We further feel that the subject properties, as commercially developed will provide a buffer between US 380, which currently experiences traffic in excess of 36,000 cars per day and the Walnut Grove single family subdivision. The majority of the immediate surrounding neighborhood, Walnut Grove 1, support and approve of our commercial development plan for the property. In excess of 60% of the homeowners have signed the attached deed restriction waiver, which removes deed restrictions prohibiting the development of the properties for non residential purposes and providing for upgraded overall development, screening and landscape buffer yard standards.

For these reasons we respectfully request staff support for our application to re-zone the subject properties from their current "AG" designation to "C-2" commercial. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan McIntosh". The signature is fluid and cursive, with the first name "Ryan" being more prominent than the last name "McIntosh".

Ryan McIntosh

Trinity Partners Commercial Real Estate
P.O. Box 96011
Southlake, Texas 76092

CITY OF MCKINNEY

COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

* Original Adoption 03-22-2004
(Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006
(Ordinance No. 2006-04-042)
Revised to reflect alignment of
Future Collin County
Multimodal Transportation
Corridor as well as changes to
the Master Thoroughfare Plan.

* Amendment #2 01-05-2010
(Ordinance No. 2010-01-001)
Revised to reflect the Trinity
Falls Municipal Utility District,
the Airport Master Plan,
boundary changes between
McKinney, Fairview, and
Princeton as well as changes to
the Master Thoroughfare Plan.

* Amendment #3 07-16-2013
(Ordinance No. 2013-07-070)
Revised to reflect the changes to
the Master Thoroughfare
Plan.

* Amendment #4 05-05-2015
(Ordinance No. 2015-05-039)
Revised to reflect changes to
anticipated land uses/zoning for
the area formerly known as the
REC Module and create new
modules: Tollway Commercial
Module and Urban Mix Module.

* Amendment #5 06-02-2015
(Ordinance No. 2015-06-048)
Revised to reflect amendments to
the Master Thoroughfare
Plan, floodplain changes, and
boundary changes between
McKinney and Fairview.

The Future Land Use Plan serves as a guide for future development and represents policy and generalized land uses proposed for the City of McKinney. This Future Land Use Plan is composed of Land Use Modules. The Modules are groupings of several different land use categories combined with recommended percentages, working to achieve a holistic goal for a specific area of the community. THIS IS NOT A ZONING MAP.

Legend

Existing and Future Thoroughfares
Extraterritorial Jurisdiction (ETJ)
Rail Line

FUTURE LAND USE MODULES

Estate Mix
Suburban Mix
Urban Mix
Town Center
Transit Village (1/4 mile radius)
Community Village
Regional Commercial
Tollway Commercial
Regional Employment
Office Park
Industrial
Airport Industrial
Potential Commercial within the
Residential Module
(Based on Locational Criteria)

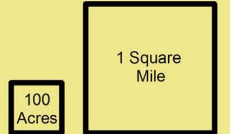
ANTICIPATED LAND USES / ZONING

Floodplain
Golf Course
Parks/Open Space
Government/Schools
Airport
Heavy Manufacturing
Light Manufacturing
Commercial Historic
Commercial
Neighborhood Business
Mixed Use
Office
Residential/Low Density
Residential/Medium Density
Residential/High Density
Residential/Urban High Density

Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.4

0 1 2 Miles



CITY OF MCKINNEY COMPREHENSIVE PLAN

FUTURE LAND USE PLAN MODULE DIAGRAM

Legend

- Rail Line
- Existing and Future Thoroughfares
- Floodplain
- Extraterritorial Jurisdiction (ETJ)

FUTURE LAND USE MODULES

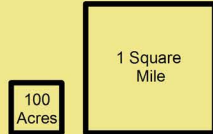
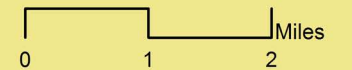
- EM Estate Mix
- SM Suburban Mix
- UM Urban Mix
- TC Town Center
- TV Transit Village
- CV Community Village
- RC Regional Commercial
- TWY Tollway Commercial
- RE Regional Employment
- OP Office Park
- I Industrial
- AI Airport Industrial

MODULE TYPE

- Existing Modules
- Future Modules

Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.5



* Original Adoption 03-22-2004
(Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006
(Ordinance No. 2006-04-042)
Revised to reflect alignment of
Future Collin County
Multimodal Transportation
Corridor as well as changes to
the Master Thoroughfare Plan.

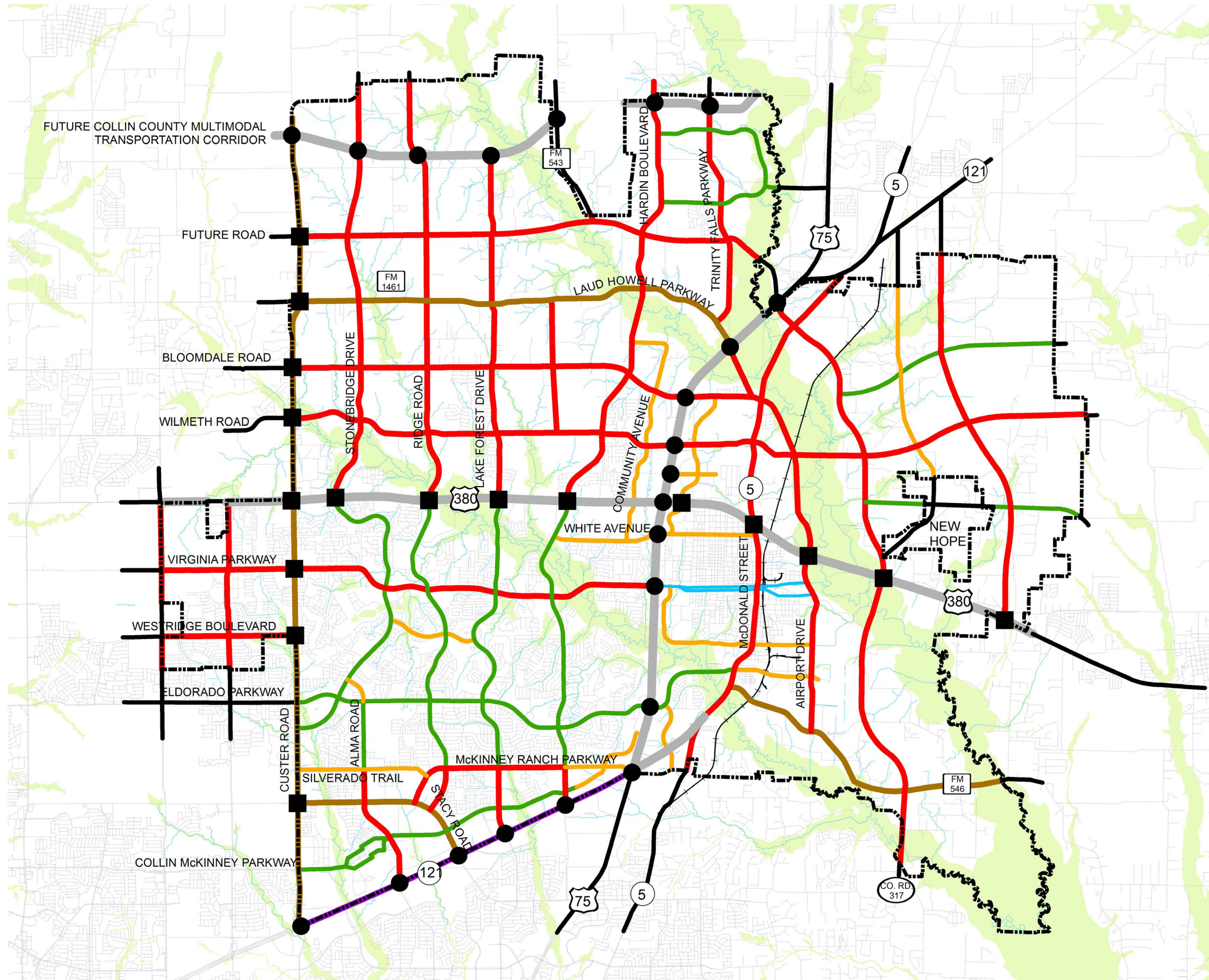
* Amendment #2 01-05-2010
(Ordinance No. 2010-01-001)
Revised to reflect the Trinity
Falls Municipal Utility District,
the Airport Master Plan,
boundary changes between
McKinney, Fairview, and
Princeton as well as changes to
the Master Thoroughfare Plan.

* Amendment #3 07-16-2013
(Ordinance No. 2013-07-070)
Revised to reflect the changes
to the Master Thoroughfare
Plan.

* Amendment #4 05-05-2015
(Ordinance No. 2015-05-039)
Revised to remove the REC
Module and create new
modules: Tollway Commercial
Module and Urban Mix Module.

* Amendment #5 06-02-2015
(Ordinance No. 2015-06-048)
Revised to reflect amendments
to the Master Thoroughfare
Plan, floodplain changes, and
boundary changes between
McKinney and Fairview.

CITY OF MCKINNEY COMPREHENSIVE PLAN MASTER THOROUGHFARE PLAN



- High Capacity at Grade Intersections
 - Grade Separated Intersections
 - ▭ Extraterritorial Jurisdiction (ETJ)
 - Rail Line
 - Floodplain
- Roadway Classifications**
- Major Regional Highway / Multi-Modal
 - Tollway
 - Principal Arterial: (P6D - 130'-150' ROW, 6 lanes)
 - Major Arterial: (M6D - 120' ROW, 6 lanes)
 - Minor Arterial: (M4D, M5U, M4U, M3U)
 - Greenway Arterial: (G4D - 120' ROW, 4 lanes)
 - Town Thoroughfare
 - Road By Others

* Original Adoption (Ordinance No. 2004-03-035)
 * Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.
 * Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.
 * Amendment #3 (Ordinance No. 2012-11-160) Revised to reflect new Custer Rd. /Wilmeth Rd. Alignment.
 * Amendment #4 (Ordinance No. 2013-07-070) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, Custer Rd. north of U.S. 380, Stonebridge Dr. north of U.S. 380, Hardin Blvd. north of U.S. 380, FM 546, and assorted roadway classification changes.
 * Amendment #5 (Ordinance No. 2015-06-048) Revised to reflect actual alignment of recently built roads, changes to the Ridge Rd., Lake Forest Dr. and Laud Howell Pkwy. alignments, assorted roadway classification changes, boundary changes between McKinney and Fairview, and floodplain changes.

Source: City of McKinney GIS Department Data

2 June 2015
FIGURE 8.3

0 1 2 Miles

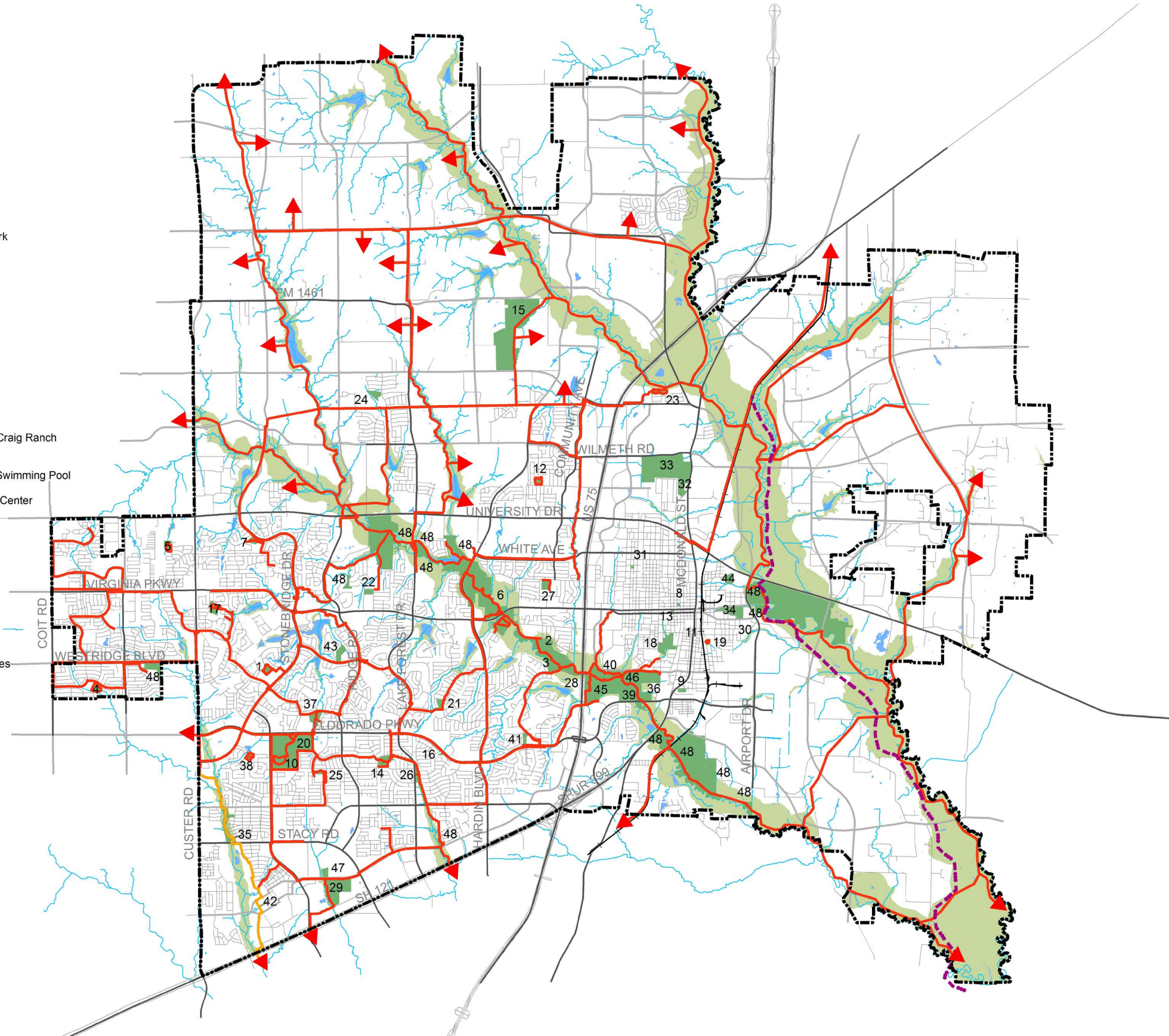


100 Acres

1 Square Mile

PARKS AND FACILITIES

1. A. Hardy Eubanks, Jr. Park
2. Al Ruschhaupt Soccer Complex
3. Alex Clark Disc Golf Course
4. Ash Woods Park
5. Aviator Park
6. Bonnie Wenk Park
7. Carey Cox Memorial Park
8. Central Park
9. Cottonwood Park
10. The Courts at Gabe Nesbitt
11. Day Labor Plaza
12. Dr. Charles B. McKissick Park
13. Dr. Glenn Mitchell Memorial Park
14. E.A. Randles Park
15. Erwin Park
16. Ezra Lee (Tinker) Taylor Park
17. Falcon Creek Park
18. Finch Park
19. Fitzhugh Park
20. Gabe Nesbitt Community Park
21. Hill Top Park
22. Horizon Park
23. Inspiration Park
24. Jim Ledbetter Park
25. John M. Whisenant Park
26. Katherine B. Winniford Park
27. Mary Will Craig Park
28. McKinney Community Center
29. McKinney Soccer Complex @ Craig Ranch
30. Mouzon Ball Fields
31. Murphy Park
32. North Park & Juanita Maxfield Swimming Pool
33. Oak Hollow Golf Course
34. Old Settlers Park & Recreation Center
35. Rowlett Creek Park
36. Senior Recreation Center
37. Serenity Park
38. Tom Allen Jr. Park
39. Towne Lake Disc Golf
40. Towne Lake Park
41. Valley Creek Park
42. Veterans Memorial Park
43. W.B. Finney Park
44. Wattley Park
45. Wilson Creek Nature Trail
46. Wilson Creek Softball Complex
47. World Collection of Crape Myrtles
48. Undeveloped/Open Space



CITY OF MCKINNEY COMPREHENSIVE PLAN HIKE AND BIKE TRAILS MASTER PLAN

- Extraterritorial Jurisdiction (ETJ)
- Hike and Bike Trail
- Six City Trail
- Equestrian Trail
- Roads
- Proposed Thoroughfares
- Rail Line
- Creeks
- Lakes
- Park Property
- Flood Plain

The arrows represent potential connections to future school sites with the intent of connecting all school sites with the main trails along major creeks.

Original Adoption 03-22-04 (Ordinance No. 2004-03-035)

*Amendment #1: 10-18-05 (Ordinance No.05-10-133) Revised sections of Ridge Road and Stonebridge Drive north of Bloomdale Road.

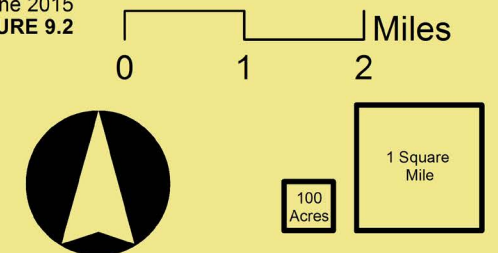
*Amendment #2: 04-04-06 (Ordinance No. 2006-04-042) Realigned the trail in the vicinity of the intersection of the Irving Water Distribution Line Easement and the East Fork of the Trinity River

*Amendment #3: 06-03-08 (Ordinance No. 2008-06-055) Adding, relocating, and eliminating various hike and bike sections.

*Amendment #4: 06-02-15 (Ordinance No. 2015-06-048) Adding, relocating and eliminating various hike and bike sections, updating floodplain changes, removing Bridge/Grade crossings designations, boundary changes between McKinney and Fairview, and updating the Master Thoroughfare Plan.

Source: City of McKinney Planning Department Data

2 June 2015
FIGURE 9.2



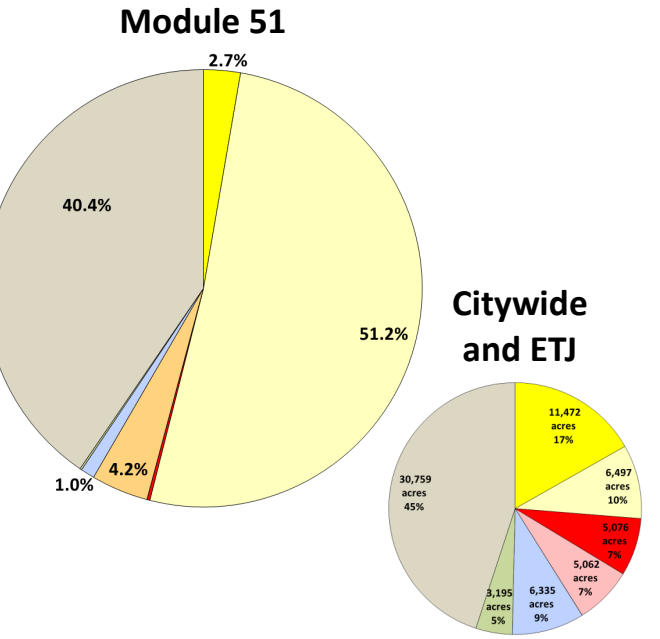
Land Use and Tax Base Summary for Module 51

17-200Z Rezoning Request

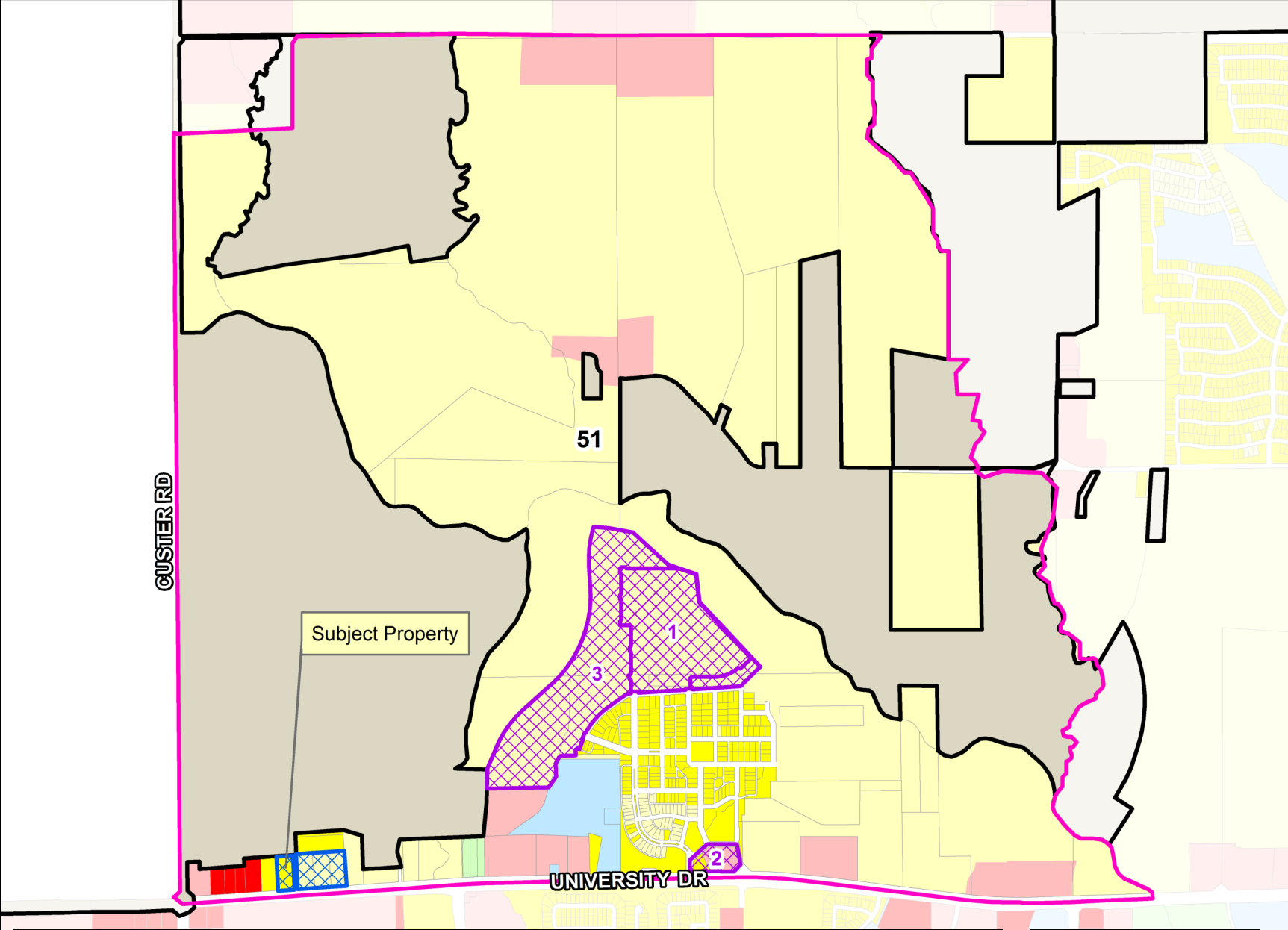
Land Use Summary

Below is a summary of existing and anticipated land uses for this module as of January 2016 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

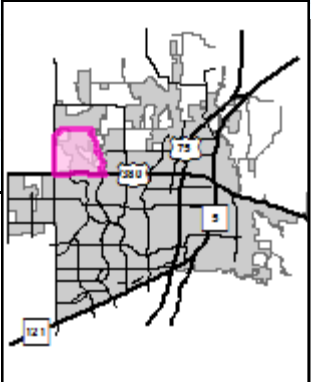
	Acres
<div></div> Residential	62.8
<div></div> Vacant Residential	1,183.3
Total Residential	1,246.1 (53.9%)
<div></div> Non-Residential	5.1
<div></div> Vacant Non-Residential	0.0
Total Non-Residential	5.1 (0.2%)
<div></div> Mixed-Use	0.0
<div></div> Vacant Mixed-Use	97.4
Total Mixed-Use ¹	97.4 (4.2%)
<div></div> Institutional (non-taxable)	23.8
Total Institutional (non-taxable)	23.7 (1%)
<div></div> Agricultural/Undetermined	3.2
Total Agricultural/Undetermined ²	3.1 (0.1%)
Total Acres (city limits only)	1,375.6 (59.5%)
<div></div> Extraterritorial Jurisdiction (ETJ)	934.3
Total Extraterritorial Jurisdiction ³	934.2 (40.4%)
Total Acres	2,309.9



Module 51 Map



Approved Projects Impacting Land Use or Tax Base (2016, 2017) ⁴				
Map ID	Case Number	Project	Project Description	Acres
1	16-013RP	Tucker Hill Ph 4	Record plat for 118 single family residential lots and 10 common areas	0.027
2	16-127SP	Tucker Hill Office and Retail	Site plan for office and retail development	0.250
3	16-277Z	Tucker Hill Ph 4	Rezone the subject property from PD and CC to PD and CC	0.011

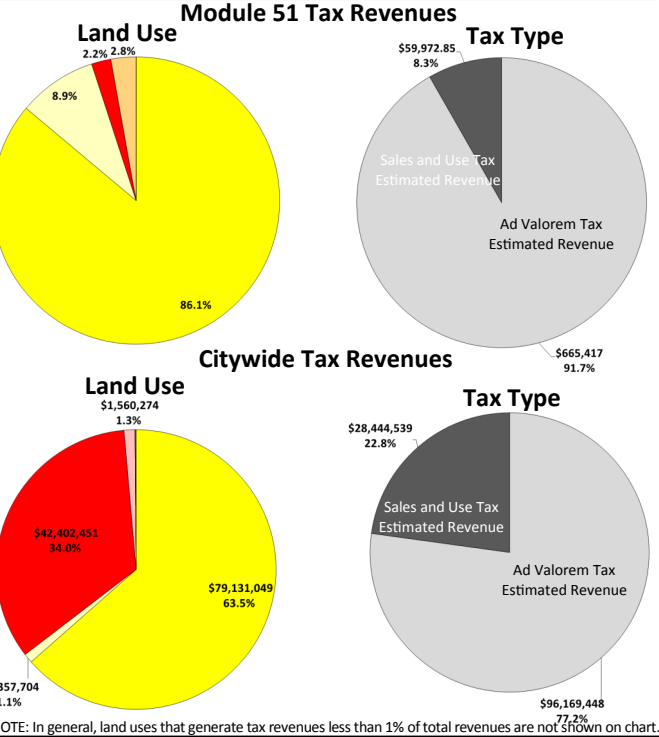


Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2016. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
<div></div> Residential	\$ 572,949	\$ -	\$ 572,949
<div></div> Non-Residential	\$ 14,551	\$ -	\$ 14,551
<div></div> Mixed-Use	\$ -	\$ -	\$ -
Developed Land Uses	\$ 587,499	\$ -	\$ 587,499
<div></div> Vacant Residential	\$ 59,108	\$ -	\$ 59,108
<div></div> Vacant Non-Residential	\$ -	\$ -	\$ -
<div></div> Vacant Mixed-Use	\$ 18,779	\$ -	\$ 18,779
<div></div> Agricultural/Undetermined	\$ 30	\$ -	\$ 30
Undeveloped Land Uses	\$ 77,918	\$ -	\$ 77,918

Grand Total (city limits only)	\$ 665,417	\$ -	\$ 665,417
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1. Mixed-Use land uses reflect those parcels for which zoning allows for residential and/or non-residential horizontal or vertically-integrated uses .
2. Agricultural/Undetermined land uses reflect those parcels with agricultural zoning for which no future use is currently defined.
3. Properties located in the ETJ are not included in the Land Use Summary and the Tax Base Summary because they fall outside of the city's land use and taxing jurisdiction.
4. Zoning, site plan and record plat cases approved after the certified tax roll of January 1, 2016 and change land use and/or vacancy status. These cases are not included in the Land Use Summary or the Tax Base Summary.
5. Institutional (non-taxable) properties are not included in the Tax Base Summary because these properties do not generate taxes. Estimated tax revenues do not include any property exemptions, delinquencies, etc. and; therefore, may not reflect actual collection amounts.

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.

LAND USE COMPARISON TABLE
17-200Z – Walnut Grove 1 Rezone

Type Use	(Existing) AG	(Proposed) C2
Residential Uses		
Bed and breakfast (subject to Ch. 138, Art. IV)	S	
Boardinghouse or roominghouse (17)		S
Dormitories		P
Independent Living Facility (retirement community) (56)		S
Mobile home dwelling (68)		
Mobile home park (subject to Ch 138, Art. III) (69)		
Multiple family dwelling (apartment) (71)		
Multiple family dwelling, senior (senior apartment) (72)		
Single family dwelling (attached) (104)		
Single family dwelling (detached) (105)	P	
Two-family dwelling (duplex) (119)		
Watchman or caretaker quarters	P	S
Educational and Institutional Uses		
Assisted living facility, nursing home, or rest home (10)		P
Cemetery	S	
Church or rectory, including church-operated day-care facilities and pre-schools (25)	P	P
Clinic (28)		P
College or university	S	P
Day-care (34)		P
Fraternal organization, lodge, civic club (47)		P
Halfway house		S
Hospital (53)		P
Museum, library, art gallery (public) (73)	S	P
School, business or trade (99)		P
School, public, private or parochial (100)	S	P
Accessory, Utility and Incidental Uses		
Accessory building or use (1)	P	P
Electrical generating plant		
Home occupation (See 146-133) (52)	P	
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P
Public building (shop or yard) (90)	S	
Servant's quarters (102)	P	
Sewage treatment plant		
Utility business office		P
Utility shop or yard	S	
Utility substation or regulating station	S	S
Water storage tank	S	P

LAND USE COMPARISON TABLE
17-200Z – Walnut Grove 1 Rezone

Type Use	(Existing) AG	(Proposed) C2
Water treatment plant	S	
Recreational & Entertainment Uses		
Amusement, commercial (indoor) (4)		P
Amusement, commercial (outdoor) (5)		S
Carnival or circus (temporary)	T	T
Country club (31)	S	S
Fitness club, gymnasium, exercise area or similar use		P
Golf course (public)	P	S
Golf course (private)	S	S
Park or playground (public) (81)	P	P
Playfield or stadium (public) (88)	P	P
Private club (subject to Ch. 138, Art. II, Sec. 146-41) (89)		S
Recreation area (private) (91)	P	P
Recreation center (public) (92)	P	P
Sexually oriented business (subject to Ch. 138, Art. V)		
Swim or tennis club (112)	P	P
Swimming pool (public)	P	P
Swimming pool (private) (113)	P	P
Theater (indoor)		P
Theater (outdoor)		
Transportation, Automobile, and Related Uses		
Airport or landing field, and aircraft hangar		
Auto painting or body shop		
Auto parts sales (indoor)		S
Automobile, trailer, light truck, tool rental		
Automobile, motorcycle, boat (sales, repair, or storage)		
Bus station		S
Car Wash (See Sec 146-41(11a)) (23)		S
Garage, auto repair (50)		S
Garage or lot, parking (private)	P	P
Garage or lot, parking (commercial)		P
Heliport or helistop	T	
Motor freight terminal		
Parking, incidental to main use	P	P
Parking lot (truck) (83)		
Private street development (See Ch. 142, Art. VII)		
Railroad freight station		
Railroad team truck		
Railroad track or right-of-way	P	P

LAND USE COMPARISON TABLE
17-200Z – Walnut Grove 1 Rezone

Type Use	(Existing) AG	(Proposed) C2
Recreational vehicle sales		
Service station or motor vehicle fuel sales (subject to section 146-84 (103)		S
Taxi or shuttle service		
Tire recapping		
Truck Fueling Station (117)		
Truck sales, storage, or repair		
Truck Stop (118)		
Commercial Type, Retail, and Service Uses		
Bait shop	P	P
Bakery or confectionery (retail)		P
Bakeries (wholesale)		P
Banks and financial institutions		P
Barber or beauty shops		P
Building materials sales or monument sales		
Carpentry or sign shop		
Cleaning Plant (laundry)		
Cleaning and pressing (small shop and pickup) (27)		P
Department or discount store		P
Drug-store or pharmacy		P
Exterminator		P
Farmers market (40)	P	P
Florist or garden shop		P
Field office (43) or real estate sales office	T	T
Food stores, groceries		P
Frozen food lockers		
Funeral homes and mortuaries		S
Furniture sales		P
Greenhouse or plant nursery		P
Hardware store (paint, plumbing, and related sales)		P
Heavy machinery sales and storage		
Hotel or motel (54)		S
Household appliance sales (55)		P
Laboratories (medical, dental, science)		P
Mimeograph or letter shop		
Mobile home display and sales		
Office building		P
Offices with showrooms		P
Office use	P	P
Office supplies		P

LAND USE COMPARISON TABLE
17-200Z – Walnut Grove 1 Rezone

Type Use	(Existing) AG	(Proposed) C2
Paint and related sales		P
Pawnshops		
Personal service (86)		P
Pet store, kennel, animal boarding (no outside runs)		P
Pet store, kennel, animal boarding (outside runs)	P	S
Psychic/paranormal readings		S
Radio or TV broadcast studio		P
Retail store (indoor)		P
Restaurant or cafeteria (carry-out only) (95)		P
Restaurant or cafeteria (indoor service) (96)		P
Restaurant or cafeteria (including drive-through window) (97a)		P
Restaurant or cafeteria (drive-in service) (97b)		S
Studios, photo, music, art, health, etc.		P
Tattoo Parlor		
Travel agent		P
Upholstery shop		S
Veterinarian (no outside runs)		P
Veterinarian (with outside runs)	P	S
Wholesale establishments		
Industrial and Manufacturing Uses		
Concrete or asphalt batch plant		
Contractor's yard		
Dirt or topsoil extraction; sand and gravel mining or storage	S	
Fat rendering, animal reduction		
Food processing		
Forestry, mining and oil/gas drilling uses	P	
Forge plant		
Indoor Gun Range (57)		
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)		
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)		
Junk or salvage yard (58)		
Machine shop or welding		
Metal fabrication		
Mini-warehouse (See Sec. 146-41)		S
Open storage (79)		
Paper or pulp manufacture		

LAND USE COMPARISON TABLE
17-200Z – Walnut Grove 1 Rezone

Type Use	(Existing) AG	(Proposed) C2
Printing plant		
Refining or storage (petroleum products, gas, butane, propane)		
Sanitary landfill		
Smelting of ores or metals		
Soft drink bottling plant		
Warehousing		
<i>Agricultural and Related Uses</i>		
Agricultural and ranching uses	P	P
Community Garden (29)	P	P
Creamery (dairy products)		
Fairgrounds or rodeo	S	
Farm implement sales and service		
Farm, orchard or truck garden (40)	P	P
Hatchery (poultry), egg farm, feed lot	P	
Livestock auction (62)	P	
Stable, commercial (106)	P	
Stable, private	P	
Stockyards or slaughterhouse		

The following is the legend for interpreting Schedule of Uses (Appendix F, Sec. F-4):

P	Use is permitted by right
	Use is prohibited
S	Use is permitted with a Specific Use Permit under Sec. 146-41
T	Use is permitted with a Temporary Use Permit

**ZONING DESCRIPTION
WADE 1.9197 ACRE PARCEL
LOT 5 – BLOCK 2
WALNUT GROVE SUBDIVISION
B.P. WORLEY SURVEY – ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. P. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PART OF LOT 5 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING PROPERTY DESCRIBED IN DEED TO TOMMY WADE AS RECORDED IN VOLUME 4983, PAGE 3557 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE WEST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, SAID POINT BEING IN THE EAST LINE OF SAID LOT 5 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION;

THENCE SOUTH 85° 04' 17" WEST AND DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE, FOR A DISTANCE OF 200.03 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER, SAID POINT BEING IN THE EAST LINE OF LOT 4 IN BLOCK 2 OF SAID WALNUT GROVE SUBDIVISION, AND ALSO BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO PATRICIA STANDISH AND RECORDED IN VOLUME 2085, PAGE 229 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 03° 44' 51" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID LOT 5 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION, FOR A DISTANCE OF 418.17 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF LOT 6 IN BLOCK 2 OF SAID WALNUT GROVE SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF SAID LOT 4 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION, SAID POINT ALSO BEING IN THE SOUTH LINE OF A CALLED 3.032 ACRE TRACT OF LAND DESCRIBED IN DEED TO JERRY BRADAM & CRAIG REAVIS AND RECORDED IN VOLUME 1004, PAGE 676 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 85° 04' 08" EAST ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 5 FOR A DISTANCE OF 200.00 FEET TO A ½" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTHEAST CORNER OF SAID LOT 6 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION;

THENCE SOUTH 03° 45' 07" EAST AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND ALONG THE EAST LINE OF SAID LOT 5 FOR A DISTANCE OF 418.17 FEET TO THE **POINT OF BEGINNING AND CONTAINING 1.9197 ACRES OF LAND**, MORE OR LESS.

ZONING DESCRIPTION
UNDERWOOD 1.9234 ACRE PARCEL
LOT 1 – BLOCK 1
WALNUT GROVE SUBDIVISION
B.P. WORLEY SURVEY – ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. P. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PART OF LOT 1 IN BLOCK 1 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING PROPERTY DESCRIBED IN DEED TO CYNTHIA UNDERWOOD AS RECORDED IN VOLUME 6058, PAGE 5537 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE EAST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, SAID POINT BEING IN THE WEST LINE OF SAID LOT 1 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION;

THENCE NORTH 03° 42' 30" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND THE WEST LINE OF SAID LOT 1 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 428.33 FEET TO A ½" IRON ROD WITH YELLOW CAP FOUND FOR CORNER,

THENCE NORTH 84° 37' 28" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND ACROSS SAID LOT 1 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 190.57 FEET TO A ½" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE WEST LINE OF LOT 2 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MOHAMMAD SADIQ AND RECORDED IN VOLUME 5310, PAGE 5800 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 04° 58' 42" EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 429.71 FEET TO A ½" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE;

THENCE SOUTH 85° 04' 17" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE, FOR A DISTANCE OF 200.06 FEET TO THE **POINT OF BEGINNING AND CONTAINING 1.9234 ACRES OF LAND, MORE OR LESS.**

**ZONING DESCRIPTION
SADIQ 1.9681 ACRE PARCEL
LOT 2 – BLOCK 1
WALNUT GROVE SUBDIVISION
B.P. WORLEY SURVEY – ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. P. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PART OF LOT 2 IN BLOCK 1 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING PROPERTY DESCRIBED IN DEED TO MOHAMMAD SADIQ AND RECORDED IN VOLUME 5310, PAGE 5800 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE EAST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, SAID POINT BEING IN THE WEST LINE OF SAID LOT 1 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION; SAID POINT ALSO BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CYNTHIA UNDERWOOD AND RECORDED IN VOLUME 6058, PAGE 5537 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 85° 04' 17" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE FOR A DISTANCE OF 200.06 FEET TO A ½" IRON ROD WITH YELLOW CAP FOUND FOR THE **POINT OF BEGINNING FOR THIS DESCRIPTION**, SAID POINT BEING IN THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2,

THENCE NORTH 04° 58' 42" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 429.71 FEET TO A ½" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE NORTH 85°14' 05" EAST FOR A DISTANCE OF 199.38 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID LOT 2 AND WEST LINE OF LOT 3 IN BLOCK 1 OF AFORESAID WALNUT GROVE SUBDIVISION;

THENCE SOUTH 05° 02' 52" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 3 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 429.15 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE;

THENCE SOUTH 85° 04' 17" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE FOR A DISTANCE OF 199.90 FEET TO THE **POINT OF BEGINNING AND CONTAINING 1.9681 ACRES OF LAND**, MORE OR LESS.

**ZONING DESCRIPTION
SADIQ 1.9691 ACRE PARCEL
LOT 3 – BLOCK 1
WALNUT GROVE SUBDIVISION
B.P. WORLEY SURVEY – ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. P. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PART OF LOT 3 IN BLOCK 1 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING PROPERTY DESCRIBED IN DEED TO MOHAMMAD SADIQ AS RECORDED IN VOLUME 5310, PAGE 5800 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE EAST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, SAID POINT BEING IN THE WEST LINE OF SAID LOT 1 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION; SAID POINT ALSO BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CYNTHIA UNDERWOOD AND RECORDED IN VOLUME 6058, PAGE 5537 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 85° 04' 17" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND PASSING THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF LOT 2 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 399.96 FEET TO THE **POINT OF BEGINNING FOR THIS DESCRIPTION**, SAID POINT BEING IN THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF AFORESAID LOT 3;

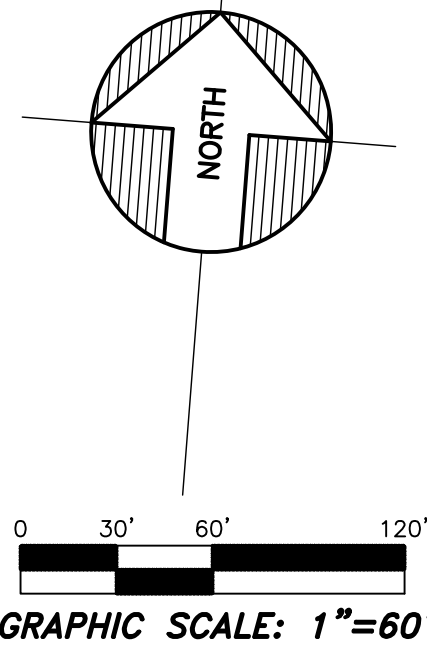
THENCE NORTH 05° 02' 52" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 429.15 FEET TO A POINT FOR CORNER;

THENCE NORTH 85° 14' 05" EAST FOR A DISTANCE OF 200.00 FEET TO A ½" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF LOT 4 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION, SAID POINT ALSO BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN HANSEN AND RECORDED IN VOLUME 1449, PAGE 150 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 05° 02' 52" EAST ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID LOT 4 FOR A DISTANCE OF 428.58 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE;

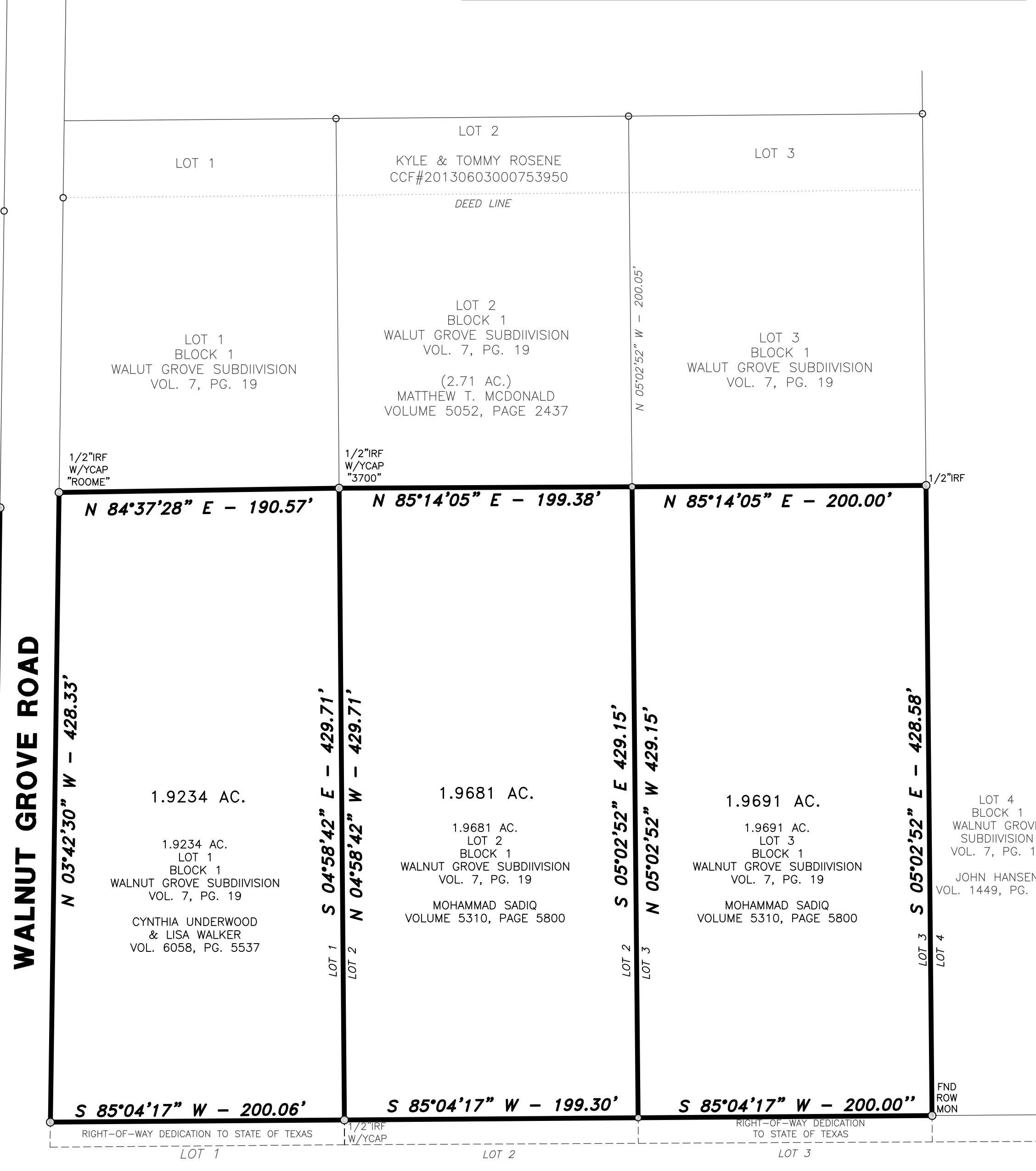
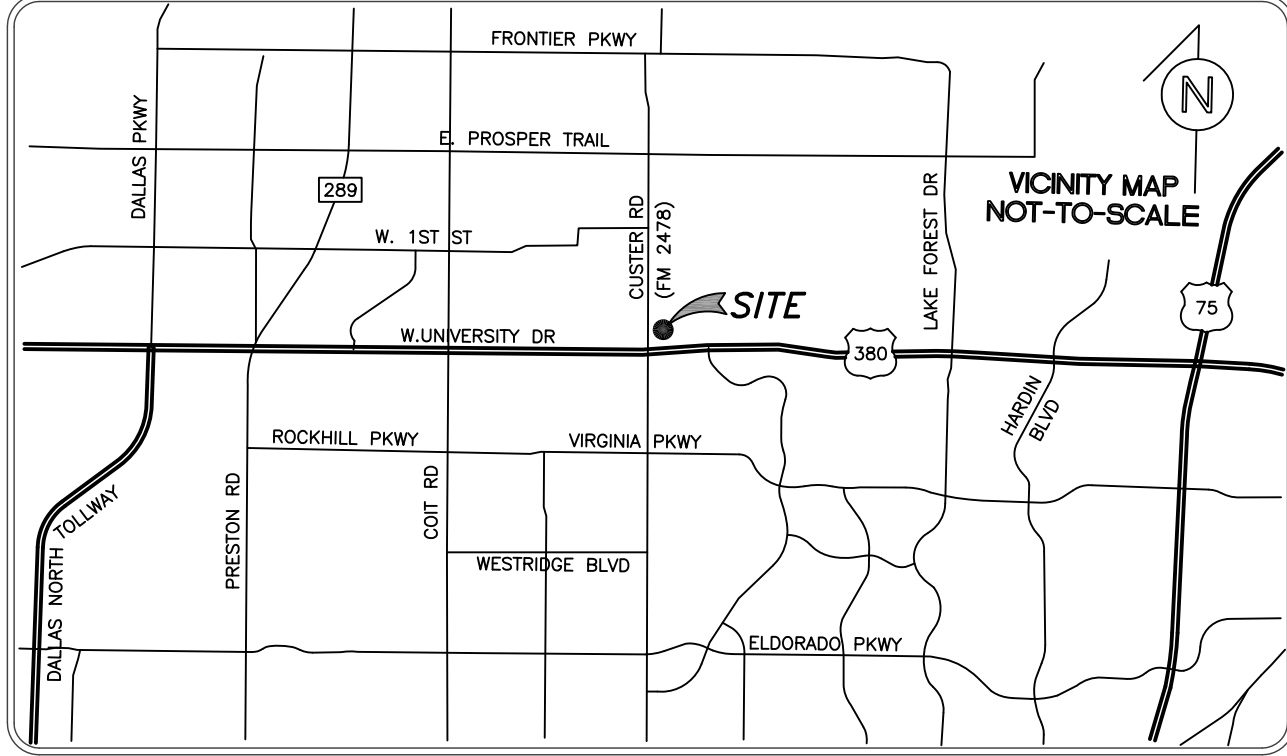
THENCE SOUTH 85° 04' 17" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE, FOR A DISTANCE OF 200.00 FEET TO THE **POINT OF BEGINNING AND CONTAINING 1.9691 ACRES OF LAND**, MORE OR LESS.

CUSTER ROAD
(F.M. 2478)



LEGEND		
○ IRF	IRON ROD FOUND (SIZE AS NOTED)	
— PP	OVERHEAD UTILITY POLE	
VOL.	VOLUME	
PG.	PAGE	
ESMT.	EASEMENT	
MRCCT	MAP RECORDS COLLIN COUNTY TEXAS	
CC	COUNTY CLERK'S FILE	

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	N 86°06'52" E	7.00'
L2	S 03°04'59" E	143.93'



U.S. HIGHWAY 380
UNIVERSITY DRIVE

(FKA STATE HIGHWAY NO. 24)
(VARIABLE WIDTH RIGHT-OF-WAY)

PETITIONER/OWNER
TRINITY PARTNERS COMMERCIAL REAL ESTATE
P.O. BOX 96011
450 NORTH KIMBALL SUITE 100
SOUTH LAKE, TEXAS 76092
PHONE (817) 778-4711
FAX (817) 778-4711
WWW.TRINITYPARTNERSTEXAS.COM
CONTACT: BRAD BOWEN

ZONING NOTE:
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, 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, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

CERTIFICATION
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, MADE ON THE GROUND, THIS DATE, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS OR RESTRICTIONS THAT MAY BE OF RECORD, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT AND THAT THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN ON SAID PLAT.
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890



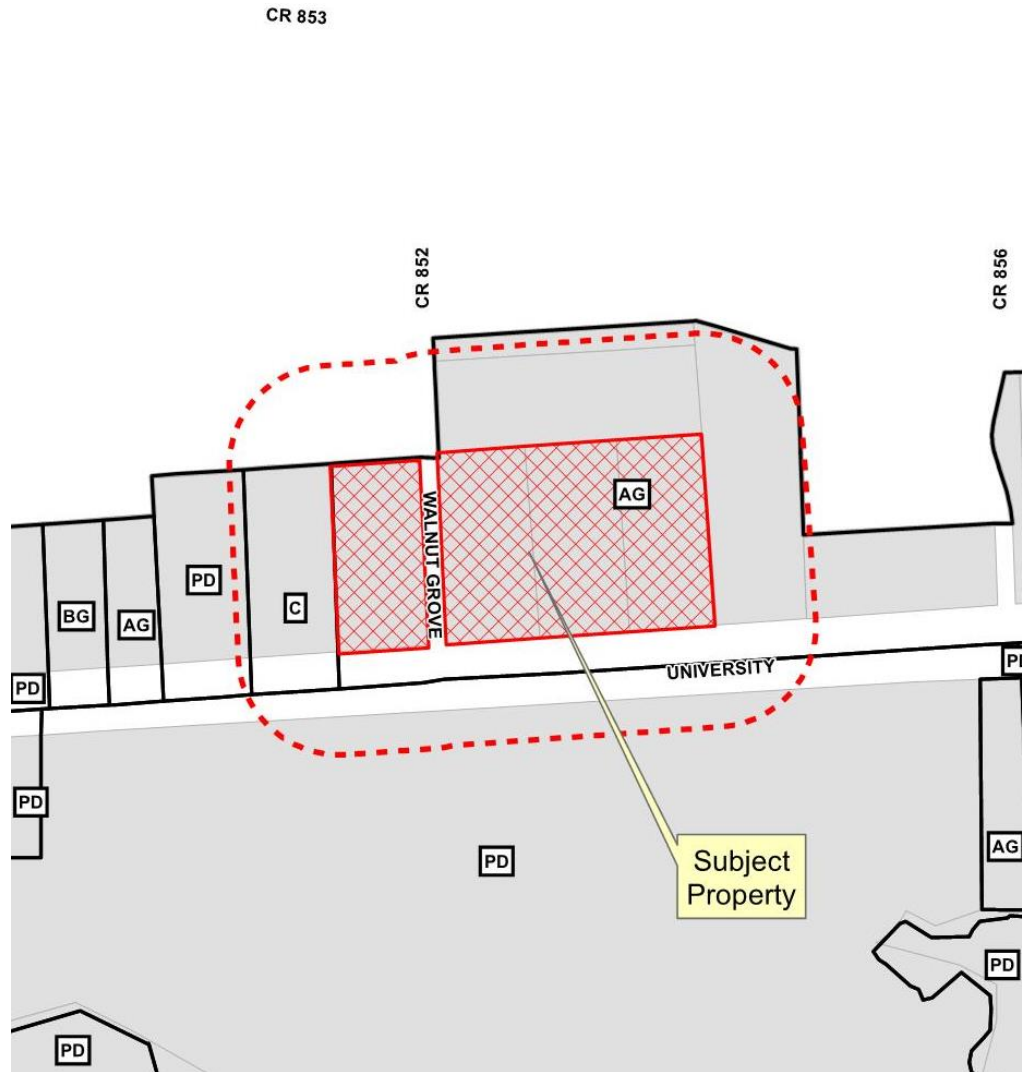
ZONING EXHIBIT
4 TRACTS OF LAND
7.7803 ACRES
WALNUT GROVE ESTATES
B.P. WORLEY SURVEY - ABSTRACT NO. 995
MCKINNEY, COLLIN COUNTY, TEXAS
BLUE SKY
SURVEYING & MAPPING
CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DATE: AUGUST 4, 2017
SCALE: 1"=60'
DRPETREE@BLUESKYSURVEYING.COM
TSPS REGISTRATION No. 10105700
US380CUSTERNECPROSPERZONING

Walnut Grove 1 Rezone

17-200Z



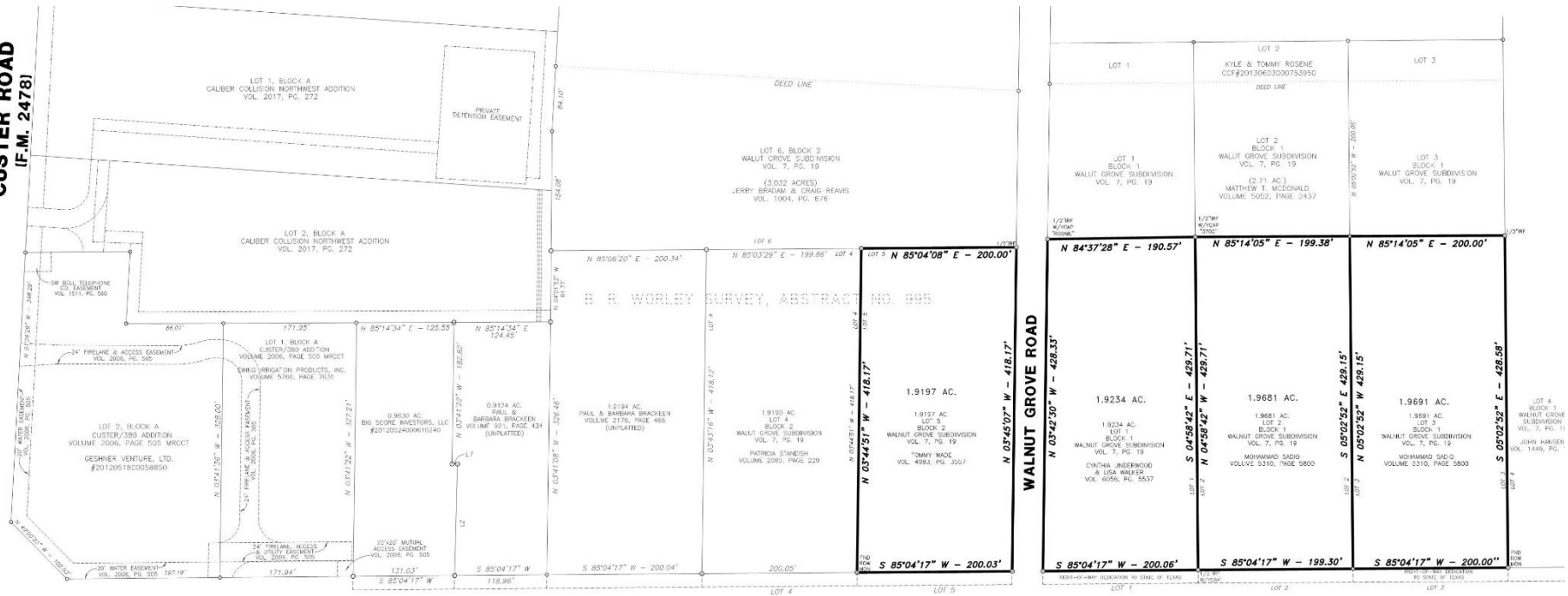
Location Map



Aerial Exhibit



CUSTER ROAD
[F.M. 2478]



U.S. HIGHWAY 380
UNIVERSITY DRIVE







17-202Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District to “C1” - Neighborhood Commercial District, Located on the Northwest Corner of Collin McKinney Parkway and Village Park Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 22, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Director of Planning, AICP, CPM

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 19, 2017 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: July 14, 2017(Original Application)
August 3, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.37 acres of land from “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District to “C1” - Neighborhood Commercial District, generally for commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
----------	---------------------------------------	-------------------

Subject Property	"PD" - Planned Development District Ordinance No. 2002-05-038 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Village Park Subdivision
South	"PD" - Planned Development District Ordinance No. 2015-10-088 (Single Family Residential Uses), "REC" - Regional Employment Center Overlay District and "CC" - Corridor Commercial Overlay District	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Village Park Subdivision
West	"PD" - Planned Development District Ordinance No. 2013-03-028 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "C1" - Neighborhood Commercial District, generally for low intensity commercial uses. The governing zoning ("PD" - Planned Development District Ordinance No. 2002-05-038 and "REC" - Regional Employment Center Overlay District) primarily allows for retail uses developed in an urban form, with a greater rear yard setback to allow for parking in the rear and for the building to front the street. The applicant has indicated the potential for the property to develop for commercial uses; however, would like to develop in a suburban form with parking in the front and the building set back from the street.

Within the last year, three rezoning requests to rezone to "C1" - Neighborhood Commercial District were approved near the intersection of Lake Forest Drive and Collin McKinney Parkway, approximately 1,000 feet east of the subject property. It is Staff's professional opinion the rezoning request will remain compatible with the adjacent residential uses and will complement the planned commercial uses. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for residential uses. The FLUP modules

diagram designates the subject property as Urban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of “Economic Development Vitality for a Sustainable and Affordable Community” by creating a “balanced development pattern”.

IMPACT ON SUBJECT AND SURROUNDING PROPERTIES:

- Impact on Infrastructure: The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The proposed rezoning request will not alter the land use from what has been planned for the subject property and should remain compatible and complement the surrounding properties.
- Land Use and Tax Base Summary: Module 13 is currently comprised of approximately 53.9% residential uses and 46.1% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 13 are comprised of approximately 80.4% from residential uses and 19.6% from non-residential uses. Estimated tax revenues by type in Module 13 are comprised of approximately 87.6% ad valorem taxes and 12.4% sales and use taxes.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this rezoning request.

SUPPORTING MATERIALS:

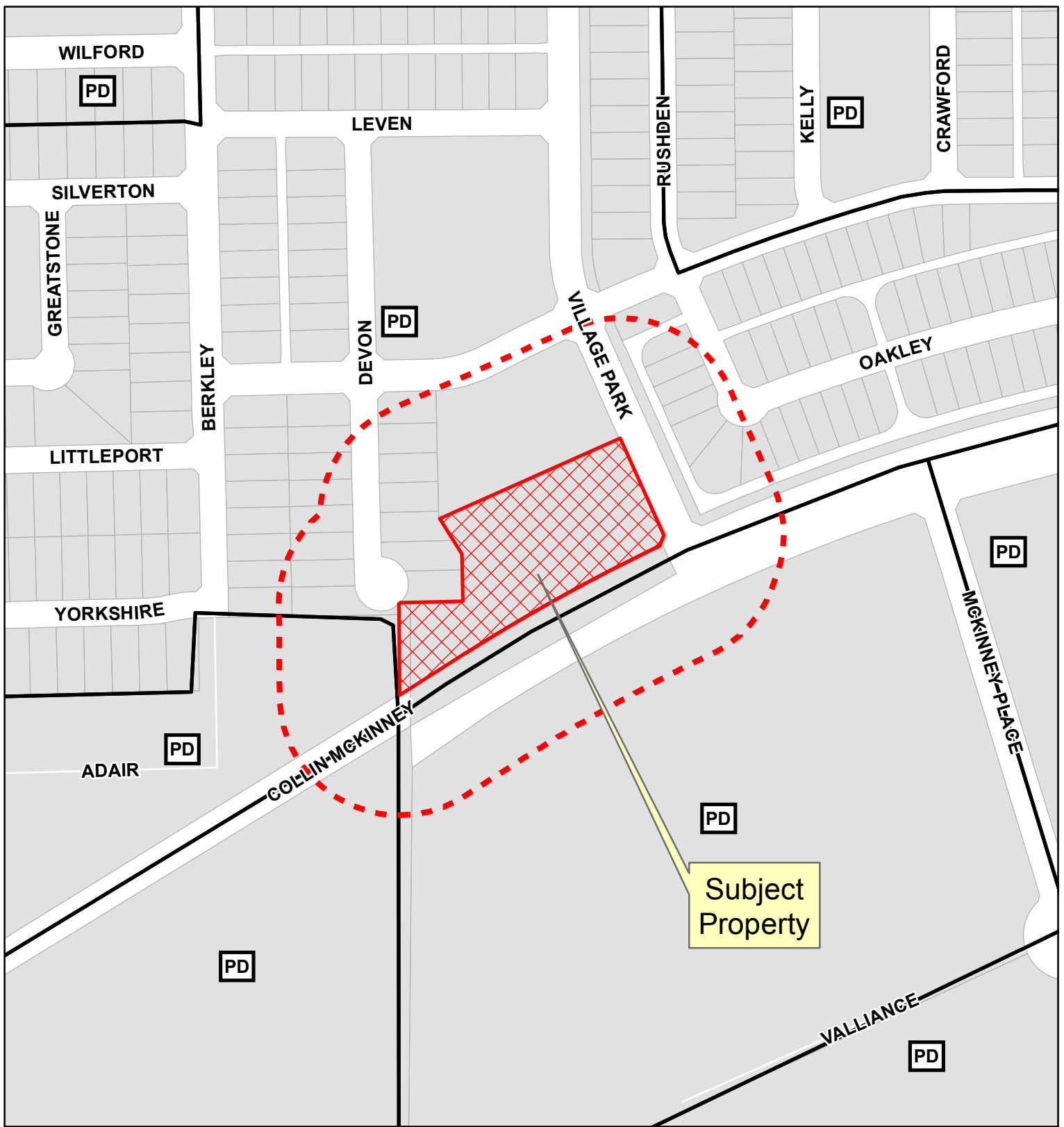
[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary Map](#)

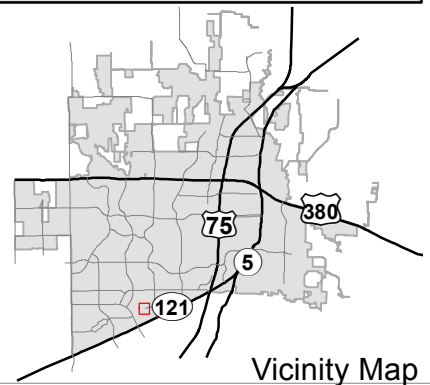
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2002-05-038](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)



Notification Map

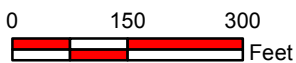
Case: 17-202Z

--- 200' Buffer



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.

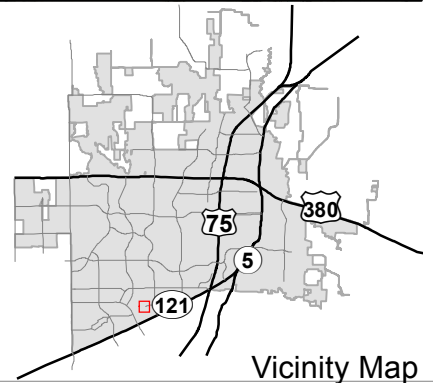
Path: S:\MCKGIS\Notification\Projects\2017\17-202Z.mxd



Notification Map

Case: 17-202Z

--- 200' Buffer



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VASQUEZ ENGINEERING, L.L.C.

August 09, 2017

City of McKinney
Development Services
221 N. Tennessee Street
McKinney, Texas 75069

**Re: Letter of Intent – 2.37-Acre Tract
NW Corner Collin McKinney Parkway and Village Park Drive**

Dear City Planner,

Our client Village Park Square, LLC is looking to develop a 2.371-acre tract of land that is currently not platted. They are looking to develop Day Care space, retail space and office space. The lot is located at the northwest corner of Collin McKinney Parkway and Village Park Drive and is currently vacant. The lot is zoned PD 2002-05-038 and Client is requesting to change the zoning to C1, Neighborhood Commercial District. The lot is in the Regional Employment Center Overlay District.

The purpose for the request is to decrease the rear yard distance requirement. The change would allow the buildings to be placed with parking in front, drives to provide mutual access, provide adequate fire lane, a connection to the west property and other items required for development by the City.

The Applicant is:

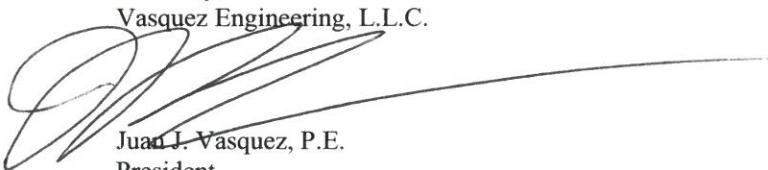
Vasquez Engineering, LLC
1919 S. Shiloh Road
Suite 440, LB 44
Garland, TX 75042
Byron T. Waddey, P.E.
(972) 278-2948

The Owner is:

Mr. Srinivas Chaluvadi
Village Park Square, LLC
13359 Grayhawk Blvd
Frisco, TX 75033
(469) 372-9395

If you have any questions or need additional information please let me know.

Sincerely,
Vasquez Engineering, L.L.C.



Juan J. Vasquez, P.E.
President

CITY OF MCKINNEY COMPREHENSIVE PLAN FUTURE LAND USE PLAN

* Original Adoption 03-22-2004
(Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006
(Ordinance No. 2006-04-042)
Revised to reflect alignment of
Future Collin County
Multimodal Transportation
Corridor as well as changes to
the Master Thoroughfare Plan.

* Amendment #2 01-05-2010
(Ordinance No. 2010-01-001)
Revised to reflect the Trinity
Falls Municipal Utility District,
the Airport Master Plan,
boundary changes between
McKinney, Fairview, and
Princeton as well as changes to
the Master Thoroughfare Plan.

* Amendment #3 07-16-2013
(Ordinance No. 2013-07-070)
Revised to reflect the changes to
the Master Thoroughfare
Plan.

* Amendment #4 05-05-2015
(Ordinance No. 2015-05-039)
Revised to reflect changes to
anticipated land uses/zoning for
the area formerly known as the
REC Module and create new
modules: Tollway Commercial
Module and Urban Mix Module.

* Amendment #5 06-02-2015
(Ordinance No. 2015-06-048)
Revised to reflect amendments to
the Master Thoroughfare
Plan, floodplain changes, and
boundary changes between
McKinney and Fairview.

The Future Land Use Plan serves as a guide for future development and represents policy and generalized land uses proposed for the City of McKinney. This Future Land Use Plan is composed of Land Use Modules. The Modules are groupings of several different land use categories combined with recommended percentages, working to achieve a holistic goal for a specific area of the community. THIS IS NOT A ZONING MAP.

Legend

Existing and Future Thoroughfares
Extraterritorial Jurisdiction (ETJ)

Rail Line
Floodplain

FUTURE LAND USE MODULES

Estate Mix
Suburban Mix
Urban Mix
Town Center
Transit Village (1/4 mile radius)
Community Village
Regional Commercial
Tollway Commercial
Regional Employment
Office Park
Industrial
Airport Industrial
Potential Commercial within the
Residential Module
(Based on Locational Criteria)

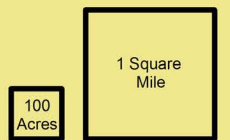
ANTICIPATED LAND USES / ZONING

Floodplain
Golf Course
Parks/Open Space
Government/Schools
Airport
Heavy Manufacturing
Light Manufacturing
Commercial Historic
Commercial
Neighborhood Business
Mixed Use
Office
Residential/Low Density
Residential/Medium Density
Residential/High Density
Residential/Urban High Density

Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.4

0 1 2 Miles



CITY OF MCKINNEY COMPREHENSIVE PLAN

FUTURE LAND USE PLAN MODULE DIAGRAM

Legend

- Rail Line
- Existing and Future Thoroughfares
- Floodplain
- Extraterritorial Jurisdiction (ETJ)

FUTURE LAND USE MODULES

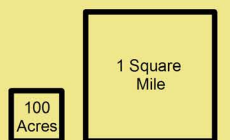
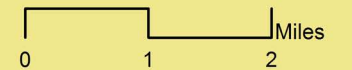
- EM Estate Mix
- SM Suburban Mix
- UM Urban Mix
- TC Town Center
- TV Transit Village
- CV Community Village
- RC Regional Commercial
- TWY Tollway Commercial
- RE Regional Employment
- OP Office Park
- I Industrial
- AI Airport Industrial

MODULE TYPE

- Existing Modules
- Future Modules

Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.5



* Original Adoption 03-22-2004
(Ordinance No. 2004-03-035)

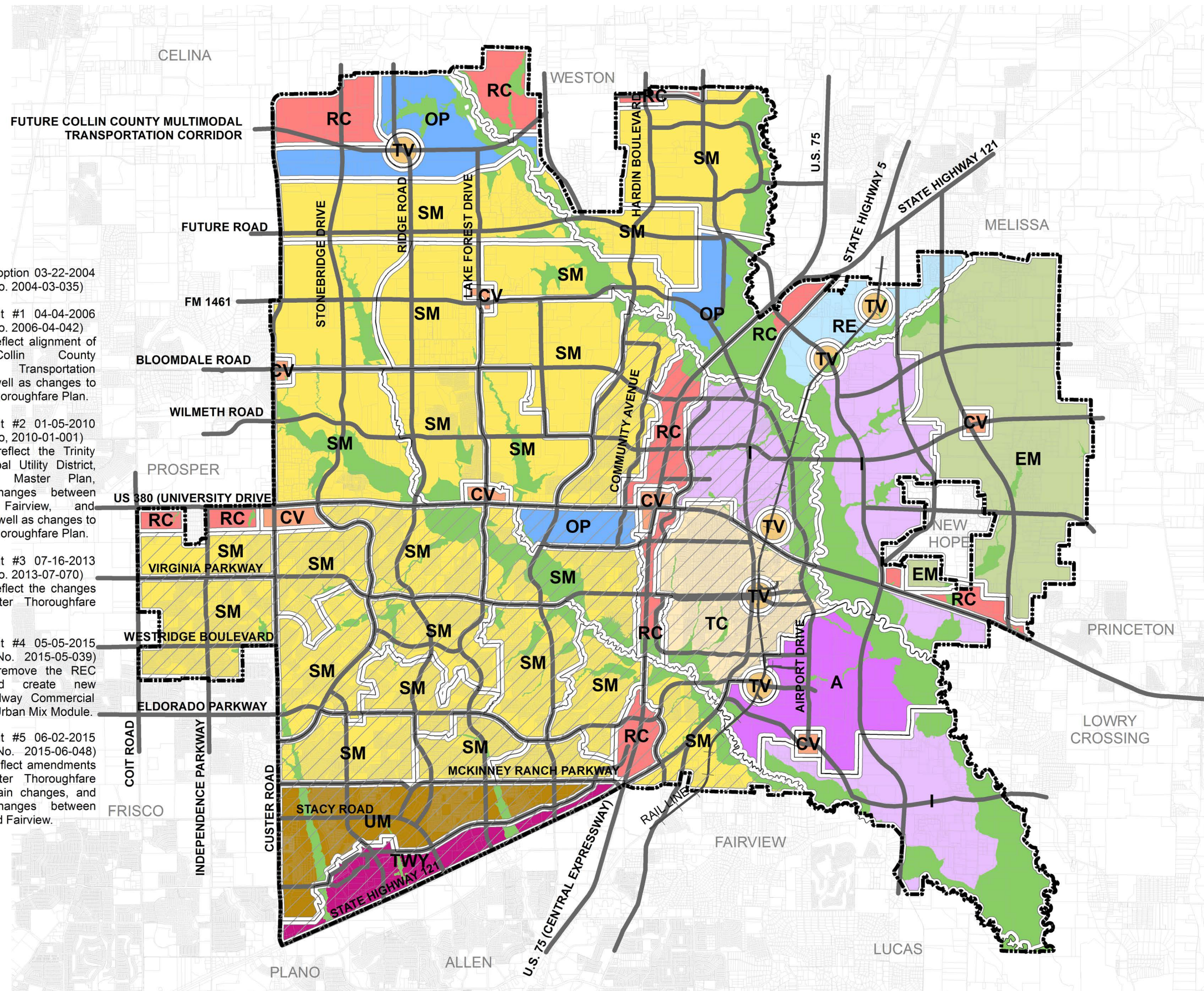
* Amendment #1 04-04-2006
(Ordinance No. 2006-04-042)
Revised to reflect alignment of
Future Collin County
Multimodal Transportation
Corridor as well as changes to
the Master Thoroughfare Plan.

* Amendment #2 01-05-2010
(Ordinance No. 2010-01-001)
Revised to reflect the Trinity
Falls Municipal Utility District,
the Airport Master Plan,
boundary changes between
McKinney, Fairview, and
Princeton as well as changes to
the Master Thoroughfare Plan.

* Amendment #3 07-16-2013
(Ordinance No. 2013-07-070)
Revised to reflect the changes
to the Master Thoroughfare
Plan.

* Amendment #4 05-05-2015
(Ordinance No. 2015-05-039)
Revised to remove the REC
Module and create new
modules: Tollway Commercial
Module and Urban Mix Module.

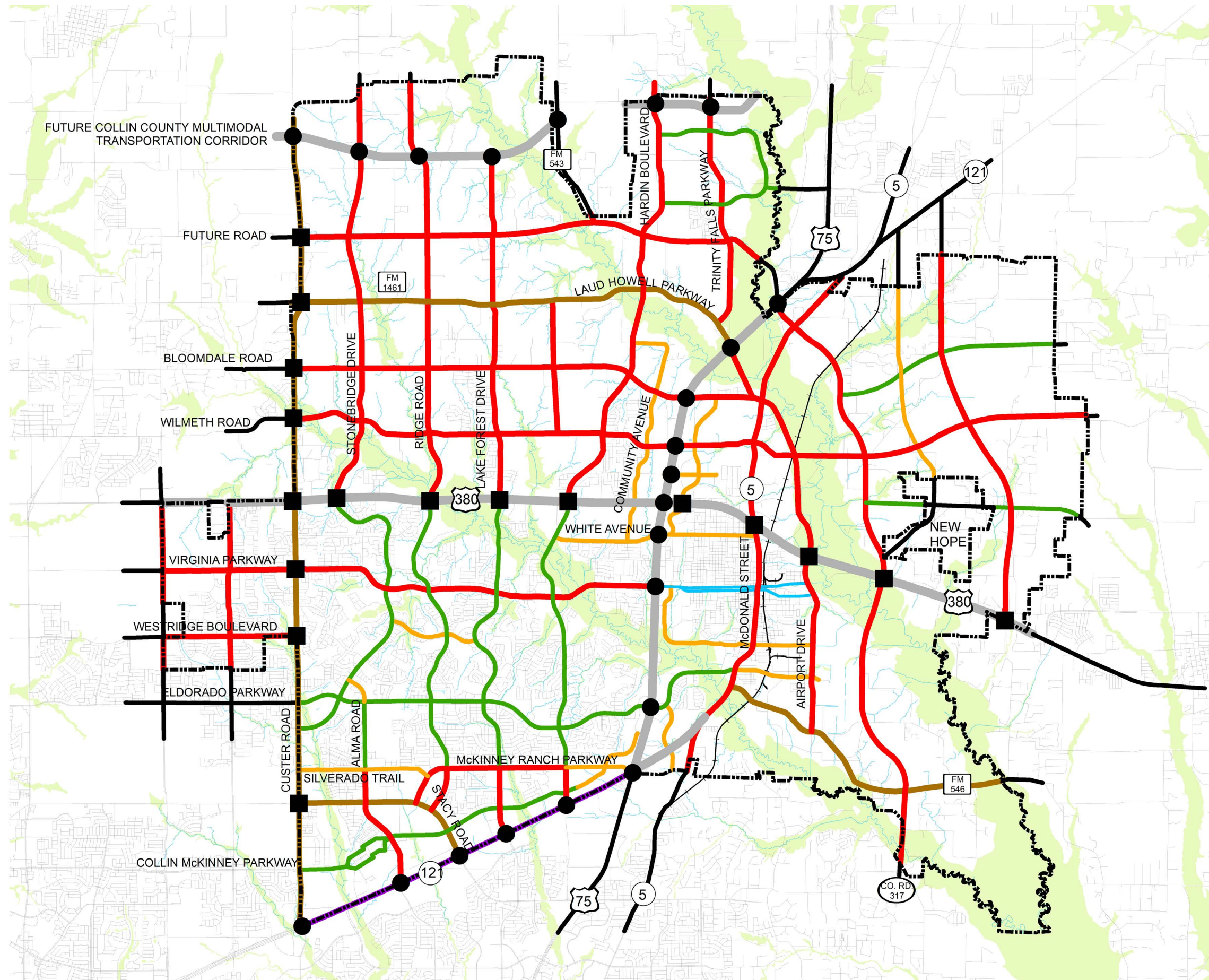
* Amendment #5 06-02-2015
(Ordinance No. 2015-06-048)
Revised to reflect amendments
to the Master Thoroughfare
Plan, floodplain changes, and
boundary changes between
McKinney and Fairview.



CITY OF MCKINNEY

COMPREHENSIVE PLAN

MASTER THOROUGHFARE PLAN



- High Capacity at Grade Intersections
 - Grade Separated Intersections
 - ▭ Extraterritorial Jurisdiction (ETJ)
 - Rail Line
 - Floodplain
- Roadway Classifications**
- Major Regional Highway / Multi-Modal
 - Tollway
 - Principal Arterial: (P6D - 130'-150' ROW, 6 lanes)
 - Major Arterial: (M6D - 120' ROW, 6 lanes)
 - Minor Arterial: (M4D, M5U, M4U, M3U)
 - Greenway Arterial: (G4D - 120' ROW, 4 lanes)
 - Town Thoroughfare
 - Road By Others

* Original Adoption (Ordinance No. 2004-03-035)
 * Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.
 * Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.
 * Amendment #3 (Ordinance No. 2012-11-160) Revised to reflect new Custer Rd. /Wilmeth Rd. Alignment.
 * Amendment #4 (Ordinance No. 2013-07-070) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, Custer Rd. north of U.S. 380, Stonebridge Dr. north of U.S. 380, Hardin Blvd. north of U.S. 380, FM 546, and assorted roadway classification changes.
 * Amendment #5 (Ordinance No. 2015-06-048) Revised to reflect actual alignment of recently built roads, changes to the Ridge Rd., Lake Forest Dr. and Laud Howell Pkwy. alignments, assorted roadway classification changes, boundary changes between McKinney and Fairview, and floodplain changes.

Source: City of McKinney GIS Department Data

2 June 2015
 FIGURE 8.3

0 1 2 Miles

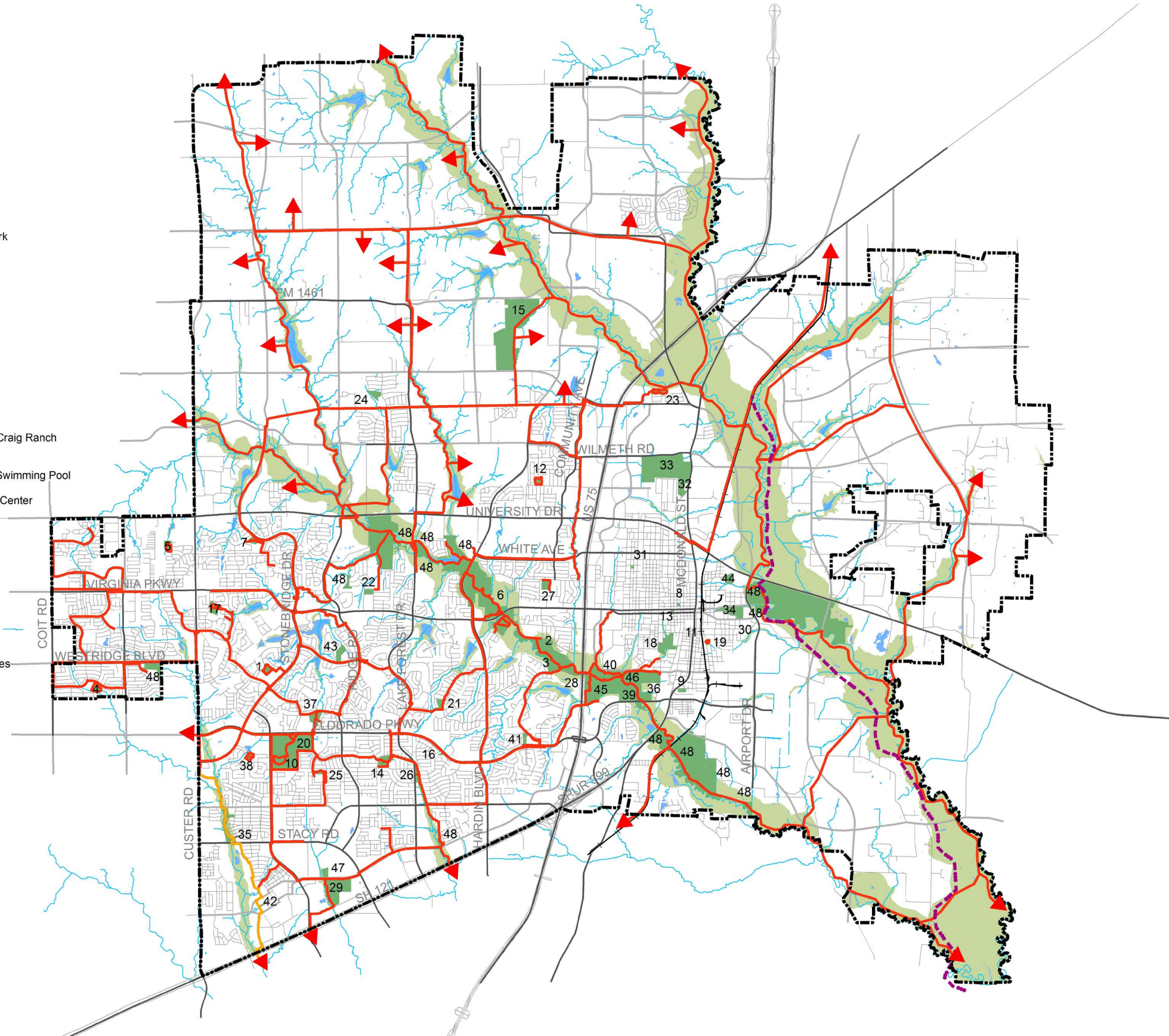


100 Acres

1 Square Mile

PARKS AND FACILITIES

1. A. Hardy Eubanks, Jr. Park
2. Al Ruschhaupt Soccer Complex
3. Alex Clark Disc Golf Course
4. Ash Woods Park
5. Aviator Park
6. Bonnie Wenk Park
7. Carey Cox Memorial Park
8. Central Park
9. Cottonwood Park
10. The Courts at Gabe Nesbitt
11. Day Labor Plaza
12. Dr. Charles B. McKissick Park
13. Dr. Glenn Mitchell Memorial Park
14. E.A. Randles Park
15. Erwin Park
16. Ezra Lee (Tinker) Taylor Park
17. Falcon Creek Park
18. Finch Park
19. Fitzhugh Park
20. Gabe Nesbitt Community Park
21. Hill Top Park
22. Horizon Park
23. Inspiration Park
24. Jim Ledbetter Park
25. John M. Whisenant Park
26. Katherine B. Winniford Park
27. Mary Will Craig Park
28. McKinney Community Center
29. McKinney Soccer Complex @ Craig Ranch
30. Mouzon Ball Fields
31. Murphy Park
32. North Park & Juanita Maxfield Swimming Pool
33. Oak Hollow Golf Course
34. Old Settlers Park & Recreation Center
35. Rowlett Creek Park
36. Senior Recreation Center
37. Serenity Park
38. Tom Allen Jr. Park
39. Towne Lake Disc Golf
40. Towne Lake Park
41. Valley Creek Park
42. Veterans Memorial Park
43. W.B. Finney Park
44. Wattley Park
45. Wilson Creek Nature Trail
46. Wilson Creek Softball Complex
47. World Collection of Crape Myrtles
48. Undeveloped/Open Space



CITY OF MCKINNEY COMPREHENSIVE PLAN HIKE AND BIKE TRAILS MASTER PLAN

- Extraterritorial Jurisdiction (ETJ)
- Hike and Bike Trail
- Six City Trail
- Equestrian Trail
- Roads
- Proposed Thoroughfares
- Rail Line
- Creeks
- Lakes
- Park Property
- Flood Plain

The arrows represent potential connections to future school sites with the intent of connecting all school sites with the main trails along major creeks.

Original Adoption 03-22-04 (Ordinance No. 2004-03-035)

*Amendment #1: 10-18-05 (Ordinance No.05-10-133) Revised sections of Ridge Road and Stonebridge Drive north of Bloomdale Road.

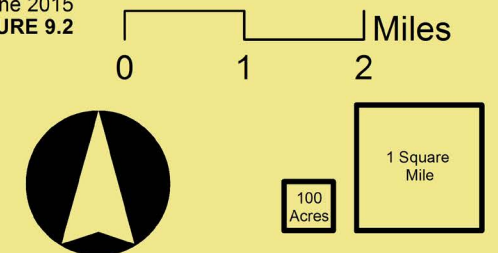
*Amendment #2: 04-04-06 (Ordinance No. 2006-04-042) Realigned the trail in the vicinity of the intersection of the Irving Water Distribution Line Easement and the East Fork of the Trinity River

*Amendment #3: 06-03-08 (Ordinance No. 2008-06-055) Adding, relocating, and eliminating various hike and bike sections.

*Amendment #4: 06-02-15 (Ordinance No. 2015-06-048) Adding, relocating and eliminating various hike and bike sections, updating floodplain changes, removing Bridge/Grade crossings designations, boundary changes between McKinney and Fairview, and updating the Master Thoroughfare Plan.

Source: City of McKinney Planning Department Data

2 June 2015
FIGURE 9.2



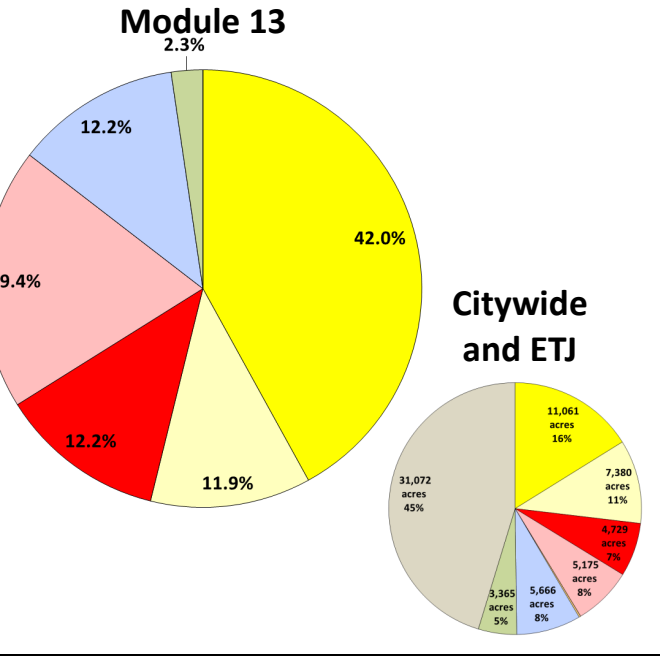
Land Use and Tax Base Summary for Module 13

17-2022 Rezoning Request

Land Use Summary

Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

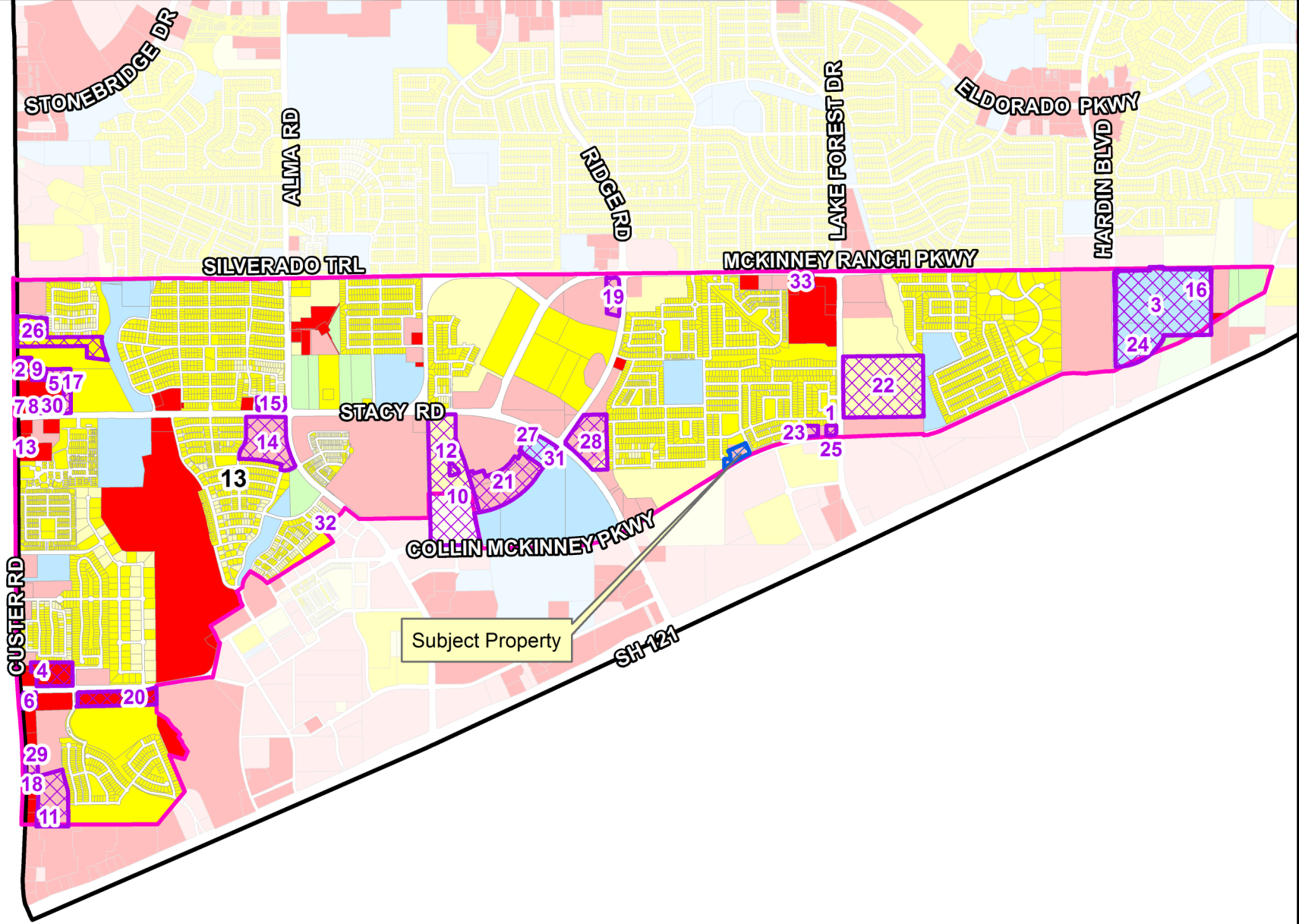
	Acres
Residential	913.1
Vacant Residential	258.0
Total Residential	1,171.1 (53.8%)
Non-Residential	266.3
Vacant Non-Residential	420.9
Total Non-Residential	687.2 (31.5%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use ¹	0 (0%)
Institutional (non-taxable)	265.7
Total Institutional (non-taxable)	265.7 (12.2%)
Agricultural/Undetermined	50.7
Total Agricultural/Undetermined ²	50.6 (2.3%)
Total Acres (city limits only)	2,174.7 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction ³	0.0 (0%)
Total Acres	2,174.7



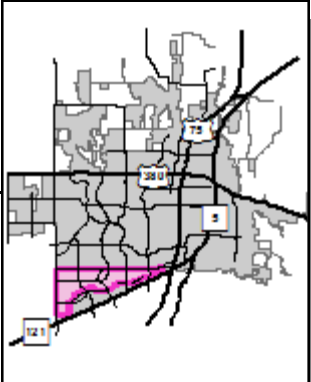
1. Mixed-Use land uses reflect those parcels for which zoning allows for residential and/or non-residential horizontal or vertically-integrated uses .
2. Agricultural/Undetermined land uses reflect those parcels with agricultural zoning for which no future use is currently defined.
3. Properties located in the ETJ are not included in the Land Use Summary and the Tax Base Summary because they fall outside of the city's land use and taxing jurisdiction.
4. Zoning, site plan and record plat cases approved after the certified tax roll of January 1, 2015 and change land use and/or vacancy status. These cases are not included in the Land Use Summary or the Tax Base Summary.
5. Institutional (non-taxable) properties are not included in the Tax Base Summary because these properties do not generate taxes. Estimated tax revenues do not include any property exemptions, delinquencies, etc. and; therefore, may not reflect actual collection amounts.

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.

Module 13



Approved Projects Impacting Land Use or Tax Base (2015, 2016) ⁴				
Map ID	Case Number	Project	Project Description	Acres
1	16-004Z	Victory at Lake Forest	Rezzone the subject property to "C1" and "REC"	1.212
2	16-007SP	Encore McKinney Addition	Site plan for retail buildings	0.354
3	16-018Z	MISD Property	Rezzone the subject property from PD, C & AG to GC	0.016
4	16-022RP	Tour Drive South	Record plat for Lot 7R, Block A	0.127
5	16-035SP	McKinney Self Storage	Site plan for a mini-warehouse facility	0.217
6	16-042RP	Bank of the Ozarks	Record plat for Lot 1, Block A	0.545
7	16-054RP	Encore McKinney Addition	Record plat for Lot 4, Block A	0.805
8	16-055SP	Kwik Car	Site plan for tube and tune auto repair	0.337
9	16-066RP	Encore McKinney Addition	Record plat for Lots 6 & 9, Block A	0.023
10	16-069RP	Watters Branch Addition	Record plat for 145 Single Family Lots	0.073
11	16-072RP	Craig Ranch IV Addition	Record plat for Lot 1, Block A	1.164
12	16-093SP	Watters Branch Amenity Center	Site plan for an amenity center	0.785
13	16-114SP	CVS Stacy Custer Lot 2R	Record plat for retail/restaurant/medical office space	0.057
14	16-116RP	Westminster @ Craig Ranch	Record plat for 57 single-family lots, 2 commercial lots, 1 common area	0.328
15	16-119SP	Craig Ranch North Ph. 12 Retail	Site plan for retail/shopping center	0.016
16	16-135SP	MISD District Stadium	Site plan for a Stadium and Event Center	0.215
17	16-146RP	Encore McKinney Addition	Record plat for Lot 9, Block A	0.864
18	16-176SP	Prestige Credit Union	Site plan for a credit union	0.250
19	16-240SP	Ridge Commons	Site plan for retail and office	0.051
20	16-250Z	Collin McKinney Parkway	Rezzone the subject property from PD & REC to SO - Suburban Office District	0.024
21	16-251RP	The Grove at CR Ph. 2	Record plat for 114 single family residential lots and 2 common areas	0.666
22	16-304RP	Lake Firest Ph. 1	Record plat for 43 SF Res Attached Lots; 101 SF Res Detached Lots; 8 CA's	0.016
23	16-329Z	Village Park	Rezzone the subject property from "PD" & "REC" to "C1" - Neighborhood Commercial	1.212
24	16-364RP	MISD District Stadium	Record plat for Lot 19, Block A	0.072
25	16-394RP	Victory at Lake Forest	Record plat for Lot 1, Block A	0.153
26	17-004RP	Luxe at Craig Ranch	Record plat for a multi-family development	0.069
27	17-059SP	Brookhaven Church	Site plan for a covered sports court, splash pad, playground and daycare	0.455
28	17-061SP	Spring of McKinney	Site plan for a retail building	0.892
29	17-082SP	Custer-Ridge Retail	Site plan for a carwash	0.153
30	17-071SP	Express Car Wash	Record plat for Lot 1, Block A	2.054
31	17-112RP	Brookhaven Church Addition	Rezzone the subject property from "PD" & "REC" to "PD" & "REC"	0.820
32	17-133Z	Cooper Living Center Townhouse	Record plat for a Retail Development and Restaurant	
33	17-145SP	Dollar Tree Store & Restaurant		

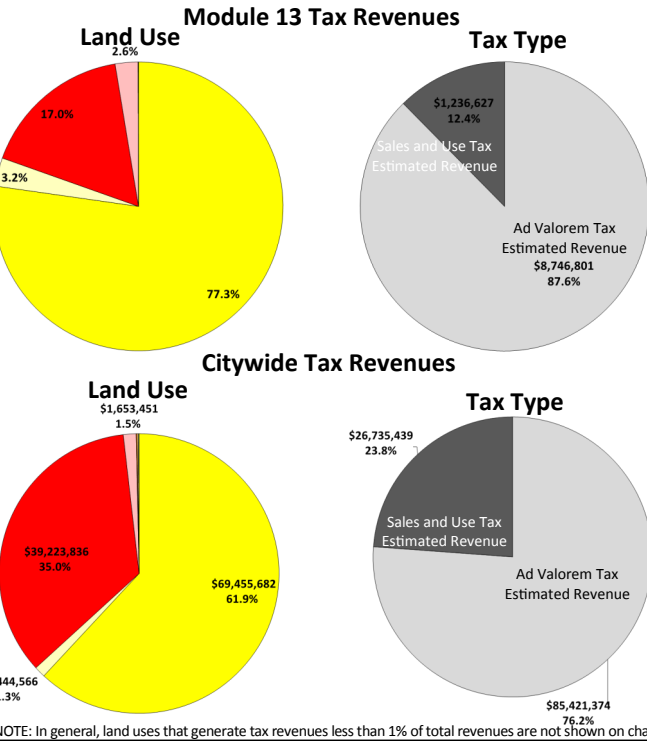


Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2015. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 7,712,672	\$ -	\$ 7,712,672
Non-Residential	\$ 457,399	\$ 1,236,627	\$ 1,694,027
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 8,170,072	\$ 1,236,627	\$ 9,406,699
Vacant Residential	\$ 317,409	\$ -	\$ 317,409
Vacant Non-Residential	\$ 255,591	\$ -	\$ 255,591
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 3,730	\$ -	\$ 3,730
Tax Revenue from Undeveloped Land	\$ 576,729	\$ -	\$ 576,729

Grand Total (city limits only)	Ad Valorem	Sales Tax	Total
\$ 8,746,801	\$ 1,236,627	\$ 9,983,428	



NOTE: In general, land uses that generate tax revenues less than 1% of total revenues are not shown on chart.

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Type Use	REC Retail (MU/BN)	Type Use	C1
Bed and breakfast (subject to Ch. 138, Art. IV)	P	Bed and breakfast (See Ch. 138, Art. IV)	
Boardinghouse or rooming house (See definition in section 146-46)	S	Boardinghouse or rooming house (17)	
Dormitories	P	Dormitories	
Multiple family dwelling (apartment), more than four units per building (See definition in section 146-46)		Independent living facility (retirement community) (56)	S
Two-, three- and four-family dwelling (See definition in section 146-46)		Mobile home dwelling (68)	
Town/row house (four or more units)		Mobile home park (See Ch. 138, Art. III) (69)	
Single family detached large lot		Multiple family dwelling (apartment) (71)	
Single family detached standard lot		Multiple family dwelling, senior (senior apartment) (72)	
Single family detached small lot		Single family dwelling (attached) (104)	
Accessory dwelling		Single family dwelling (detached) (105)	
Dwellings above nonresidential uses	P	Two family dwelling (duplex) (119)	
Live/work	P	Watchman or caretaker quarters	

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Cemetery		Assisted living facility, nursing home, or rest home (10)	P
Church or rectory, including church-operated day-care facilities and pre-schools (See definition in section 146-46)	P	Cemetery	
Clinic (See definition in section 146-46)	P	Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	P
College or university	P	Clinic (28)	P
Day-care for children (See definition in section 146-46)	P	College or university	
Fairgrounds or rodeo		Day-care (34)	S
Fraternal organization, lodge, civic club (See definition in section 146-46)		Fraternal organization, lodge, civic club (47)	S
Halfway house		Halfway house	
Hospital (See definition in section 146-46)	P	Hospital (53)	S
Museum, library, art gallery (public) (See definition in section 146-46)	P	Museum, library, art gallery (public) (73)	P
Public building (shop or yard) (See definition in section 146-46)		School, business or trade (99)	S
Rest home or nursing home (See definition in section 146-46)		School, public, private or parochial (100)	P

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

School, businesses or trade (See definition in section 146-46)	P	Accessory building or use (1)	P
School, public or denominational (See definition in section 146-46)		Electrical generating plant	
Accessory building or use (See definition in section 146-46)	P	Home occupation (See Sec. 146-133) (52)	
Electrical generating plant		Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P
Home occupation (See section 146-133) (See definition in section 146-46)	P	Public building (shop or yard) (90)	
Local utility line	P	Servant's quarters (102)	
Parking, incidental to main use	P	Sewage treatment plant	
Public building (shop or yard) (See definition in section 146-46)		Utility business office	
Grounds-keeper's quarters (See definition in section 146-46)		Utility shop or yard	
Sewage treatment plant		Utility substation or regulating station	P
Stable private		Water storage tank	P
Swimming pool, private (See definition in section 146-46)	P	Water treatment plant	
Telephone exchange, no garage or shop	P	Amusement, commercial (indoor) (4)	S

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Utility business office	P	Amusement, commercial (outdoor) (5)	
Utility distribution lines	P	Carnival or circus (temporary)	
Utility shop or yard		Country club (31)	S
Utility substation or regulating station	P	Fitness club, gymnasium, exercise area or similar use	P
Water storage tank	P	Golf course (public)	S
Water treatment plant		Golf course (private)	S
Amusement commercial (indoor) (See definition in section 146-46)	P	Park or playground (public) (81)	P
Amusement commercial (outdoor)(See definition in section 146-46)	P	Playfield or stadium (public) (88)	P
Carnival or circus (temporary)	T	Private club (See Ch. 138, Art. II; Sec. 146-41) (89)	S
Country club (See definition in section 146-46)	P	Recreation area (private) (91)	P
Fairgrounds or rodeo		Recreation center (public) (92)	P
Golf course (public)	P	Sexually oriented business (See Ch. 138, Art. V)	
Golf course, Par-three (commercial)	S	Swim or tennis club (112)	P
Park or playground (public) (See definition in section 146-46)	P	Swimming pool (public)	P
Playfield or stadium (public) (See definition in section 146-46)	P	Swimming pool (private) (113)	P

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Private club (subject to Ch. 138, Art. II) (See definition in section 146-46)	S	Theater (indoor)	
Recreation area (private) (See definition in section 146-46)	P	Theater (outdoor)	
Recreation center (public) (See definition in section 146-46)	P	Airport or landing field, and aircraft hangar	
Sexually oriented business (subject to Ch. 138, Art. V)		Auto painting or body shop	
Stable, commercial (See definition in section 146-46)		Auto parts sales (indoor)	S
Stable, private		Automobile, trailer, light truck, tool rental	
Swim or tennis club (See definition in section 146-46)	P	Automobile, motorcycle, boat (sales, repair, or storage)	
Swimming pool (public)	P	Bus station	
Swimming pool (private) (See definition in section 146-46)	P	Car Wash (See Sec 146-41(11a)) (23)	S
Theater (indoor)	P	Garage, auto repair (50)	
Theater (outdoor)	S	Garage or lot, parking (private)	P
Airport or landing field		Garage or lot, parking (commercial)	S
Automobile sales or repair		Heliport or helistop	
Boat sales or repair		Motor freight terminal	
Boat storage		Parking, incidental to main use	P

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Bus station (private)	P	Parking lot (truck) (83)	
Heliport or helistop	S	Private street development (See Ch. 142, Art. VII)	
Motor freight terminal		Railroad freight station	
Parking incidental to main use	P	Railroad team truck	
Parking lot (commercial)	S	Railroad track or right-of-way	P
Parking lot (truck) (See definition in section 146-46)		Recreational vehicle sales	
Railroad freight station		Service station or motor vehicle fuel sales (subject to section 146-84 (103)	
Railroad team truck		Taxi or shuttle service	
Railroad track or right-of-way	P	Tire recapping	
Trailer, light truck, tool rental	P	Truck Fueling Station (117)	
Truck sales or repair		Truck sales, storage, or repair	
Truck storage		Truck Stop (118)	
Transit station (public)	P	Bait shop	
Auto display and sales		Bakery or confectionery (retail)	P
Auto display and sales (indoor showroom only)	P	Bakeries (wholesale)	
Auto laundry (subject to limitations specified by section 146-42(12))	P	Banks and financial institutions	S

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Auto painting or body shop		Barber or beauty shops	P
Auto parts sales (indoor)	P	Building materials sales or monument sales	
Garage, auto repair (See definition in section 146-46)		Carpentry or sign shop	
Garage, parking (private)	P	Cleaning plant (laundry)	
Garage, parking (commercial)	P	Cleaning shop and pressing (small shop and pickup) (27)	S
Junk or salvage yard (See definition in section 146-46)		Department or discount store	S
Motorcycle sales and service		Drug-store or pharmacy	S
Parking, incidental to main use	P	Exterminator	
Parking lot (commercial)	P	Farmers market (40)	S
Service station or motor vehicle fuel sales (subject to section 146-79(102)) (See definition in section 146-46)	P	Florist or garden shop	P
Tires batteries and accessories (113)	P	Field office (43) or real estate sales office	T
Tire recapping		Food stores, groceries	S
Antique shop (See definition in section 146-46)	P	Frozen food lockers	
Apparel and accessory stores	P	Funeral homes and mortuaries	
Art supplies	P	Furniture sales	
Auto display and sales		Greenhouse or plant nursery	

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Auto display and sales (indoor showroom only)	P	Hardware store (paint, plumbing, and related sales)	S
Bait shop		Heavy machinery sales and storage	
Bakery or confectionery (retail)	P	Hotel or motel (54)	
Barber or beauty shops	P	Household appliance sales (55)	
Bed and breakfast (subject to Ch. 138, Art. IV)	P	Laboratories (medical, dental, science)	
Book or card shop	P	Mimeograph or letter shop	
Cleaning (small shop and pickup) (See definition in section 146-46)	P	Mobile home display and sales	
Clinic (See definition in section 146-46)	P	Office building	P
Corner store (less than 2000 square feet gross fl. area)	P	Offices with showrooms	
Day-care for children (See definition in section 146- 46)—Primary use	P	Office use	P
Day-care for children— Secondary use	P	Office supplies	P
Department or discount store	P	Paint and related sales	
Drug-store or pharmacy	P	Pawnshops	
Fabrics or needlework shop	P	Personal service (86)	P
Florist or garden shop	P	Pet store, kennel, animal boarding (no outside runs)	P

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Food stores, groceries	P	Pet store, kennel, animal boarding (outside runs)	
Frozen food lockers		Psychic/paranormal readings	
Furniture sales	P	Radio or TV broadcast studio	S
Greenhouse or plant nursery	P	Retail store (indoor)	P
Hardware store	P	Restaurant or cafeteria (carry-out only) (95)	P
Hobby or handcraft shop	P	Restaurant or cafeteria (indoor service) (96)	P
Household appliance sales (See definition in section 146-46)	P	Restaurant or cafeteria (including drive-through window) (97a)	S
Key shop	P	Restaurant or cafeteria (drive-in service) (97b)	
Mimeograph or letter shop	P	Studios, photo, music, art, health, etc.	P
Office supplies	P	Tattoo Parlor	
Paint and related sales	P	Travel agent	P
Pawnshops		Upholstery shop	
Personal service (See definition in section 146-46)	P	Veterinarian (no outside runs)	P
Pet stores (no outside runs)	P	Veterinarian (with outside runs)	
Restaurant or cafeteria (indoor service) (See definition in section 146-46)	P	Wholesale establishments	

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Restaurant or cafeteria (including drive-through window (See definition in section 146-46)	P	Concrete or asphalt batch plant	
Restaurant or cafeteria (drive-in service) (See definition in section 146-46)	P	Contractor's yard	
Retail store (indoor)	P	Dirt or topsoil extraction; sand and gravel mining or storage	
Service station or motor vehicle fuel sales (subject to section 146-79; see also section 146-42)(See definition in section 146-46)	P	Fat rendering, animal reduction	
Studios, photo, music, art, health, etc.	P	Food processing	
Tattoo parlor		Forestry, mining and oil/gas drilling uses	
Travel agent	P	Forge plant	
Amusement, commercial (indoor) (See definition in section 146-46)	P	Indoor Gun Range (57)	
Amusement commercial (outdoor) (See definition in section 146-46)	P	Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)	
Auto laundry (subject to limitations specified by section 146-42)	P	Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)	
Bakeries (wholesale)	S	Junk or salvage yard (58)	

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Banks and financial institutions, no drive-up windows	P	Machine shop or welding	
Banks and financial institutions, including drive-up windows	P	Metal fabrication	
Building materials sales	P	Mini-warehouse (See Sec. 146-41)	
Carnival or circus (temporary)	T	Open storage (79)	
Carpentry, painting shop		Paper or pulp manufacture	
Cleaning plant, laundry	P	Printing plant	
Construction buildings (temporary)	T	Refining or storage (petroleum products, gas, butane, propane)	
Creamery, dairy products		Sanitary landfill	
Department or discount stores	P	Smelting of ores or metals	
Exterminator		Soft drink bottling plant	
Farm implement sales and service		Warehousing	
Field office (temporary) (See definition in section 146-46)	T	Agricultural and ranching uses	P
Funeral homes and mortuaries	P	Community Garden (29)	P
Garage, auto repair (See definition in section 146-46)	P	Creamery (dairy products)	
Golf course, Par-three (commercial)	S	Fairgrounds or rodeo	

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Hotel or motel (See definition in section 146-46)	P	Farm implement sales and service	
Laboratories, medical, dental, science	P	Farm, orchard or truck garden (40)	P
Miniwarehouses		Hatchery (poultry), egg farm, feed lot	
Mobile home display and sales		Livestock auction (62)	
Monument sales		Stable, commercial (106)	
Motor freight terminal		Stable, private	
Office building	P	Stockyards or slaughterhouse	
Offices, showrooms, buildings	P	Stockyards or slaughterhouse	
Office use	P	Stockyards or slaughterhouse	
Pet store or kennel (outside runs)			
Plumbing shop	P		
Printing plant or newspaper			
Private club (subject to Ch. 138, Art. II) (See definition in section 146-46)	S		
Radio or TV broadcast studio	P		
Real estate sales office (temporary)	T		
Rest home or nursing home (see definition in section 146-46)	P		

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

School, business or trade (see definition in section 146-46)	P
Sign shop	
Stable, commercial (see definition in section 146-46)	
Swim or tennis club (see definition in section 146-46)	P
Theater (indoor)	P
Theater (outdoor)	S
Tires, batteries and accessories (see definition in section 146-46)	P
Trailer, light truck, tool rental	P
Upholstery shop	P
Veterinarian (no outside runs)	P
Veterinarian (with outside runs)	
Warehousing	
Wholesale establishments	
Acid manufacture	
Apparel and related manufacture	
Cement, lime, gypsum, plaster	
Chemicals and allied products	

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Concrete or asphalt batch plant	
Contractor's yard	
Drugs and pharmaceutical manufacture	
Dirt or topsoil extraction	
Electrical generating plant	
Electronic products manufacture	P
Fat rendering, animal reduction	
Fertilizer manufacture	
Food processing	
Forge plant	
Gas, butane, propane storage	
Heavy machinery sales and storage	
High-technology manufacturing and fabrication	S
Industrial and manufacturing plants	
Junk or salvage yard (See definition in section 146-46)	
Laboratories, medical, dental, science	P
Machine shop or welding	

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Metal fabrication	
Motor freight terminal	
Open storage (See definition in section 146-46)	
Paper or pulp manufacture	
Parking lot (truck) (See definition in section 146-46)	
Petroleum products refining or storage	
Plastic products manufacture	
Printing plant or newspaper	
Sand or gravel mining or storage	
Sanitary landfill	
Smelting of ores or metals	
Soft drink bottling plant	
Stockyards or slaughterhouse	
Utility shop or yard	
Utility substation or regulating station	P
Warehousing	
Welding shop	
Agricultural and ranching uses	P

LAND USE COMPARISON TABLE
17-202Z – Village Park Square Rezone

Feed lots	
Farms, nurseries, truck gardens (See definition in section 146-46)	P
Forestry and mining uses	
Hatchery, poultry, egg farm	
Kennel, animal boarding (outside runs)	
Livestock auction (See definition in section 146-46)	
Stable, commercial (See definition in section 146-46)	
Stable, private	

(Ord. No. 2002-08-084, § I.73, 8-20-2002; Ord. No. 2003-03-021, § 1, 3-4-2003; Ord. No. 2014-05-034, § 1, 5-20-2014)

ORDINANCE NO. 2002-05-038

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT APPROXIMATELY 243 ACRES, LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY 121 AND LAKE FOREST DRIVE, IS REZONED FROM "AG" – AGRICULTURAL DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY FOR MIXED USES; 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 owners of approximately 243 acres located at the northwest corner of State Highway 121 and Lake Forest Drive, which is zoned "AG" – Agricultural District, have petitioned the City of McKinney to rezone said tract to "PD" – Planned Development District, generally for mixed uses, made part hereof for all purposes; and,

WHEREAS, after due notice of such requested zoning change 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, the City Council is of the opinion that such zoning change should be made.


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

- Section 1. Ordinance No. 1270 is hereby amended so that approximately 243 acres generally located at the northwest corner of State Highway 121 and Lake Forest Drive, which is more fully depicted on Exhibit "A" attached hereto, is hereby rezoned from "AG" – Agricultural District to "PD" – Planned Development District, generally for mixed uses.
- Section 2. The subject property be developed according to Exhibit "B", attached hereto.
- Section 3. No developer or property owner shall acquire any vested interest in this Ordinance. This Ordinance and the subsequent regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.
- Section 4. 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 5. 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 \$2,000.00, 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 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 7th DAY OF MAY, 2002.


DON DOZIER, MAYOR

CORRECTLY ENROLLED:


JENNIFER C. SPROULL, CITY SECRETARY
BEVERLY COVINGTON, DEPUTY CITY SECRETARY

APPROVED AS TO FORM:


MARK S. HOUSER, CITY ATTORNEY

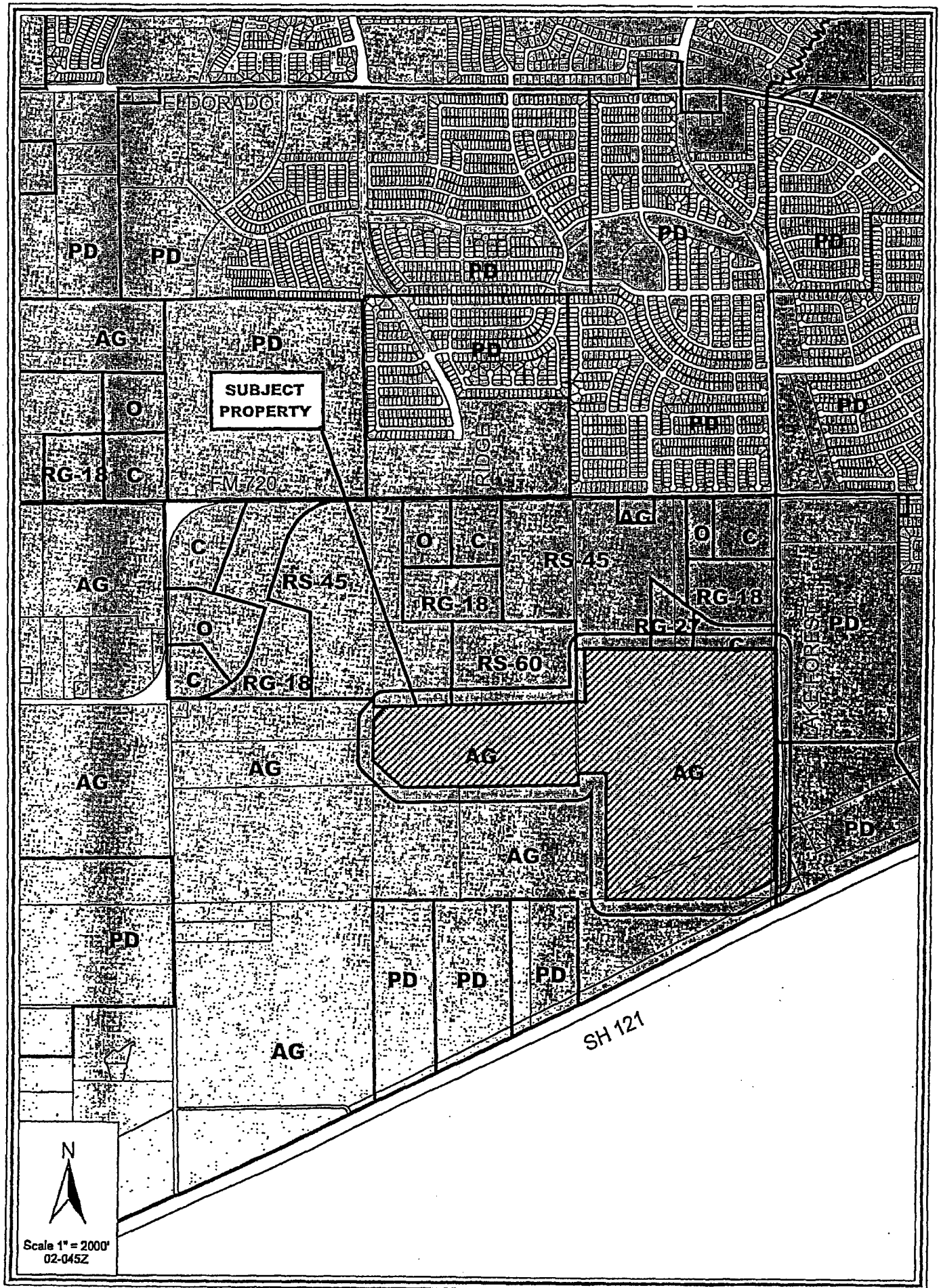


EXHIBIT "A"

**General Planned Development Standards
For Approximately 243 Acres**

I. Purpose and Intent

In keeping with the purpose of the award winning Regional Employment Center study, the purpose of this planned development is to provide a framework for high quality employment center, mixed-use and supporting residential and commercial uses within the central portion of the McKinney Regional Employment Center (REC).

II. Special Provisions

All development shall be subject to the Design Guidelines of the McKinney Regional Employment Center as adopted at the date of approval of this Planned Development or as subsequently modified by the City unless noted herein. If any conflicts between these Planned Development Standards and any future changes to the McKinney Regional Employment Center Design Guidelines relative to lot area standards should occur, the Planned Development Standards shall prevail. These PD standards adopt the McKinney Regional Employment Center Design Guidelines Schedule of Uses. Where the Planned Development Standards are silent, the McKinney Regional Employment Center Design Standards, or any future amendments shall prevail.

Parent zoning district tract shall mean each zoning tract as defined upon adoption of this ordinance. The applicant shall be responsible for documenting development totals for individual tracts and the remaining mixed-use development capacity for the original parent zoning district tract as development applications are submitted.

Due to the flexibility of mixed-use, the uses may be located throughout the property and may be shifted from one area of the parent zoning tract to another area of the parent zoning tract. Prior to shifting uses, however, a detailed general development plan shall be submitted for approval prior to a plat or site plan submittal. The intent is to allow for flexibility but to maintain the integrity of the REC, mix of uses, minimum and maximum densities and designs that have context to the surrounding areas.

Prior to approval of a preliminary plat or a site plan for any one parcel, a detailed general development plan shall be submitted for approval. The general development plan shall illustrate the proposed development as well as the entire parent zoning tract the development lies within. Staff may require that this General Development Plan include key off-site constraints that may impact development of the property. The applicant shall be required to include the following items on the general development plan exhibit:

Exhibit B – Planned Development Standards

- All necessary conceptual site plan requirements (scale, north arrow, etc.)
- Proposed uses and proposed building locations and dimensions
- Lot patterns
- Street network (including the designations of Type A streets, arterials, collectors, etc.)
- Land use calculations (total number of acres, percent by type, etc.)
- Open space designations

Items to be considered by staff as part of the approval process shall include the following:

- Adherence to the McKinney Regional Employment Center Overlay Design Guidelines
- Street network (Type A, Type B, collectors, arterials, etc.)
- Pedestrian connectivity and open space allocation
- Mix of land uses

III Commercial – Residential District Standards

A. Mixed Use/Employment Center (MU-EC)

1) Permitted Uses: Uses permitted in the REC Employment Center District are permitted as either primary or secondary uses.

a. Primary Uses

- This tract is intended to develop primarily with office uses and large scale non-residential/non-industrial uses which tend to have large footprints and serve as employment generators.
- Hotels and temporary lodging uses shall also be allowed and encouraged as primary uses in this district.

b. Secondary Uses

- Secondary uses shall compose between fifteen percent (15%) and forty-five (45%) of the allowed gross floor area within the original parent zoning district tract.
- Retail and service uses are permitted as secondary uses to support the primary uses. Most retail and service uses shall be integrated into the design and development of the large primary uses in a way creates a lively urban experience that emphasizes the vertical “mixed use” pattern. A small portion of the retail and service uses in this district may be allowed as independent, freestanding operations.

Exhibit B – Planned Development Standards

- Residential uses shall be permitted as secondary uses within the district. They shall be developed in a dense form that contributes to creating an urban environment. Residential uses can take any of the following forms:
 - (i) Dwelling units above non-residential uses (live-work units)
 - ◊ A business operated out of this type of dwelling unit is not considered a “home occupation” as defined by City of McKinney Zoning Ordinance, and the regulations of a home occupation as an accessory use to a residential use do not apply.
 - (ii) Multiple-family dwellings (apartments), with more than four units in each building
 - c. Other uses
 - Open space shall be provided within the tract as required by the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.
- 2) Development Standards
- a. Maximum Floor Area Ratio: 2.5 : 1.0
 - b. Maximum Height: Thirty (35) feet
- C. Mixed Use/General Business (MU-BG)
- 1) Permitted Uses: Uses permitted in the REC Commercial District are permitted as either primary or secondary uses.
- a. Primary Uses
 - All permitted non-residential uses are primary uses
 - b. Secondary Uses
 - Residential uses shall be permitted as secondary uses within the district. They shall be developed in a dense form that contributes to creating an urban environment. Residential uses can take any of the following forms:
 - (i) Dwelling units above non-residential uses (live-work units)
 - ◊ A business operated out of this type of dwelling unit is not considered a “home occupation” as defined by City of McKinney Zoning Ordinance, and the regulations of a home occupation as an accessory use to a residential use do not apply.
 - (ii) Multiple-family dwellings (apartments), with more than four units in each building
 - c. Other uses

Exhibit B – Planned Development Standards

- Open space shall be provided within the tract as required by the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.

2) Development Standards

- a. Maximum Floor Area Ratio: 2.5 : 1.0
- b. Maximum Height: One hundred (100) feet. Buildings taller than one hundred (100) feet may be permitted when the design is consistent with the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.
- c. Height/Setbacks: Buildings within 90 (ninety) of the following may not exceed fifty-five (55) feet. The setback is measured from the building to the boundary of the following properties:
 - (i) An undeveloped property zoned primarily for single-family residential uses, or
 - (ii) A property developed for single-family residential uses (one dwelling unit per lot).

IV Residential Districts

A. Mixed Use/Residential District (MU-Res)

- 1) Permitted Uses: Uses permitted in the REC Residential District, and as required by the Housing Mix standard. Non-residential uses are permitted only as accessory uses as defined by the City of McKinney Zoning Ordinance.
- 2) Development Standards:
 - a. Minimum Average Density: Four (4) net units per acre of the original parent zoning tract.
 - b. Housing Mix: At least four of the following housing types shall each compose at least five percent (5%) of the total number of dwelling units developed within the original parent zoning tract:
 - Single-family detached on a lot equal to or greater than seventy (70) feet wide
 - Single-family detached on a lot equal to or greater than sixty (60) and less than seventy (70) feet wide
 - Single-family detached on a lot equal to or greater than fifty (50) and less than sixty (60) feet wide
 - Single-family on a lot less than fifty (50) feet wide
 - Townhome
 - Two-family detached dwellings (duplexes)
 - Three- or Four-family detached dwellings (triplexes or fourplexes)

Exhibit B – Planned Development Standards

Retail and service uses must compose between one-tenth of one percent (0.1%) and ten percent (10%) of the allowed gross floor area within the original parent zoning tract. Private clubs shall be allowed in this tract by Specific Use Permit per the City of McKinney Ordinance.

- Residential uses shall be permitted as secondary uses within the district. They shall be developed in a dense form that contributes to creating an urban environment in conformance to the REC Design Standards and Guidelines. Residential uses shall compose between fifteen percent (15%) and twenty-five (25%) of the allowed gross floor area within the parent zoning tract. Residential uses can take any of the following forms:
 - (i) Dwelling units above non-residential uses (live-work units)
 - ◊ A business operated out of this type of dwelling unit is not considered a “home occupation” as defined by City of McKinney Zoning Ordinance, and the regulations of a home occupation as an accessory use to a residential use do not apply.
 - (ii) Multiple-family dwellings (apartments), with more than four units in each building.

c. Other uses

- Open space shall be provided within the tract as required by the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.

2) Development Standards

- a. Maximum Floor Area Ratio: 4.5 : 1.0
- b. Minimum Height: Two (2) stories. One (1) story buildings are permitted for freestanding retail or service uses, or by Specific Use Permit.
- c. Maximum Height: Fifteen (15) stories
- d. Height/Setbacks: The following height maximums shall also apply to structures within this district:
 - One (1) story building are permitted only for freestanding retail and service uses, or by issuance of a Specific Use Permit.
 - Buildings within 150 of the following may not exceed two (2) stories. The setback is measured from the building to the boundary of the following properties:
 - (i) An undeveloped property zoned primarily for single-family residential uses, or
 - (ii) A property developed for single-family residential uses (one dwelling unit per lot)

Exhibit B – Planned Development Standards

- Buildings exceeding thirty-five (35) feet shall be setback from the following by at least one hundred (100) feet plus one (1) additional foot per one (1) foot of building height above the second story or 30 feet, whichever is less.
 - (i) An undeveloped property zoned primarily for single-family residential uses, or
 - (ii) A property developed for single-family residential uses (one dwelling unit per lot)
 - Buildings exceeding four (4) stories shall be setback from the following by at least two hundred fifty (250) feet.
 - (i) An undeveloped property zoned primarily for single-family residential uses, or
 - (ii) A property developed for single-family residential uses (one dwelling unit per lot)
- e. Residential Density: Residential uses are permitted only at a density of at least twenty four (24) units per acre and not more than forty (40) units per acre.
- f. Use Conversion: Conversion of a building or portion thereof from a non-residential use into a residential use shall be permitted only with the approval of the Director of Planning. Conversion shall be permitted when conversion project is in general conformance with the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.
- g. Parking Layout: For buildings adjacent to Collin McKinney Parkway and within 250 feet, the parking shall be located behind and to the side of the building. These parking spaces should be screened from the fronting streets by one or more buildings. For all other buildings interior to the parent tract or facing Lake Forest, or SH 121, the parking shall conform to the REC standards and to the City of McKinney site plan requirements. The intent of this criteria is to develop an urban village type of design along Collin McKinney Parkway; however, where market demands are in conflict, parking design alternatives shall be considered especially for large office and commercial footprints interior to the parent tract and away from Collin McKinney Parkway.
- B. Mixed Use/Neighborhood Business (MU-BN)**
- 1) Permitted Uses: Uses permitted in the REC Retail District are permitted as either primary or secondary uses.
- a. Primary Uses
- Retail and service uses
- b. Secondary Uses

Exhibit B – Planned Development Standards

- Multiple-family dwellings (more than 4 dwelling units in each building)
- c. Setbacks, and build to lines: As required by the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.
- Front porches shall be allowed to extend beyond the build-to-line.
 - For homes with front loading garages, the garage setback shall be measured from the façade of the home or the extended porch whichever is closest to the front property line.
 - The Planning & Zoning Commission can review and approve a Concept Plan for single-family residential development with a setback between attached garages and the front façade of the house of not less than a ten (10) feet.
 - The Planning & Zoning Commission can review and approve a Concept Plan for single-family residential development with a zero lot line side setback, or combination of side setbacks totaling ten (10) feet.
- d. In keeping with a neo-traditional neighborhood design, the exterior shall be softened to help create a more positive pedestrian experience. Of particular importance shall be the use of street trees and trees on individual lots that are designed to create an outdoor canopy or room. Additionally, the use of colors and materials shall be subdued in tone and nature. Hardy Plank material shall be allowed as an acceptable material for residential development.
- e. Only non-single-family residential uses or townhomes are permitted adjacent to Collin McKinney Parkway. Adjacent residential properties must be oriented towards Collin McKinney Parkway, and conform to the Collin McKinney Parkway Corridor Design Standards.
- f. The graphic below illustrates an allowable option to address the finished floor elevation requirement of the REC Standards and Guidelines. All dwelling units shall have a finished first floor elevation at least 2 feet above the sidewalk in front of the building.

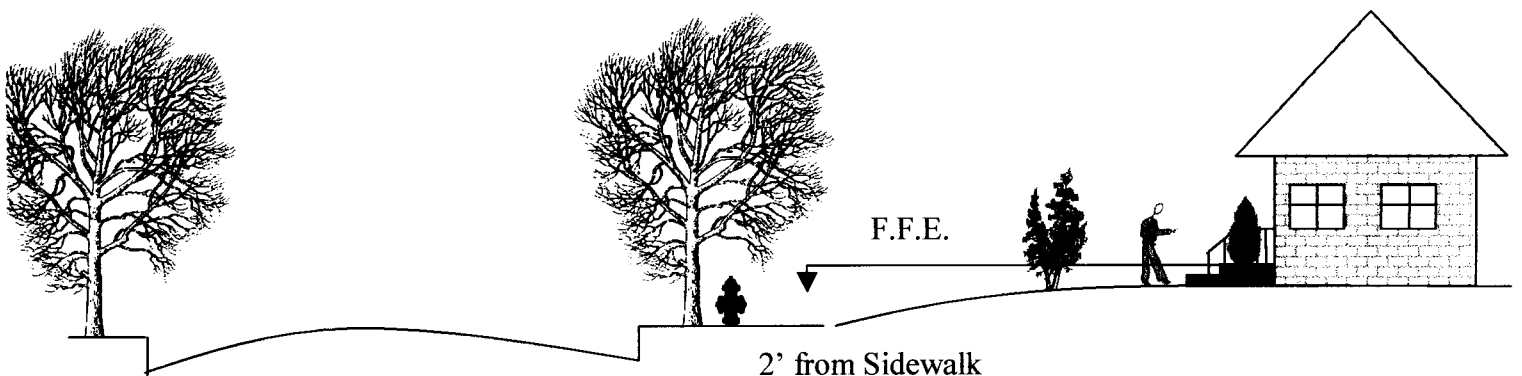


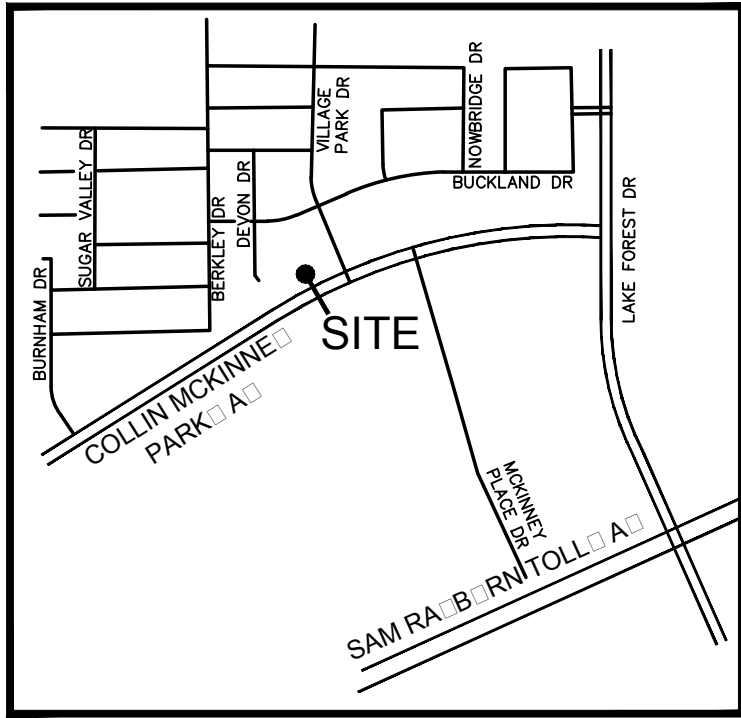
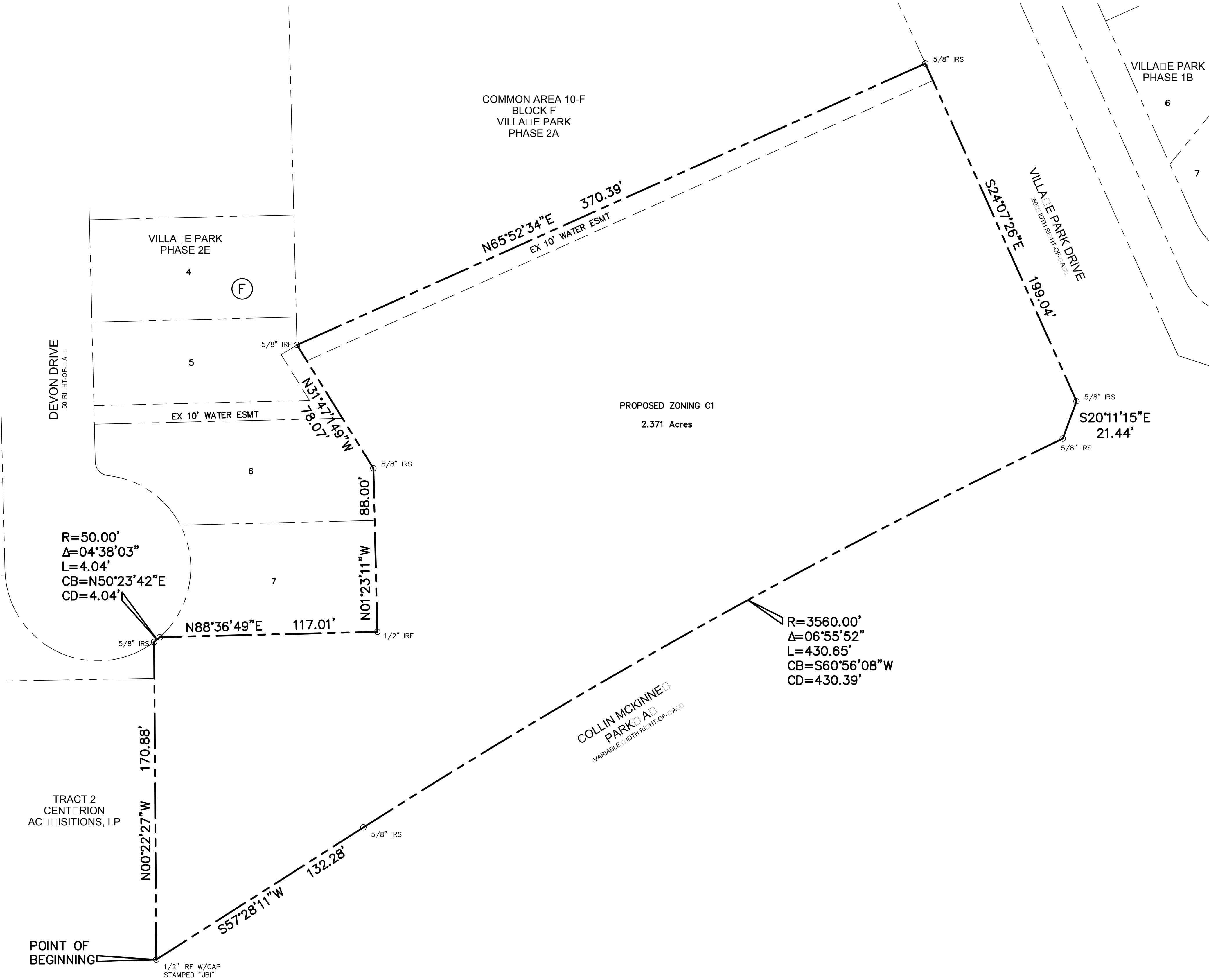
Exhibit B – Planned Development Standards

V Landscaping: The landscaping of all development with this Planned Development shall conform to the requirements of the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.

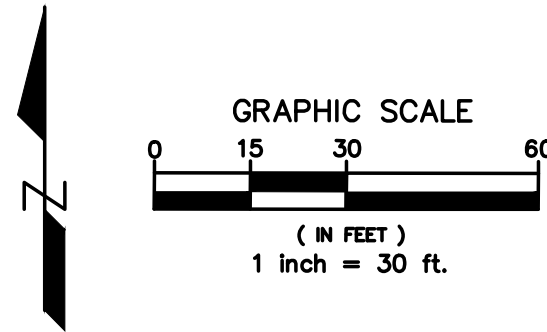
VI Lighting: The lighting poles and standards shall be of decorative nature as to enhance the pedestrian experience. All lighting performance measures and spacing requirements shall comply with the City of McKinney's Lighting Ordinance.

VII Road designs: Roads shall be designed in accordance with the City of McKinney adopted road schematics. Presently, Collin McKinney Parkway is noted as a Greenway Arterial which is a 4-lane divided thoroughfare on 120' ROW. Internal roads shall meet all right-of-way, radius and curb design standards as adopted by the City of McKinney.

Exhibit B – Planned Development Standards



LOCATION MAP
NOT TO SCALE



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	CENTERLINE	---

NOTES:

- BOUNDARY BASED ON METES AND BOUNDS DESCRIPTION IN INSTRUMENT NO. 20170525000677010 OF THE DEED RECORDS IN COLLIN COUNTY, TEXAS AND A SURVEY PREPARED BY MADDOX SURVEYING AND MAPPING, INC., DATED 12/15/2016.

LEGAL DESCRIPTION

BEING all of that tract of land located in the Oliver Hedgecoxe Survey, Abstract Number 392 in the City of McKinney, Collin County, Texas, conveyed to Village Park Survey, LLC as described in Instrument No. 20170525000677010 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rod with cap stamped "JBI" Found for the southwest corner of said Village Park tract, also for the southeast corner of a tract of land described by deed to Centurion Acquisitions, L.P. as recorded in Instrument No. 201307030000933370 of the Official Public Records of Collin County, Texas, also lying on the northwest line of Collin McKinney Parkway, a variable width right-of-way:

THENCE North 00 degrees 22 minutes 27 seconds East, along the common line of said Village Park tract and said Centurion tract, passing at a distance of 151.31 feet a 5/8 inch iron rod found for the southeast corner of Lot 5, Block E, Village Park Phase 2E, an addition to the City of McKinney recorded in Instrument No. 201312160003590 of the Official Public Records of Collin County, Texas, and continuing for a total distance of 170.88 feet to 5/8 inch iron rod found with cap stamped "R.P.L.S. 5430" set on the south right-of-way line of Devon Drive, and being for the beginning of a curve to the left:

THENCE along the south right-of-way of said Devon Drive with said curve to the left with a radius of 50.00 feet, a central angle of 04 degrees 38 minutes 03 seconds, an arc length of 4.04 feet, a chord bearing of North 50 degrees 23 minutes 42 seconds East, a chord length of 4.04 feet to a 5/8 inch iron rod found with cap stamped "R.P.L.S. 5430" set for the southwest corner of Lot 7, Block E of said Village Park Phase 2E;

THENCE North 88 degrees 36 minutes 49 seconds East, along the south line of said Lot 7, a distance of 117.01 to a 1/2 inch iron rod found for the southeast corner of same;

THENCE North 01 degree 23 minutes 11 seconds East, along the east line of said Block E, a distance of 88.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at an angle point in same;

THENCE North 31 degrees 47 minutes 19 seconds East, continuing along the east line of said Block E, a distance of 78.07 to a 5/8 inch iron rod found for the southwest corner of Common Area 10-F of Village Park Phase 2A, an addition to the City of McKinney recorded in Instrument No. 200504250100001600 of the Official Public Records of Collin County, Texas;

THENCE North 65 degrees 52 minutes 34 seconds East, along the south line of said Common Area 10-F, a distance of 370.39 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of same, also lying on the southwest line of Village Park Drive, a 60 feet wide right-of-way;

THENCE South 24 degrees 07 minutes 26 seconds East, along the southwest line of said Village Park Drive, a distance of 199.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the north end of a corner clip in same;

THENCE South 20 degrees 11 minutes 15 seconds East, along said corner clip, a distance of 21.44 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the south end of said clip and also lying on the northwest right-of-way of the aforementioned Collin McKinney Parkway, and for the beginning of a curve to the left:

THENCE along the northwest right-of-way of said Collin McKinney Parkway with said curve to the left with a radius of 3560.00 feet, a central angle of 06 degrees 55 minutes 52 seconds, an arc length of 430.65 feet, a chord bearing of South 50 degrees 56 minutes 08 seconds East, a chord length of 430.39 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the end of said curve;

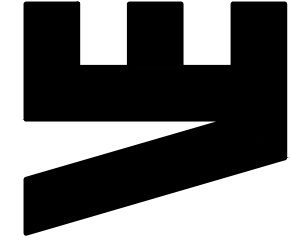
THENCE South 57 degrees 28 minutes 11 seconds East, continuing along the northwest right-of-way of said Collin McKinney Parkway, a distance of 132.28 to the POINT OF BEGINNING, containing 103296 square feet, or 2.371 acres of land

DEVELOPER/OWNER
VILLAGE PARK SQUARE, LLC
SRINIVAS CHALAVADI
13359 SARAHAM BLVD
FRISCO, TEXAS 75033
626-372-9395 TELE

ENGINEER
VASQUEZ ENGINEERING, LLC
BRON T. ADDELL, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
ARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

ZONIN EXHIBIT
VILLAGE PARK SQUARE
2.371 ACRE TRACT
OLIVER HEDGECOXE SURVEY
ABSTRACT 392
CITY OF MCKINNEY
COLLIN COUNTY
JULY 27, 2017

VASQUEZ ENGINEERING, LLC
1919 S. Shiloh Road
Suite 440, LB 44
Arland, Texas 75042
Ph: 972-278-2948
TX Registration F-12266



THIS DOCUMENT IS FOR
INTERMEDIATE REVIEW AND IS
NOT TO BE USED FOR
CONSTRUCTION PERMITTING
OR BIDDING PURPOSES
WITHOUT THE ENGINEER'S
APPROVAL
DATED 05/16/2017
V.A.S. TX REG. F-12266

DEVELOPER/OWNER
VILLAGE PARK SQUARE, LLC
SRINIVAS CHALAVADI
13359 SARAHAM BLVD
FRISCO, TEXAS 75033

ZONIN EXHIBIT

MCKINNEY, COLLIN COUNTY, TEXAS

Scale: 1" = 30'
Designed by: B.T.W.
Drawn by: B.T.W.
Checked by: B.T.W.
603-03 (dwg) EXHIBIT A.dwg
07/27/2017

SHEET

EXA

Village Park Square Rezone

17-202Z



Location Map



Aerial Exhibit









17-203Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District to “C1” - Neighborhood Commercial District, Located Approximately 265 Feet West of Lake Forest Drive and on the North Side of Collin McKinney Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 22, 2017

DEPARTMENT: Planning

CONTACT: Melissa Spriegel, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Director of Planning, AICP, CPM

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the September 19, 2017 meeting.

STAFF RECOMMENDATION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: July 14, 2017 (Original Application)
August 8, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 0.72 acres of land from “PD” - Planned Development District and “REC” - Regional Employment Center Overlay District to “C1” - Neighborhood Commercial District, generally for commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
----------	---------------------------------------	-------------------

Subject Property	"PD" - Planned Development District Ordinance No. 2002-05-038 and "REC" - Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2002-05-038 and "REC" - Regional Employment Center Overlay District (Single Family Residential Uses)	Village Park Subdivision
South	"C1" - Neighborhood Commercial District (Commercial Uses); "PD" - Planned Development District Ordinance No. 2006-02-010 and "REC" - Regional Employment Center Overlay District (Office Uses)	Undeveloped Land
East	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land
West	"C1" - Neighborhood Commercial District (Commercial Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property to "C1" - Neighborhood Commercial District, generally for low intensity commercial uses. The governing zoning ("PD" - Planned Development District Ordinance No. 2002-05-038 and "REC" - Regional Employment Center Overlay District) primarily allows for retail uses developed in an urban form, with a greater rear yard setback to allow for parking in the rear and for the building to front the street. The applicant has indicated the potential for the property to develop for commercial uses; however, would like to develop in a suburban form with parking in the front and the building set back from the street.

Within the last year, two similar rezoning requests were submitted and approved for "C1" - Neighborhood Commercial District on the properties immediately east and west of the subject property. In Staff's professional opinion the rezoning request will complement the adjacent properties and provide consistency among the developments at this location. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for residential uses. The FLUP modules diagram designates the subject property as Urban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

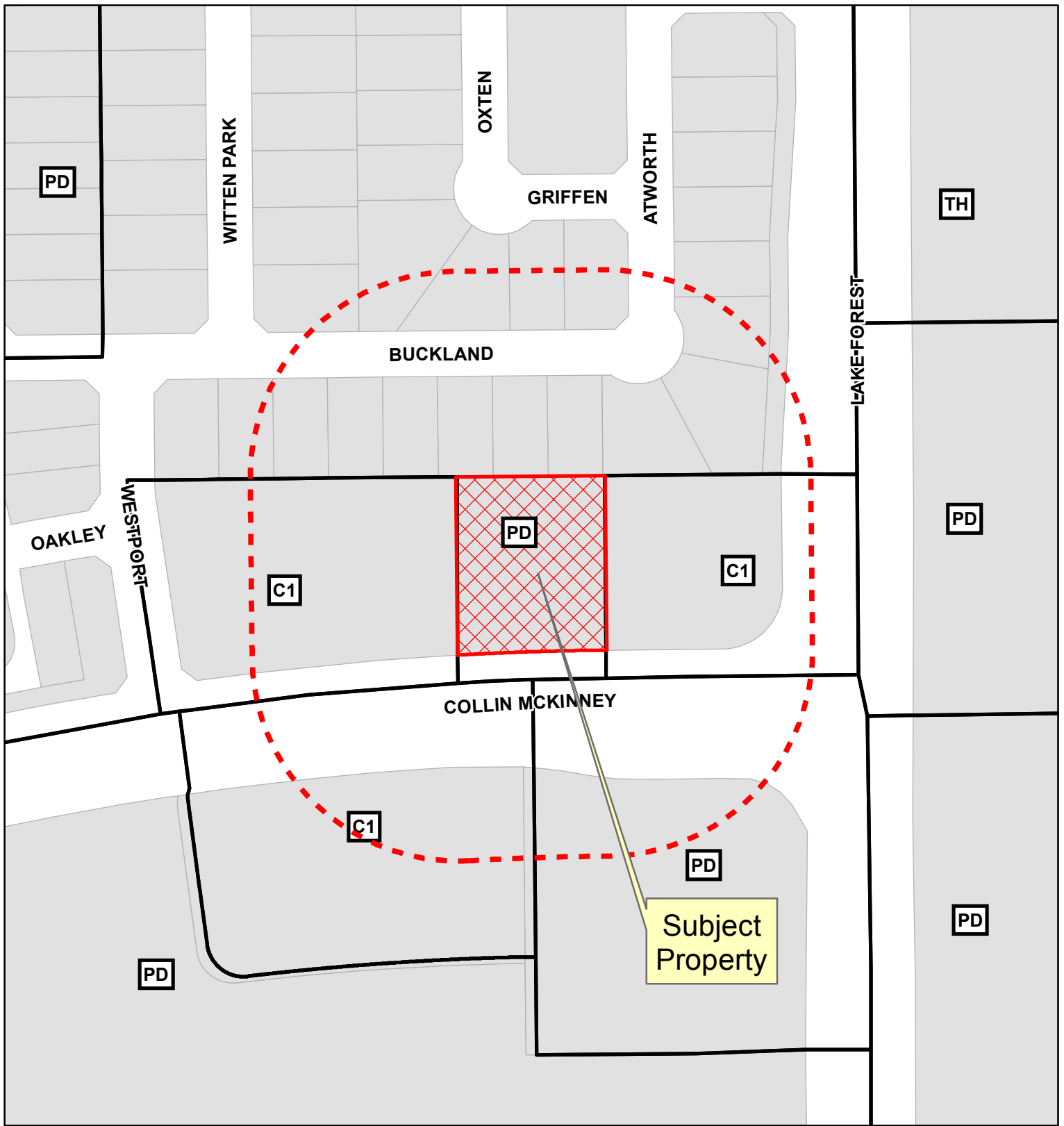
- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Economic Development Vitality for a Sustainable and Affordable Community" by creating a "balanced development pattern".

- Impact on Infrastructure: The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar commercial and residential uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property.
- Land Use and Tax Base Summary: Module 13 is currently comprised of approximately 53.9% residential uses and 46.1% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 13 are comprised of approximately 80.4% from residential uses and 19.6% from non-residential uses. Estimated tax revenues by type in Module 13 are comprised of approximately 87.6% ad valorem taxes and 12.4% sales and use taxes.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

SUPPORTING MATERIALS:

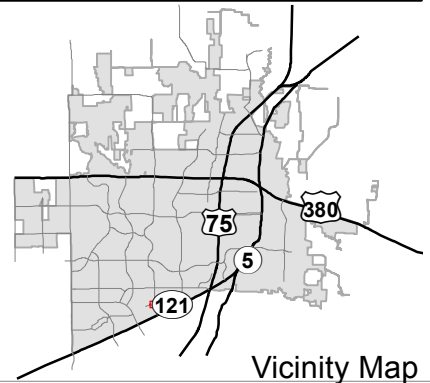
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord. No. 2002-05-038](#)
[Proposed Zoning Exhibit](#)
[PowerPoint Presentation](#)



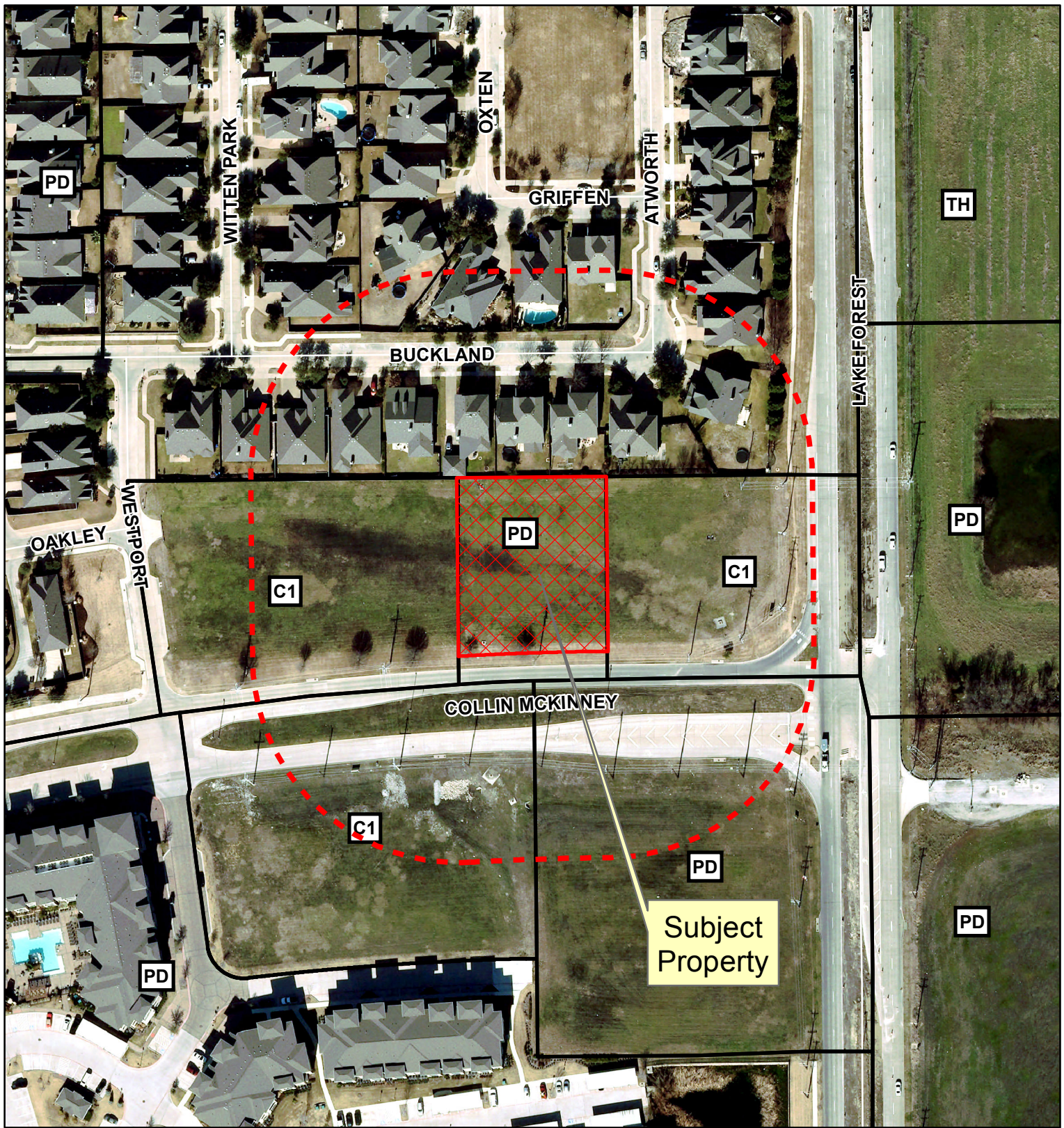
Notification Map

Case: 17-203Z

--- 200' Buffer



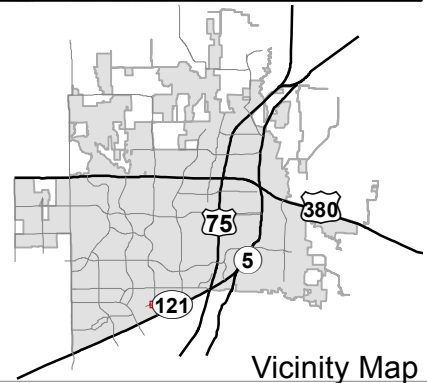
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



Notification Map

Case: 17-203Z

--- 200' Buffer



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SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

August 9, 2017

Mr. Michael Quint
Executive Director of Development Services
City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

**RE: Zoning Change Request – Collin McKinney Offices
Letter of Intent
G&A Job No. 16334**

Mr. Quint:

Please accept this letter, on behalf of Gillett Commercial, as an explanation of the proposed Zoning Change Request for approximately .720 acres of land located just north of Collin McKinney Parkway and west of Lake Forest Drive. The property is currently zoned "PD" Planned Development, Ordinance No. 2002-05-038, with a base zoning of "BN", Neighborhood Business District and "REC" Regional Employment Center Overlay District.

Collin McKinney Offices is a proposed office development that integrates professional and medical offices. We respectfully request to change the existing zoning to a straight zoning of Neighborhood Commercial District (C1). We are proposing approximately 9,600 square feet of office space within two separate office buildings. The required setbacks for the existing zoning of REC impact the proposed building footprint. For example, REC requires a 55' rear setback and our building is located 10' from the rear property line due to the size of the lot. The properties to the west and east are also zoned C1, which makes this zoning request compatible with the surrounding development. The property to the north is zoned residential which makes this site conducive for office uses as a transitional land use along a busy street such as Collin McKinney Parkway.

We are looking forward to working with the staff on this project. Thank you in advance for your consideration of this request. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

A handwritten signature in blue ink that reads "Randi L. Rivera".

Randi L. Rivera, AICP

Z:\2016\16334\PDFs & Submittals\Zoning\2nd Submittal\2017.07.31 Zoning LOI 16334.doc

CITY OF MCKINNEY

COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

* Original Adoption 03-22-2004
(Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006
(Ordinance No. 2006-04-042)
Revised to reflect alignment of
Future Collin County
Multimodal Transportation
Corridor as well as changes to
the Master Thoroughfare Plan.

* Amendment #2 01-05-2010
(Ordinance No. 2010-01-001)
Revised to reflect the Trinity
Falls Municipal Utility District,
the Airport Master Plan,
boundary changes between
McKinney, Fairview, and
Princeton as well as changes to
the Master Thoroughfare Plan.

* Amendment #3 07-16-2013
(Ordinance No. 2013-07-070)
Revised to reflect the changes to
the Master Thoroughfare
Plan.

* Amendment #4 05-05-2015
(Ordinance No. 2015-05-039)
Revised to reflect changes to
anticipated land uses/zoning for
the area formerly known as the
REC Module and create new
modules: Tollway Commercial
Module and Urban Mix Module.

* Amendment #5 06-02-2015
(Ordinance No. 2015-06-048)
Revised to reflect amendments to
the Master Thoroughfare
Plan, floodplain changes, and
boundary changes between
McKinney and Fairview.

The Future Land Use Plan serves as a guide for future development and represents policy and generalized land uses proposed for the City of McKinney. This Future Land Use Plan is composed of Land Use Modules. The Modules are groupings of several different land use categories combined with recommended percentages, working to achieve a holistic goal for a specific area of the community. THIS IS NOT A ZONING MAP.

Legend

Existing and Future Thoroughfares
Extraterritorial Jurisdiction (ETJ)
Rail Line

FUTURE LAND USE MODULES

Estate Mix
Suburban Mix
Urban Mix
Town Center
Transit Village (1/4 mile radius)
Community Village
Regional Commercial
Tollway Commercial
Regional Employment
Office Park
Industrial
Airport Industrial
Potential Commercial within the
Residential Module
(Based on Locational Criteria)

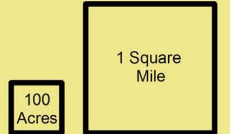
ANTICIPATED LAND USES / ZONING

Floodplain
Golf Course
Parks/Open Space
Government/Schools
Airport
Heavy Manufacturing
Light Manufacturing
Commercial Historic
Commercial
Neighborhood Business
Mixed Use
Office
Residential/Low Density
Residential/Medium Density
Residential/High Density
Residential/Urban High Density

Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.4

0 1 2 Miles



CITY OF MCKINNEY COMPREHENSIVE PLAN

FUTURE LAND USE PLAN MODULE DIAGRAM

Legend

- Rail Line
- Existing and Future Thoroughfares
- Floodplain
- Extraterritorial Jurisdiction (ETJ)

FUTURE LAND USE MODULES

- EM Estate Mix
- SM Suburban Mix
- UM Urban Mix
- TC Town Center
- TV Transit Village
- CV Community Village
- RC Regional Commercial
- TWY Tollway Commercial
- RE Regional Employment
- OP Office Park
- I Industrial
- AI Airport Industrial

MODULE TYPE

- Existing Modules
- Future Modules

Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.5

0 1 2 Miles



* Original Adoption 03-22-2004
(Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006
(Ordinance No. 2006-04-042)
Revised to reflect alignment of
Future Collin County
Multimodal Transportation
Corridor as well as changes to
the Master Thoroughfare Plan.

* Amendment #2 01-05-2010
(Ordinance No. 2010-01-001)
Revised to reflect the Trinity
Falls Municipal Utility District,
the Airport Master Plan,
boundary changes between
McKinney, Fairview, and
Princeton as well as changes to
the Master Thoroughfare Plan.

* Amendment #3 07-16-2013
(Ordinance No. 2013-07-070)
Revised to reflect the changes
to the Master Thoroughfare
Plan.

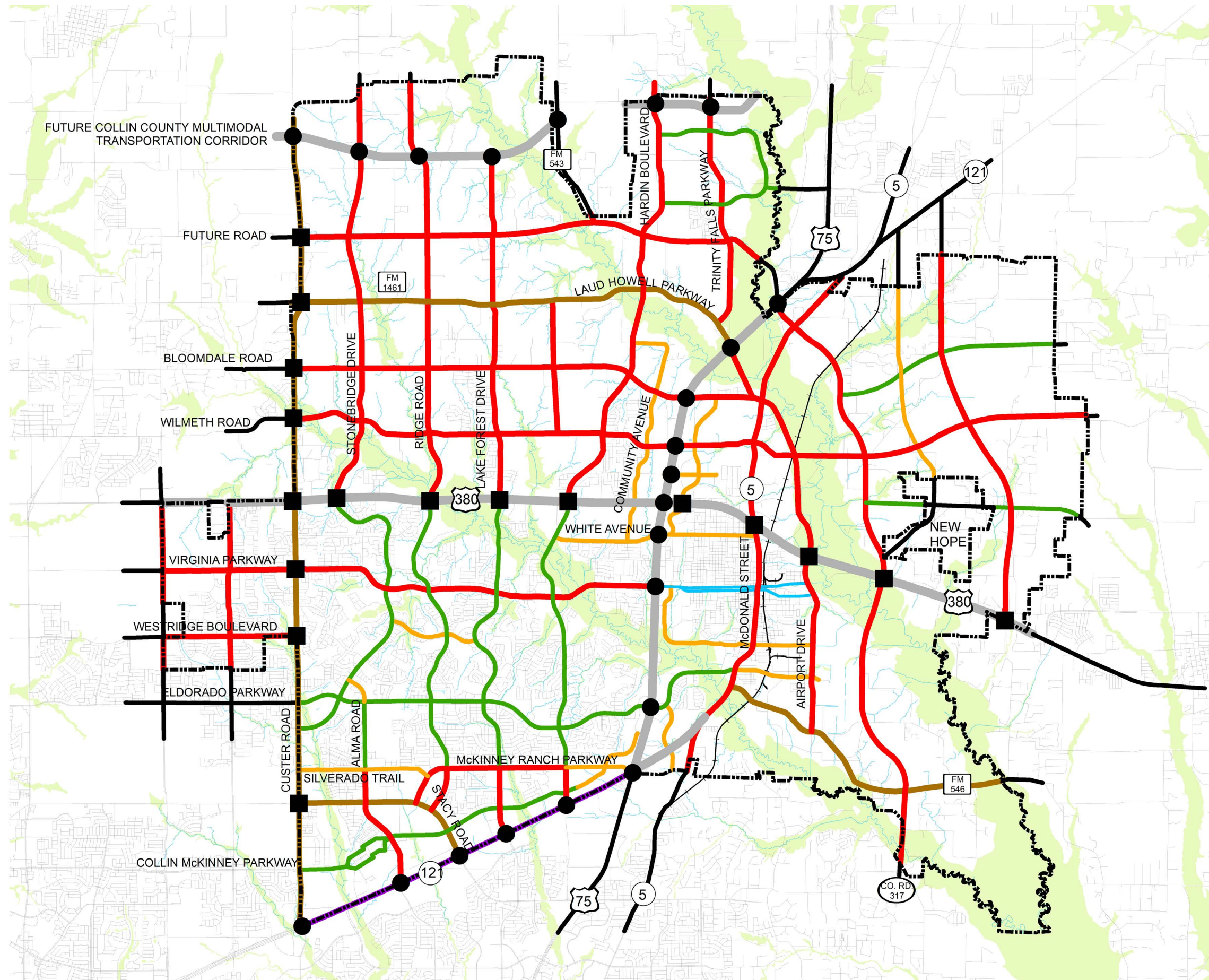
* Amendment #4 05-05-2015
(Ordinance No. 2015-05-039)
Revised to remove the REC
Module and create new
modules: Tollway Commercial
Module and Urban Mix Module.

* Amendment #5 06-02-2015
(Ordinance No. 2015-06-048)
Revised to reflect amendments
to the Master Thoroughfare
Plan, floodplain changes, and
boundary changes between
McKinney and Fairview.

CITY OF MCKINNEY

COMPREHENSIVE PLAN

MASTER THOROUGHFARE PLAN



- High Capacity at Grade Intersections
 - Grade Separated Intersections
 - Extraterritorial Jurisdiction (ETJ)
 - Rail Line
 - Floodplain
- Roadway Classifications**
- Major Regional Highway / Multi-Modal
 - Tollway
 - Principal Arterial: (P6D - 130'-150' ROW, 6 lanes)
 - Major Arterial: (M6D - 120' ROW, 6 lanes)
 - Minor Arterial: (M4D, M5U, M4U, M3U)
 - Greenway Arterial: (G4D - 120' ROW, 4 lanes)
 - Town Thoroughfare
 - Road By Others

* Original Adoption (Ordinance No. 2004-03-035)
 * Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.
 * Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.
 * Amendment #3 (Ordinance No. 2012-11-160) Revised to reflect new Custer Rd. / Wilmeth Rd. Alignment.
 * Amendment #4 (Ordinance No. 2013-07-070) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, Custer Rd. north of U.S. 380, Stonebridge Dr. north of U.S. 380, Hardin Blvd. north of U.S. 380, FM 546, and assorted roadway classification changes.
 * Amendment #5 (Ordinance No. 2015-06-048) Revised to reflect actual alignment of recently built roads, changes to the Ridge Rd., Lake Forest Dr. and Laud Howell Pkwy. alignments, assorted roadway classification changes, boundary changes between McKinney and Fairview, and floodplain changes.

Source: City of McKinney GIS Department Data

2 June 2015
FIGURE 8.3

0 1 2 Miles

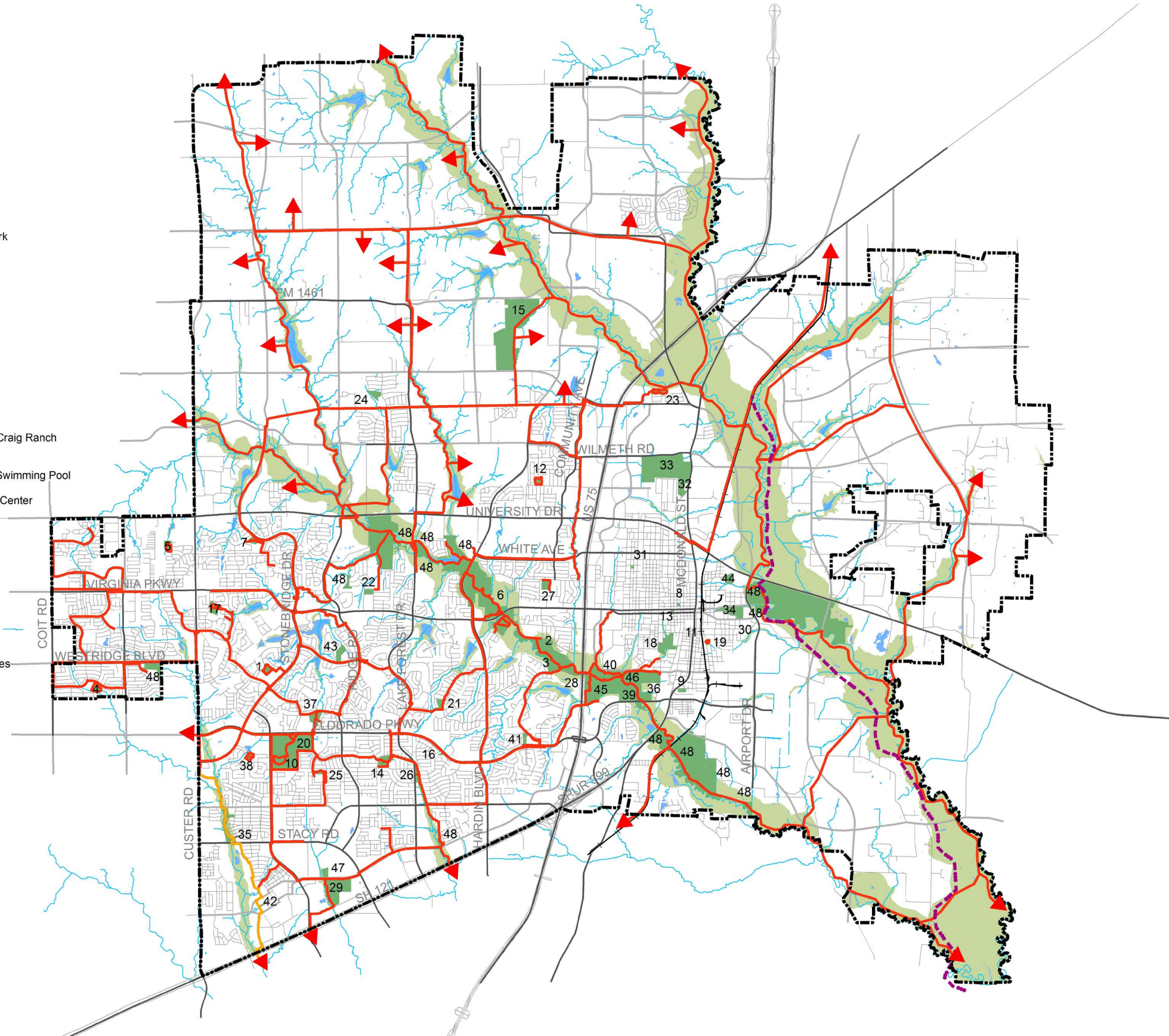


100 Acres

1 Square Mile

PARKS AND FACILITIES

1. A. Hardy Eubanks, Jr. Park
2. Al Ruschhaupt Soccer Complex
3. Alex Clark Disc Golf Course
4. Ash Woods Park
5. Aviator Park
6. Bonnie Wenk Park
7. Carey Cox Memorial Park
8. Central Park
9. Cottonwood Park
10. The Courts at Gabe Nesbitt
11. Day Labor Plaza
12. Dr. Charles B. McKissick Park
13. Dr. Glenn Mitchell Memorial Park
14. E.A. Randles Park
15. Erwin Park
16. Ezra Lee (Tinker) Taylor Park
17. Falcon Creek Park
18. Finch Park
19. Fitzhugh Park
20. Gabe Nesbitt Community Park
21. Hill Top Park
22. Horizon Park
23. Inspiration Park
24. Jim Ledbetter Park
25. John M. Whisenant Park
26. Katherine B. Winniford Park
27. Mary Will Craig Park
28. McKinney Community Center
29. McKinney Soccer Complex @ Craig Ranch
30. Mouzon Ball Fields
31. Murphy Park
32. North Park & Juanita Maxfield Swimming Pool
33. Oak Hollow Golf Course
34. Old Settlers Park & Recreation Center
35. Rowlett Creek Park
36. Senior Recreation Center
37. Serenity Park
38. Tom Allen Jr. Park
39. Towne Lake Disc Golf
40. Towne Lake Park
41. Valley Creek Park
42. Veterans Memorial Park
43. W.B. Finney Park
44. Wattley Park
45. Wilson Creek Nature Trail
46. Wilson Creek Softball Complex
47. World Collection of Crape Myrtles
48. Undeveloped/Open Space



CITY OF MCKINNEY COMPREHENSIVE PLAN HIKE AND BIKE TRAILS MASTER PLAN

- Extraterritorial Jurisdiction (ETJ)
- Hike and Bike Trail
- Six City Trail
- Equestrian Trail
- Roads
- Proposed Thoroughfares
- Rail Line
- Creeks
- Lakes
- Park Property
- Flood Plain

The arrows represent potential connections to future school sites with the intent of connecting all school sites with the main trails along major creeks.

Original Adoption 03-22-04 (Ordinance No. 2004-03-035)

*Amendment #1: 10-18-05 (Ordinance No.05-10-133) Revised sections of Ridge Road and Stonebridge Drive north of Bloomdale Road.

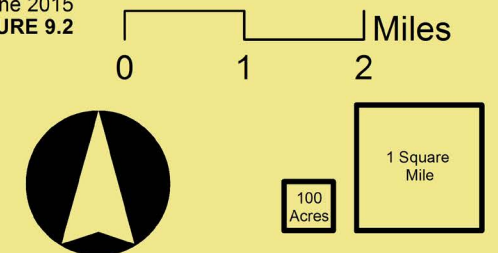
*Amendment #2: 04-04-06 (Ordinance No. 2006-04-042) Realigned the trail in the vicinity of the intersection of the Irving Water Distribution Line Easement and the East Fork of the Trinity River

*Amendment #3: 06-03-08 (Ordinance No. 2008-06-055) Adding, relocating, and eliminating various hike and bike sections.

*Amendment #4: 06-02-15 (Ordinance No. 2015-06-048) Adding, relocating and eliminating various hike and bike sections, updating floodplain changes, removing Bridge/Grade crossings designations, boundary changes between McKinney and Fairview, and updating the Master Thoroughfare Plan.

Source: City of McKinney Planning Department Data

2 June 2015
FIGURE 9.2



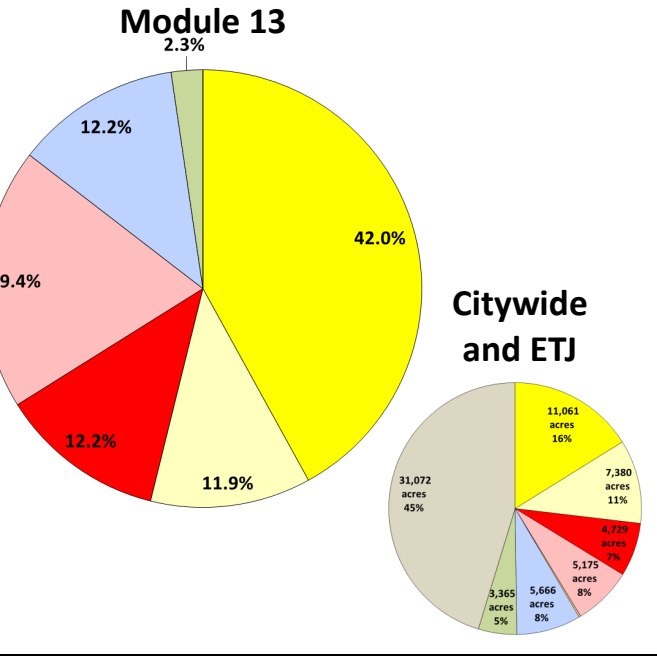
Land Use and Tax Base Summary for Module 13

17-203Z Rezoning Request

Land Use Summary

Below is a summary of existing and anticipated land uses for this module as of January 2015 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels

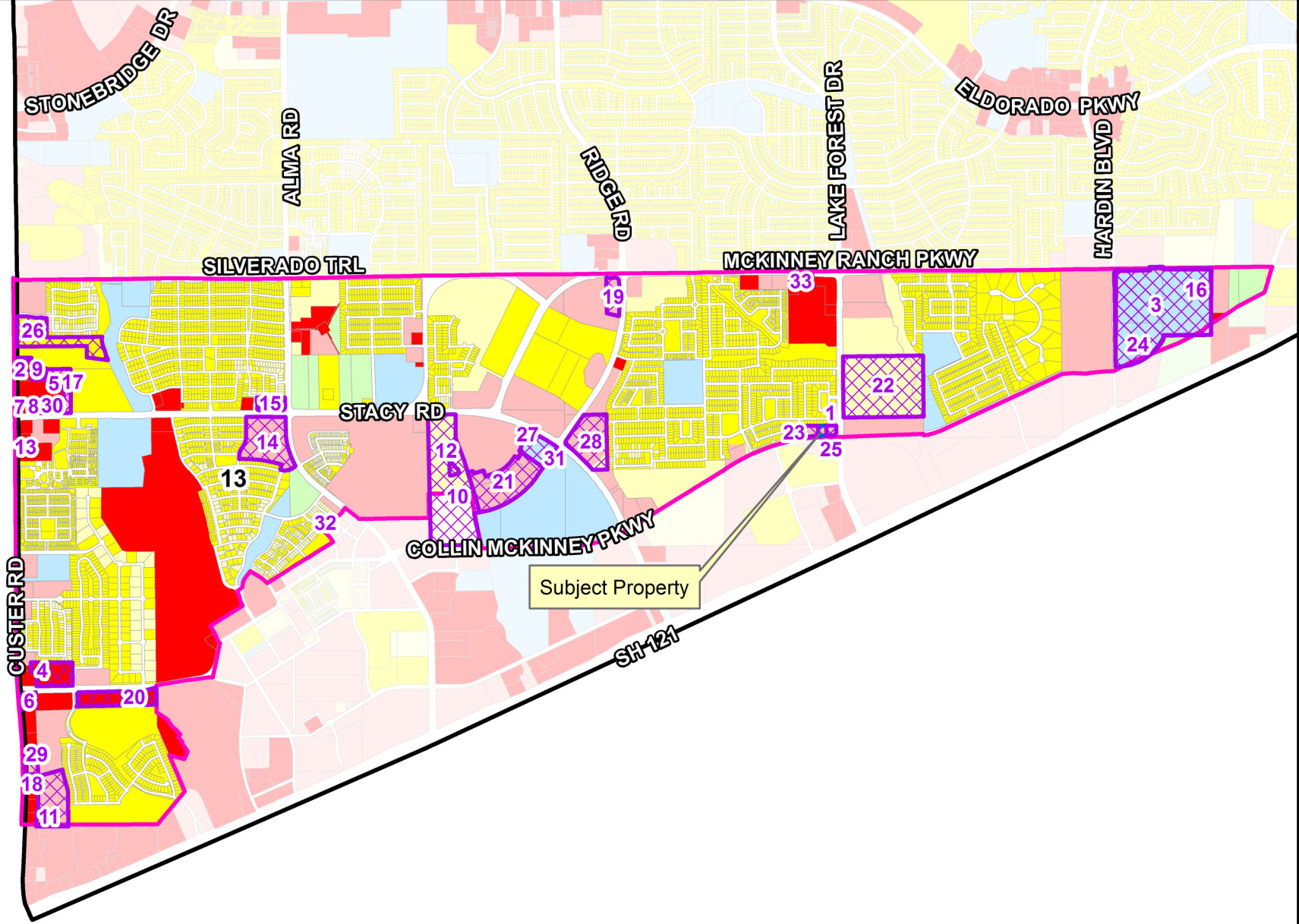
	Acres
Residential	913.1
Vacant Residential	258.0
Total Residential	1,171.1 (53.8%)
Non-Residential	266.3
Vacant Non-Residential	420.9
Total Non-Residential	687.2 (31.5%)
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use ¹	0 (0%)
Institutional (non-taxable)	265.7
Total Institutional (non-taxable)	265.7 (12.2%)
Agricultural/Undetermined	50.7
Total Agricultural/Undetermined ²	50.6 (2.3%)
Total Acres (city limits only)	2,174.7 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction ³	0.0 (0%)
Total Acres	2,174.7



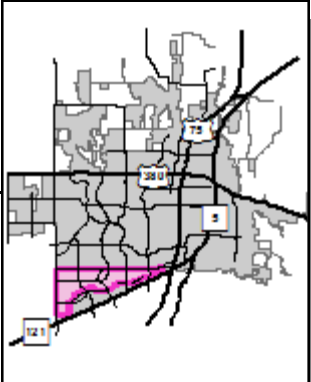
1. Mixed-Use land uses reflect those parcels for which zoning allows for residential and/or non-residential horizontal or vertically-integrated uses .
2. Agricultural/Undetermined land uses reflect those parcels with agricultural zoning for which no future use is currently defined.
3. Properties located in the ETJ are not included in the Land Use Summary and the Tax Base Summary because they fall outside of the city's land use and taxing jurisdiction.
4. Zoning, site plan and record plat cases approved after the certified tax roll of January 1, 2015 and change land use and/or vacancy status. These cases are not included in the Land Use Summary or the Tax Base Summary.
5. Institutional (non-taxable) properties are not included in the Tax Base Summary because these properties do not generate taxes. Estimated tax revenues do not include any property exemptions, delinquencies, etc. and; therefore, may not reflect actual collection amounts.

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.

Module 13



Approved Projects Impacting Land Use or Tax Base (2015, 2016) ⁴				
Map ID	Case Number	Project	Project Description	Acres
1	16-004Z	Victory at Lake Forest	Rezzone the subject property to "C1" and "REC"	1.212
2	16-007SP	Encore McKinney Addition	Site plan for retail buildings	0.354
3	16-018Z	MISD Property	Rezzone the subject property from PD, C & AG to GC	0.016
4	16-022RP	Tour Drive South	Record plat for Lot 7R, Block A	0.127
5	16-035SP	McKinney Self Storage	Site plan for a mini-warehouse facility	0.217
6	16-042RP	Bank of the Ozarks	Record plat for Lot 1, Block A	0.545
7	16-054RP	Encore McKinney Addition	Record plat for Lot 4, Block A	0.805
8	16-055SP	Kwik Car	Site plan for tube and tune auto repair	0.337
9	16-066RP	Encore McKinney Addition	Record plat for Lots 6 & 9, Block A	0.250
10	16-069RP	Watters Branch Addition	Record plat for 145 Single Family Lots	0.023
11	16-072RP	Craig Ranch IV Addition	Record plat for Lot 1, Block A	0.073
12	16-093SP	Watters Branch Amenity Center	Site plan for an amenity center	1.164
13	16-114SP	CVS Stacy Custer Lot 2R	Site plan for retail/restaurant/medical office space	0.785
14	16-116RP	Westminster @ Craig Ranch	Record plat for 57 single-family lots, 2 commercial lots, 1 common area	0.057
15	16-119SP	Craig Ranch North Ph. 12 Retail	Site plan for retail/shopping center	0.328
16	16-135SP	MISD District Stadium	Site plan for a Stadium and Event Center	0.016
17	16-146RP	Encore McKinney Addition	Record plat for Lot 9, Block A	0.215
18	16-176SP	Prestige Credit Union	Site plan for a credit union	0.864
19	16-240SP	Ridge Commons	Site plan for retail and office	0.250
20	16-250Z	Collin McKinney Parkway	Rezzone the subject property from PD & REC to SO - Suburban Office District	0.101
21	16-251RP	The Grove at CR Ph. 2	Record plat for 114 single family residential lots and 2 common areas	0.051
22	16-304RP	Lake Firest Ph. 1	Record plat for 43 SF Res Attached Lots; 101 SF Res Detached Lots; 8 CA's	0.024
23	16-329Z	Village Park	Rezzone the subject property from "PD" & "REC" to "C1" - Neighborhood Commercial	0.666
24	16-364RP	MISD District Stadium	Record plat for Lots 1 and 2, Block A and Lot 1, Block B	0.016
25	16-394RP	Victory at Lake Forest	Record plat for Lot 19, Block A	1.212
26	17-004RP	Luxe at Craig Ranch	Record plat for Lot 2, Block A	0.072
27	17-059SP	Brookhaven Church	Site plan for a covered sports court, splash pad, playground and daycare	0.153
28	17-061SP	Spring of McKinney	Site plan for a multi-family development	0.069
29	17-082SP	Custer-Ridge Retail	Site plan for a retail building	0.455
30	17-071SP	Express Car Wash	Site plan for a carwash	0.892
31	17-112RP	Brookhaven Church Addition	Record plat for Lot 1, Block A	0.153
32	17-133Z	Cooper Living Center Townhouse	Rezzone the subject property from "PD" & "REC" to "PD" & "REC"	2.054
33	17-145SP	Dollar Tree Store & Restaurant	Site plan for a Retail Development and Restaurant	0.820

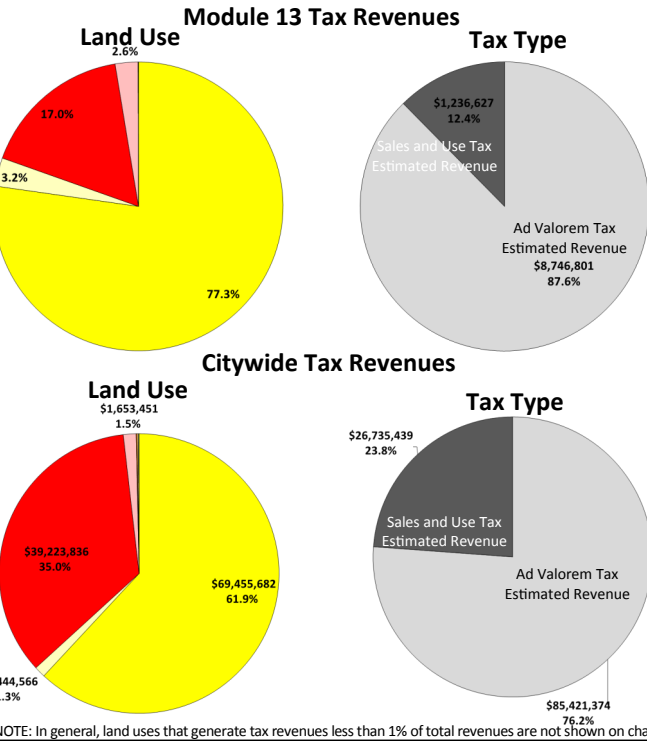


Tax Base Summary⁵

Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2015. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller

Land Use	Ad Valorem	Sales Tax	Total
Residential	\$ 7,712,672	\$ -	\$ 7,712,672
Non-Residential	\$ 457,399	\$ 1,236,627	\$ 1,694,027
Mixed-Use	\$ -	\$ -	\$ -
Tax Revenue from Developed Land	\$ 8,170,072	\$ 1,236,627	\$ 9,406,699
Vacant Residential	\$ 317,409	\$ -	\$ 317,409
Vacant Non-Residential	\$ 255,591	\$ -	\$ 255,591
Vacant Mixed-Use	\$ -	\$ -	\$ -
Agricultural/Undetermined	\$ 3,730	\$ -	\$ 3,730
Tax Revenue from Undeveloped Land	\$ 576,729	\$ -	\$ 576,729

Grand Total (city limits only)	Ad Valorem	Sales Tax	Total
\$ 8,746,801	\$ 1,236,627	\$ 9,983,428	



NOTE: In general, land uses that generate tax revenues less than 1% of total revenues are not shown on chart.

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Type Use	REC Retail (MU/BN)	Type Use	C1
Bed and breakfast (subject to Ch. 138, Art. IV)	P	Bed and breakfast (See Ch. 138, Art. IV)	
Boardinghouse or rooming house (See definition in section 146-46)	S	Boardinghouse or rooming house (17)	
Dormitories	P	Dormitories	
Multiple family dwelling (apartment), more than four units per building (See definition in section 146-46)		Independent living facility (retirement community) (56)	S
Two-, three- and four-family dwelling (See definition in section 146-46)		Mobile home dwelling (68)	
Town/row house (four or more units)		Mobile home park (See Ch. 138, Art. III) (69)	
Single family detached large lot		Multiple family dwelling (apartment) (71)	
Single family detached standard lot		Multiple family dwelling, senior (senior apartment) (72)	
Single family detached small lot		Single family dwelling (attached) (104)	
Accessory dwelling		Single family dwelling (detached) (105)	
Dwellings above nonresidential uses	P	Two family dwelling (duplex) (119)	
Live/work	P	Watchman or caretaker quarters	

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Cemetery		Assisted living facility, nursing home, or rest home (10)	P
Church or rectory, including church-operated day-care facilities and pre-schools (See definition in section 146-46)	P	Cemetery	
Clinic (See definition in section 146-46)	P	Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	P
College or university	P	Clinic (28)	P
Day-care for children (See definition in section 146-46)	P	College or university	
Fairgrounds or rodeo		Day-care (34)	S
Fraternal organization, lodge, civic club (See definition in section 146-46)		Fraternal organization, lodge, civic club (47)	S
Halfway house		Halfway house	
Hospital (See definition in section 146-46)	P	Hospital (53)	S
Museum, library, art gallery (public) (See definition in section 146-46)	P	Museum, library, art gallery (public) (73)	P
Public building (shop or yard) (See definition in section 146-46)		School, business or trade (99)	S
Rest home or nursing home (See definition in section 146-46)		School, public, private or parochial (100)	P

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

School, businesses or trade (See definition in section 146-46)	P	Accessory building or use (1)	P
School, public or denominational (See definition in section 146-46)		Electrical generating plant	
Accessory building or use (See definition in section 146-46)	P	Home occupation (See Sec. 146-133) (52)	
Electrical generating plant		Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P
Home occupation (See section 146-133) (See definition in section 146-46)	P	Public building (shop or yard) (90)	
Local utility line	P	Servant's quarters (102)	
Parking, incidental to main use	P	Sewage treatment plant	
Public building (shop or yard) (See definition in section 146-46)		Utility business office	
Grounds-keeper's quarters (See definition in section 146-46)		Utility shop or yard	
Sewage treatment plant		Utility substation or regulating station	P
Stable private		Water storage tank	P
Swimming pool, private (See definition in section 146-46)	P	Water treatment plant	
Telephone exchange, no garage or shop	P	Amusement, commercial (indoor) (4)	S

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Utility business office	P	Amusement, commercial (outdoor) (5)	
Utility distribution lines	P	Carnival or circus (temporary)	
Utility shop or yard		Country club (31)	S
Utility substation or regulating station	P	Fitness club, gymnasium, exercise area or similar use	P
Water storage tank	P	Golf course (public)	S
Water treatment plant		Golf course (private)	S
Amusement commercial (indoor) (See definition in section 146-46)	P	Park or playground (public) (81)	P
Amusement commercial (outdoor)(See definition in section 146-46)	P	Playfield or stadium (public) (88)	P
Carnival or circus (temporary)	T	Private club (See Ch. 138, Art. II; Sec. 146-41) (89)	S
Country club (See definition in section 146-46)	P	Recreation area (private) (91)	P
Fairgrounds or rodeo		Recreation center (public) (92)	P
Golf course (public)	P	Sexually oriented business (See Ch. 138, Art. V)	
Golf course, Par-three (commercial)	S	Swim or tennis club (112)	P
Park or playground (public) (See definition in section 146-46)	P	Swimming pool (public)	P
Playfield or stadium (public) (See definition in section 146-46)	P	Swimming pool (private) (113)	P

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Private club (subject to Ch. 138, Art. II) (See definition in section 146-46)	S	Theater (indoor)	
Recreation area (private) (See definition in section 146-46)	P	Theater (outdoor)	
Recreation center (public) (See definition in section 146-46)	P	Airport or landing field, and aircraft hangar	
Sexually oriented business (subject to Ch. 138, Art. V)		Auto painting or body shop	
Stable, commercial (See definition in section 146-46)		Auto parts sales (indoor)	S
Stable, private		Automobile, trailer, light truck, tool rental	
Swim or tennis club (See definition in section 146-46)	P	Automobile, motorcycle, boat (sales, repair, or storage)	
Swimming pool (public)	P	Bus station	
Swimming pool (private) (See definition in section 146-46)	P	Car Wash (See Sec 146-41(11a)) (23)	S
Theater (indoor)	P	Garage, auto repair (50)	
Theater (outdoor)	S	Garage or lot, parking (private)	P
Airport or landing field		Garage or lot, parking (commercial)	S
Automobile sales or repair		Heliport or helistop	
Boat sales or repair		Motor freight terminal	
Boat storage		Parking, incidental to main use	P

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Bus station (private)	P	Parking lot (truck) (83)	
Heliport or helistop	S	Private street development (See Ch. 142, Art. VII)	
Motor freight terminal		Railroad freight station	
Parking incidental to main use	P	Railroad team truck	
Parking lot (commercial)	S	Railroad track or right-of-way	P
Parking lot (truck) (See definition in section 146-46)		Recreational vehicle sales	
Railroad freight station		Service station or motor vehicle fuel sales (subject to section 146-84 (103)	
Railroad team truck		Taxi or shuttle service	
Railroad track or right-of-way	P	Tire recapping	
Trailer, light truck, tool rental	P	Truck Fueling Station (117)	
Truck sales or repair		Truck sales, storage, or repair	
Truck storage		Truck Stop (118)	
Transit station (public)	P	Bait shop	
Auto display and sales		Bakery or confectionery (retail)	P
Auto display and sales (indoor showroom only)	P	Bakeries (wholesale)	
Auto laundry (subject to limitations specified by section 146-42(12))	P	Banks and financial institutions	S

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Auto painting or body shop		Barber or beauty shops	P
Auto parts sales (indoor)	P	Building materials sales or monument sales	
Garage, auto repair (See definition in section 146-46)		Carpentry or sign shop	
Garage, parking (private)	P	Cleaning plant (laundry)	
Garage, parking (commercial)	P	Cleaning shop and pressing (small shop and pickup) (27)	S
Junk or salvage yard (See definition in section 146-46)		Department or discount store	S
Motorcycle sales and service		Drug-store or pharmacy	S
Parking, incidental to main use	P	Exterminator	
Parking lot (commercial)	P	Farmers market (40)	S
Service station or motor vehicle fuel sales (subject to section 146-79(102)) (See definition in section 146-46)	P	Florist or garden shop	P
Tires batteries and accessories (113)	P	Field office (43) or real estate sales office	T
Tire recapping		Food stores, groceries	S
Antique shop (See definition in section 146-46)	P	Frozen food lockers	
Apparel and accessory stores	P	Funeral homes and mortuaries	
Art supplies	P	Furniture sales	
Auto display and sales		Greenhouse or plant nursery	

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Auto display and sales (indoor showroom only)	P	Hardware store (paint, plumbing, and related sales)	S
Bait shop		Heavy machinery sales and storage	
Bakery or confectionery (retail)	P	Hotel or motel (54)	
Barber or beauty shops	P	Household appliance sales (55)	
Bed and breakfast (subject to Ch. 138, Art. IV)	P	Laboratories (medical, dental, science)	
Book or card shop	P	Mimeograph or letter shop	
Cleaning (small shop and pickup) (See definition in section 146-46)	P	Mobile home display and sales	
Clinic (See definition in section 146-46)	P	Office building	P
Corner store (less than 2000 square feet gross fl. area)	P	Offices with showrooms	
Day-care for children (See definition in section 146-46)—Primary use	P	Office use	P
Day-care for children—Secondary use	P	Office supplies	P
Department or discount store	P	Paint and related sales	
Drug-store or pharmacy	P	Pawnshops	
Fabrics or needlework shop	P	Personal service (86)	P
Florist or garden shop	P	Pet store, kennel, animal boarding (no outside runs)	P

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Food stores, groceries	P	Pet store, kennel, animal boarding (outside runs)	
Frozen food lockers		Psychic/paranormal readings	
Furniture sales	P	Radio or TV broadcast studio	S
Greenhouse or plant nursery	P	Retail store (indoor)	P
Hardware store	P	Restaurant or cafeteria (carry-out only) (95)	P
Hobby or handcraft shop	P	Restaurant or cafeteria (indoor service) (96)	P
Household appliance sales (See definition in section 146-46)	P	Restaurant or cafeteria (including drive-through window) (97a)	S
Key shop	P	Restaurant or cafeteria (drive-in service) (97b)	
Mimeograph or letter shop	P	Studios, photo, music, art, health, etc.	P
Office supplies	P	Tattoo Parlor	
Paint and related sales	P	Travel agent	P
Pawnshops		Upholstery shop	
Personal service (See definition in section 146-46)	P	Veterinarian (no outside runs)	P
Pet stores (no outside runs)	P	Veterinarian (with outside runs)	
Restaurant or cafeteria (indoor service) (See definition in section 146-46)	P	Wholesale establishments	

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Restaurant or cafeteria (including drive-through window (See definition in section 146-46)	P	Concrete or asphalt batch plant	
Restaurant or cafeteria (drive-in service) (See definition in section 146-46)	P	Contractor's yard	
Retail store (indoor)	P	Dirt or topsoil extraction; sand and gravel mining or storage	
Service station or motor vehicle fuel sales (subject to section 146-79; see also section 146-42)(See definition in section 146-46)	P	Fat rendering, animal reduction	
Studios, photo, music, art, health, etc.	P	Food processing	
Tattoo parlor		Forestry, mining and oil/gas drilling uses	
Travel agent	P	Forge plant	
Amusement, commercial (indoor) (See definition in section 146-46)	P	Indoor Gun Range (57)	
Amusement commercial (outdoor) (See definition in section 146-46)	P	Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)	
Auto laundry (subject to limitations specified by section 146-42)	P	Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)	
Bakeries (wholesale)	S	Junk or salvage yard (58)	

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Banks and financial institutions, no drive-up windows	P	Machine shop or welding	
Banks and financial institutions, including drive-up windows	P	Metal fabrication	
Building materials sales	P	Mini-warehouse (See Sec. 146-41)	
Carnival or circus (temporary)	T	Open storage (79)	
Carpentry, painting shop		Paper or pulp manufacture	
Cleaning plant, laundry	P	Printing plant	
Construction buildings (temporary)	T	Refining or storage (petroleum products, gas, butane, propane)	
Creamery, dairy products		Sanitary landfill	
Department or discount stores	P	Smelting of ores or metals	
Exterminator		Soft drink bottling plant	
Farm implement sales and service		Warehousing	
Field office (temporary) (See definition in section 146-46)	T	Agricultural and ranching uses	P
Funeral homes and mortuaries	P	Community Garden (29)	P
Garage, auto repair (See definition in section 146-46)	P	Creamery (dairy products)	
Golf course, Par-three (commercial)	S	Fairgrounds or rodeo	

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Hotel or motel (See definition in section 146-46)	P	Farm implement sales and service	
Laboratories, medical, dental, science	P	Farm, orchard or truck garden (40)	P
Miniwarehouses		Hatchery (poultry), egg farm, feed lot	
Mobile home display and sales		Livestock auction (62)	
Monument sales		Stable, commercial (106)	
Motor freight terminal		Stable, private	
Office building	P	Stockyards or slaughterhouse	
Offices, showrooms, buildings	P	Stockyards or slaughterhouse	
Office use	P	Stockyards or slaughterhouse	
Pet store or kennel (outside runs)			
Plumbing shop	P		
Printing plant or newspaper			
Private club (subject to Ch. 138, Art. II) (See definition in section 146-46)	S		
Radio or TV broadcast studio	P		
Real estate sales office (temporary)	T		
Rest home or nursing home (see definition in section 146-46)	P		

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

School, business or trade (see definition in section 146-46)	P
Sign shop	
Stable, commercial (see definition in section 146-46)	
Swim or tennis club (see definition in section 146-46)	P
Theater (indoor)	P
Theater (outdoor)	S
Tires, batteries and accessories (see definition in section 146-46)	P
Trailer, light truck, tool rental	P
Upholstery shop	P
Veterinarian (no outside runs)	P
Veterinarian (with outside runs)	
Warehousing	
Wholesale establishments	
Acid manufacture	
Apparel and related manufacture	
Cement, lime, gypsum, plaster	
Chemicals and allied products	

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Concrete or asphalt batch plant	
Contractor's yard	
Drugs and pharmaceutical manufacture	
Dirt or topsoil extraction	
Electrical generating plant	
Electronic products manufacture	P
Fat rendering, animal reduction	
Fertilizer manufacture	
Food processing	
Forge plant	
Gas, butane, propane storage	
Heavy machinery sales and storage	
High-technology manufacturing and fabrication	S
Industrial and manufacturing plants	
Junk or salvage yard (See definition in section 146-46)	
Laboratories, medical, dental, science	P
Machine shop or welding	

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Metal fabrication	
Motor freight terminal	
Open storage (See definition in section 146-46)	
Paper or pulp manufacture	
Parking lot (truck) (See definition in section 146-46)	
Petroleum products refining or storage	
Plastic products manufacture	
Printing plant or newspaper	
Sand or gravel mining or storage	
Sanitary landfill	
Smelting of ores or metals	
Soft drink bottling plant	
Stockyards or slaughterhouse	
Utility shop or yard	
Utility substation or regulating station	P
Warehousing	
Welding shop	
Agricultural and ranching uses	P

LAND USE COMPARISON TABLE
17-203Z – Collin McKinney Offices

Feed lots	
Farms, nurseries, truck gardens (See definition in section 146-46)	P
Forestry and mining uses	
Hatchery, poultry, egg farm	
Kennel, animal boarding (outside runs)	
Livestock auction (See definition in section 146-46)	
Stable, commercial (See definition in section 146-46)	
Stable, private	

(Ord. No. 2002-08-084, § I.73, 8-20-2002; Ord. No. 2003-03-021, § 1, 3-4-2003; Ord. No. 2014-05-034, § 1, 5-20-2014)

ORDINANCE NO. 2002-05-038

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT APPROXIMATELY 243 ACRES, LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY 121 AND LAKE FOREST DRIVE, IS REZONED FROM "AG" – AGRICULTURAL DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY FOR MIXED USES; 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 owners of approximately 243 acres located at the northwest corner of State Highway 121 and Lake Forest Drive, which is zoned "AG" – Agricultural District, have petitioned the City of McKinney to rezone said tract to "PD" – Planned Development District, generally for mixed uses, made part hereof for all purposes; and,

WHEREAS, after due notice of such requested zoning change 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, the City Council is of the opinion that such zoning change should be made.

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

- Section 1. Ordinance No. 1270 is hereby amended so that approximately 243 acres generally located at the northwest corner of State Highway 121 and Lake Forest Drive, which is more fully depicted on Exhibit "A" attached hereto, is hereby rezoned from "AG" – Agricultural District to "PD" – Planned Development District, generally for mixed uses.
- Section 2. The subject property be developed according to Exhibit "B", attached hereto.
- Section 3. No developer or property owner shall acquire any vested interest in this Ordinance. This Ordinance and the subsequent regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.
- Section 4. 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 5. 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 \$2,000.00, 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 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 7th DAY OF MAY, 2002.


DON DOZIER, MAYOR

CORRECTLY ENROLLED:


JENNIFER G. SPROULL, CITY SECRETARY
BEVERLY COVINGTON, DEPUTY CITY SECRETARY

APPROVED AS TO FORM:


MARK S. HOUSER, CITY ATTORNEY

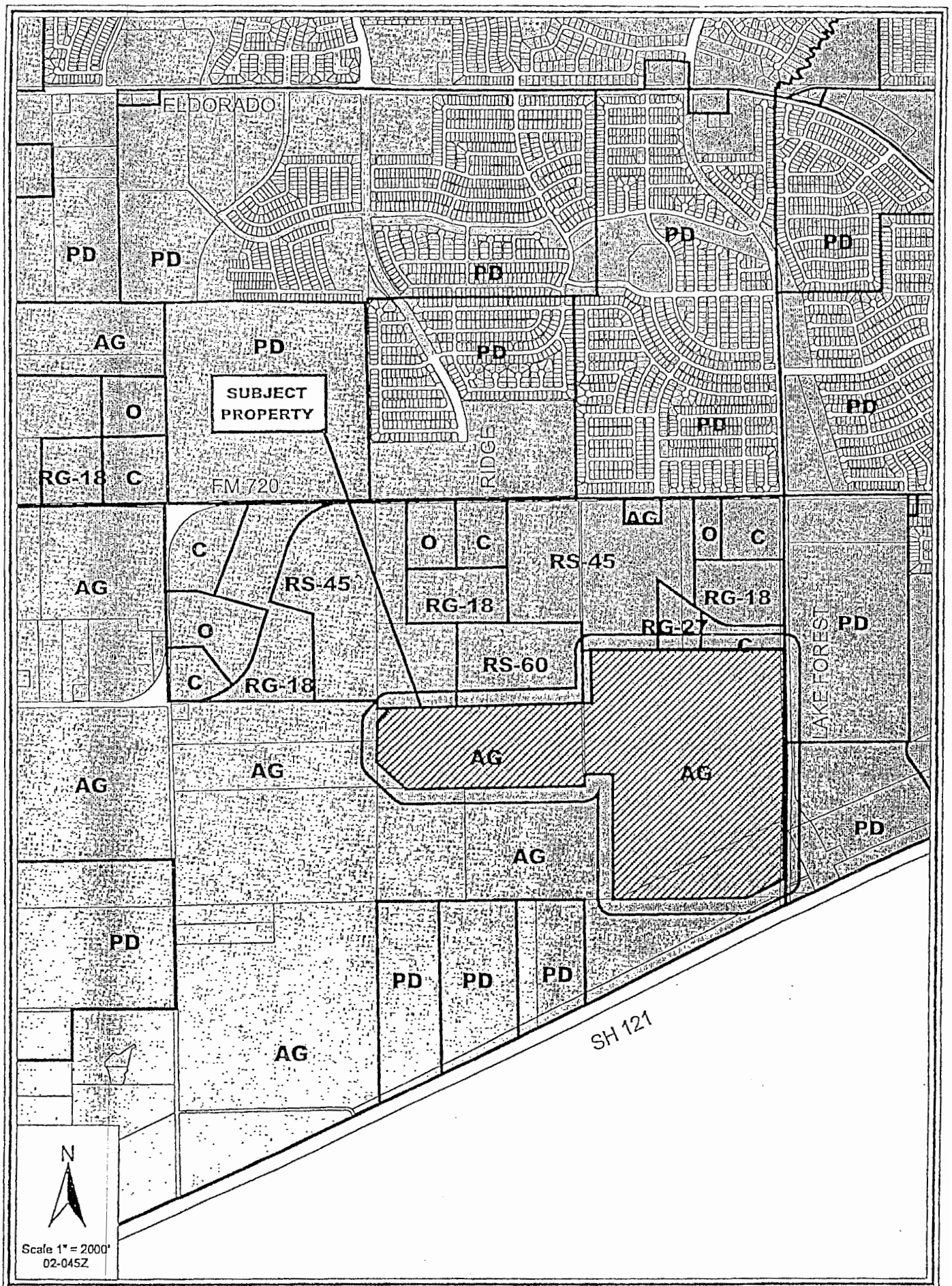


EXHIBIT "A"

**General Planned Development Standards
For Approximately 243 Acres**

I. Purpose and Intent

In keeping with the purpose of the award winning Regional Employment Center study, the purpose of this planned development is to provide a framework for high quality employment center, mixed-use and supporting residential and commercial uses within the central portion of the McKinney Regional Employment Center (REC).

II. Special Provisions

All development shall be subject to the Design Guidelines of the McKinney Regional Employment Center as adopted at the date of approval of this Planned Development or as subsequently modified by the City unless noted herein. If any conflicts between these Planned Development Standards and any future changes to the McKinney Regional Employment Center Design Guidelines relative to lot area standards should occur, the Planned Development Standards shall prevail. These PD standards adopt the McKinney Regional Employment Center Design Guidelines Schedule of Uses. Where the Planned Development Standards are silent, the McKinney Regional Employment Center Design Standards, or any future amendments shall prevail.

Parent zoning district tract shall mean each zoning tract as defined upon adoption of this ordinance. The applicant shall be responsible for documenting development totals for individual tracts and the remaining mixed-use development capacity for the original parent zoning district tract as development applications are submitted.

Due to the flexibility of mixed-use, the uses may be located throughout the property and may be shifted from one area of the parent zoning tract to another area of the parent zoning tract. Prior to shifting uses, however, a detailed general development plan shall be submitted for approval prior to a plat or site plan submittal. The intent is to allow for flexibility but to maintain the integrity of the REC, mix of uses, minimum and maximum densities and designs that have context to the surrounding areas.

Prior to approval of a preliminary plat or a site plan for any one parcel, a detailed general development plan shall be submitted for approval. The general development plan shall illustrate the proposed development as well as the entire parent zoning tract the development lies within. Staff may require that this General Development Plan include key off-site constraints that may impact development of the property. The applicant shall be required to include the following items on the general development plan exhibit:

Exhibit B – Planned Development Standards

- All necessary conceptual site plan requirements (scale, north arrow, etc.)
- Proposed uses and proposed building locations and dimensions
- Lot patterns
- Street network (including the designations of Type A streets, arterials, collectors, etc.)
- Land use calculations (total number of acres, percent by type, etc.)
- Open space designations

Items to be considered by staff as part of the approval process shall include the following:

- Adherence to the McKinney Regional Employment Center Overlay Design Guidelines
- Street network (Type A, Type B, collectors, arterials, etc.)
- Pedestrian connectivity and open space allocation
- Mix of land uses

III Commercial – Residential District Standards

A. Mixed Use/Employment Center (MU-EC)

1) Permitted Uses: Uses permitted in the REC Employment Center District are permitted as either primary or secondary uses.

a. Primary Uses

- This tract is intended to develop primarily with office uses and large scale non-residential/non-industrial uses which tend to have large footprints and serve as employment generators.
- Hotels and temporary lodging uses shall also be allowed and encouraged as primary uses in this district.

b. Secondary Uses

- Secondary uses shall compose between fifteen percent (15%) and forty-five (45%) of the allowed gross floor area within the original parent zoning district tract.
- Retail and service uses are permitted as secondary uses to support the primary uses. Most retail and service uses shall be integrated into the design and development of the large primary uses in a way creates a lively urban experience that emphasizes the vertical “mixed use” pattern. A small portion of the retail and service uses in this district may be allowed as independent, freestanding operations.

Exhibit B – Planned Development Standards

Retail and service uses must compose between one-tenth of one percent (0.1%) and ten percent (10%) of the allowed gross floor area within the original parent zoning tract. Private clubs shall be allowed in this tract by Specific Use Permit per the City of McKinney Ordinance.

- Residential uses shall be permitted as secondary uses within the district. They shall be developed in a dense form that contributes to creating an urban environment in conformance to the REC Design Standards and Guidelines. Residential uses shall compose between fifteen percent (15%) and twenty-five (25%) of the allowed gross floor area within the parent zoning tract. Residential uses can take any of the following forms:
 - (i) Dwelling units above non-residential uses (live-work units)
 - ◊ A business operated out of this type of dwelling unit is not considered a “home occupation” as defined by City of McKinney Zoning Ordinance, and the regulations of a home occupation as an accessory use to a residential use do not apply.
 - (ii) Multiple-family dwellings (apartments), with more than four units in each building.

c. Other uses

- Open space shall be provided within the tract as required by the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.

2) Development Standards

- a. Maximum Floor Area Ratio: 4.5 : 1.0
- b. Minimum Height: Two (2) stories. One (1) story buildings are permitted for freestanding retail or service uses, or by Specific Use Permit.
- c. Maximum Height: Fifteen (15) stories
- d. Height/Setbacks: The following height maximums shall also apply to structures within this district:
 - One (1) story building are permitted only for freestanding retail and service uses, or by issuance of a Specific Use Permit.
 - Buildings within 150 of the following may not exceed two (2) stories. The setback is measured from the building to the boundary of the following properties:
 - (i) An undeveloped property zoned primarily for single-family residential uses, or
 - (ii) A property developed for single-family residential uses (one dwelling unit per lot)

Exhibit B – Planned Development Standards

- Buildings exceeding thirty-five (35) feet shall be setback from the following by at least one hundred (100) feet plus one (1) additional foot per one (1) foot of building height above the second story or 30 feet, whichever is less.
 - (i) An undeveloped property zoned primarily for single-family residential uses, or
 - (ii) A property developed for single-family residential uses (one dwelling unit per lot)
 - Buildings exceeding four (4) stories shall be setback from the following by at least two hundred fifty (250) feet.
 - (i) An undeveloped property zoned primarily for single-family residential uses, or
 - (ii) A property developed for single-family residential uses (one dwelling unit per lot)
 - e. Residential Density: Residential uses are permitted only at a density of at least twenty four (24) units per acre and not more than forty (40) units per acre.
 - f. Use Conversion: Conversion of a building or portion thereof from a non-residential use into a residential use shall be permitted only with the approval of the Director of Planning. Conversion shall be permitted when conversion project is in general conformance with the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.
 - g. Parking Layout: For buildings adjacent to Collin McKinney Parkway and within 250 feet, the parking shall be located behind and to the side of the building. These parking spaces should be screened from the fronting streets by one or more buildings. For all other buildings interior to the parent tract or facing Lake Forest, or SH 121, the parking shall conform to the REC standards and to the City of McKinney site plan requirements. The intent of this criteria is to develop an urban village type of design along Collin McKinney Parkway; however, where market demands are in conflict, parking design alternatives shall be considered especially for large office and commercial footprints interior to the parent tract and away from Collin McKinney Parkway.
- B. Mixed Use/Neighborhood Business (MU-BN)
- 1) Permitted Uses: Uses permitted in the REC Retail District are permitted as either primary or secondary uses.
 - a. Primary Uses
 - Retail and service uses
 - b. Secondary Uses

Exhibit B – Planned Development Standards

- Residential uses shall be permitted as secondary uses within the district. They shall be developed in a dense form that contributes to creating an urban environment. Residential uses can take any of the following forms:
 - (i) Dwelling units above non-residential uses (live-work units)
 - ◊ A business operated out of this type of dwelling unit is not considered a “home occupation” as defined by City of McKinney Zoning Ordinance, and the regulations of a home occupation as an accessory use to a residential use do not apply.
 - (ii) Multiple-family dwellings (apartments), with more than four units in each building
 - c. Other uses
 - Open space shall be provided within the tract as required by the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.
- 2) Development Standards
- a. Maximum Floor Area Ratio: 2.5 : 1.0
 - b. Maximum Height: Thirty (35) feet
- C. Mixed Use/General Business (MU-BG)
- 1) Permitted Uses: Uses permitted in the REC Commercial District are permitted as either primary or secondary uses.
- a. Primary Uses
 - All permitted non-residential uses are primary uses
 - b. Secondary Uses
 - Residential uses shall be permitted as secondary uses within the district. They shall be developed in a dense form that contributes to creating an urban environment. Residential uses can take any of the following forms:
 - (i) Dwelling units above non-residential uses (live-work units)
 - ◊ A business operated out of this type of dwelling unit is not considered a “home occupation” as defined by City of McKinney Zoning Ordinance, and the regulations of a home occupation as an accessory use to a residential use do not apply.
 - (ii) Multiple-family dwellings (apartments), with more than four units in each building
 - c. Other uses

Exhibit B – Planned Development Standards

- Open space shall be provided within the tract as required by the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.

2) Development Standards

- a. Maximum Floor Area Ratio: 2.5 : 1.0
- b. Maximum Height: One hundred (100) feet. Buildings taller than one hundred (100) feet may be permitted when the design is consistent with the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.
- c. Height/Setbacks: Buildings within 90 (ninety) of the following may not exceed fifty-five (55) feet. The setback is measured from the building to the boundary of the following properties:
 - (i) An undeveloped property zoned primarily for single-family residential uses, or
 - (ii) A property developed for single-family residential uses (one dwelling unit per lot).

IV Residential Districts

A. Mixed Use/Residential District (MU-Res)

- 1) Permitted Uses: Uses permitted in the REC Residential District, and as required by the Housing Mix standard. Non-residential uses are permitted only as accessory uses as defined by the City of McKinney Zoning Ordinance.
- 2) Development Standards:
 - a. Minimum Average Density: Four (4) net units per acre of the original parent zoning tract.
 - b. Housing Mix: At least four of the following housing types shall each compose at least five percent (5%) of the total number of dwelling units developed within the original parent zoning tract:
 - Single-family detached on a lot equal to or greater than seventy (70) feet wide
 - Single-family detached on a lot equal to or greater than sixty (60) and less than seventy (70) feet wide
 - Single-family detached on a lot equal to or greater than fifty (50) and less than sixty (60) feet wide
 - Single-family on a lot less than fifty (50) feet wide
 - Townhome
 - Two-family detached dwellings (duplexes)
 - Three- or Four-family detached dwellings (triplexes or fourplexes)

Exhibit B – Planned Development Standards

- Multiple-family dwellings (more than 4 dwelling units in each building)
- c. Setbacks, and build to lines: As required by the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.
- Front porches shall be allowed to extend beyond the build-to-line.
 - For homes with front loading garages, the garage setback shall be measured from the façade of the home or the extended porch whichever is closest to the front property line.
 - The Planning & Zoning Commission can review and approve a Concept Plan for single-family residential development with a setback between attached garages and the front façade of the house of not less than a ten (10) feet.
 - The Planning & Zoning Commission can review and approve a Concept Plan for single-family residential development with a zero lot line side setback, or combination of side setbacks totaling ten (10) feet.
- d. In keeping with a neo-traditional neighborhood design, the exterior shall be softened to help create a more positive pedestrian experience. Of particular importance shall be the use of street trees and trees on individual lots that are designed to create an outdoor canopy or room. Additionally, the use of colors and materials shall be subdued in tone and nature. Hardy Plank material shall be allowed as an acceptable material for residential development.
- e. Only non-single-family residential uses or townhomes are permitted adjacent to Collin McKinney Parkway. Adjacent residential properties must be oriented towards Collin McKinney Parkway, and conform to the Collin McKinney Parkway Corridor Design Standards.
- f. The graphic below illustrates an allowable option to address the finished floor elevation requirement of the REC Standards and Guidelines. All dwelling units shall have a finished first floor elevation at least 2 feet above the sidewalk in front of the building.

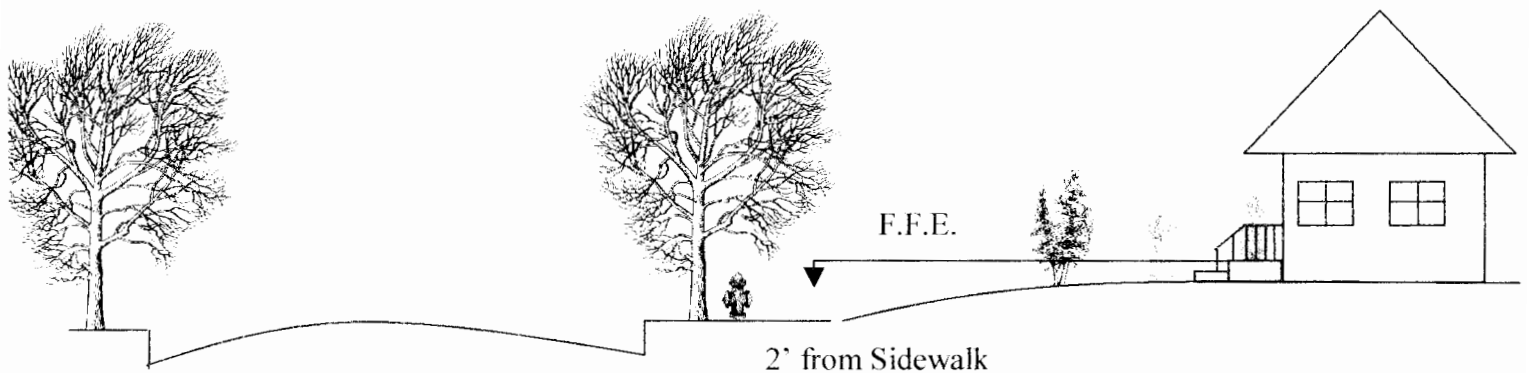


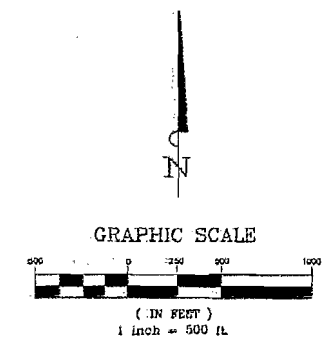
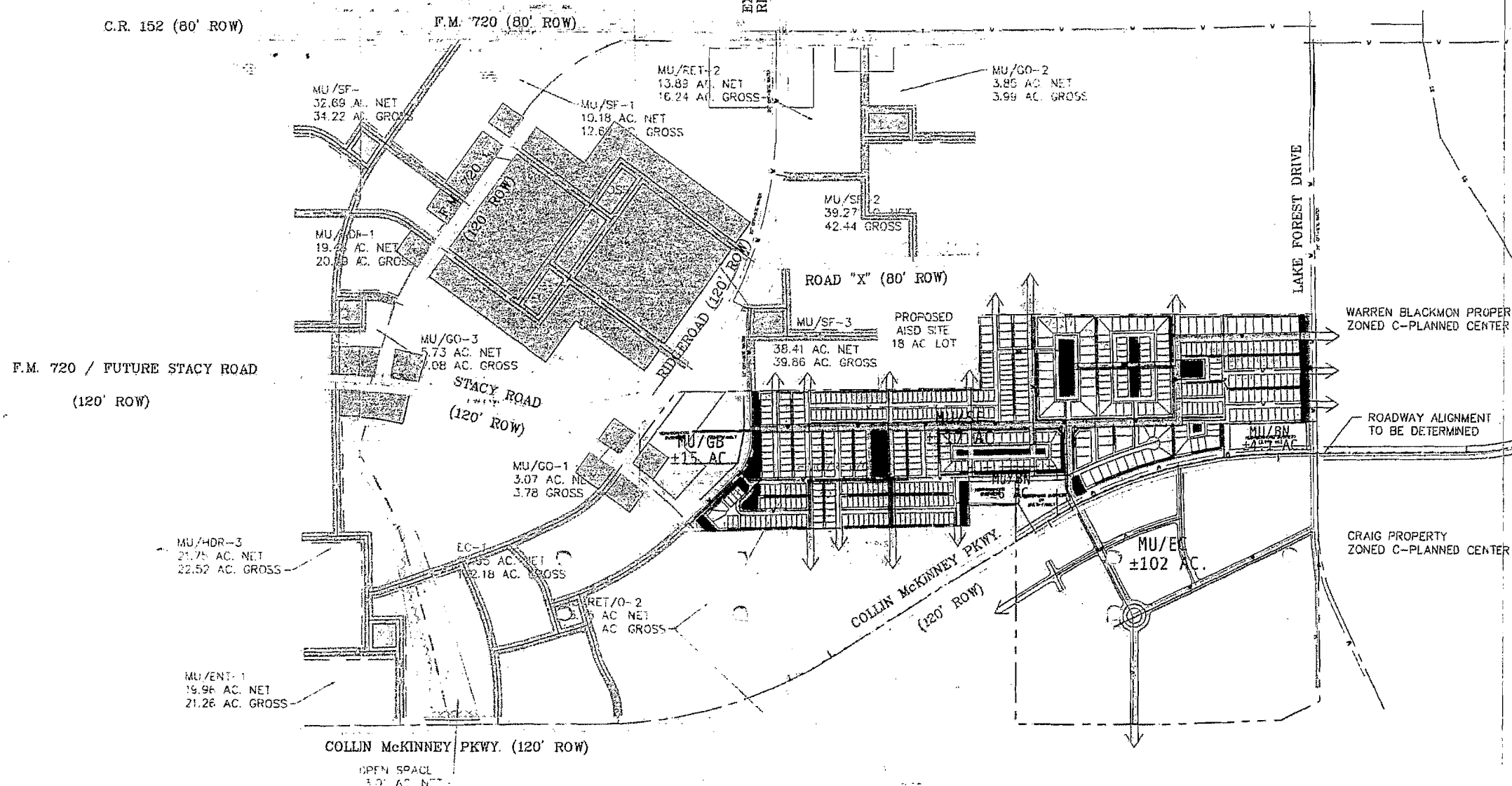
Exhibit A – Proposed Planned Development Standards

V Landscaping: The landscaping of all development with this Planned Development shall conform to the requirements of the McKinney Regional Employment Center Design Guidelines as adopted or amended in the future.

VI Lighting: The lighting poles and standards shall be of decorative nature as to enhance the pedestrian experience. All lighting performance measures and spacing requirements shall comply with the City of McKinney's Lighting Ordinance.

VII Road designs: Roads shall be designed in accordance with the City of McKinney adopted road schematics. Presently, Collin McKinney Parkway is noted as a Greenway Arterial which is a 4-lane divided thoroughfare on 120' ROW. Internal roads shall meet all right-of-way, radius and curb design standards as adopted by the City of McKinney.

Exhibit A – Proposed Planned Development Standards



TRACT 1:
SITUATED IN COLLIN COUNTY, TEXAS, IN THE OLIVER HEDGECOXE SURVEY, ABST. #392 AND BEING A RE-SURVEY OF AN 185.58 ACRE TRACT DESCRIBED IN A DEED FROM CARL JONES, ET AL TO CARL RASOR ET AL, RECORDED IN VOLUME 481 PAGE 497 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHEAST CORNER OF THE SAID TRACT IN THE CENTER LINE OF A COUNTY ROAD,
THENCE NORTH 0 DEG 18 MIN 00 SEC WEST WITH THE EAST LINE AND THE CENTER OF THE ROAD A DISTANCE OF 2043.0 FT. TO A POINT,
THENCE NORTH 0 DEG 18 MIN 00 SEC WEST WITH THE EAST LINE AND THE CENTER OF THE ROAD A DISTANCE OF 1241.56 FT. TO A POINT IN THE NORTHEAST CORNER THEREOF,
THENCE SOUTH 89 DEG 50 MIN 41 SEC WEST WITH THE NORTH LINE OF THE TRACT A DISTANCE OF 2850.75 FT. TO A POINT IN THE NORTHWEST CORNER THEREOF, SAID STAKE BEING IN THE CENTER LINE OF THE ROAD,
THENCE SOUTH 0 DEG 40 MIN 19 SEC EAST WITH THE CENTER OF THE ROAD A DISTANCE OF 688.77 FT. TO A POINT,
THENCE SOUTH 0 DEG 41 MIN 30 SEC EAST A DISTANCE OF 932.70 FT. TO A POINT AT AN ELL IN THE SAID ROAD,
THENCE NORTH 89 DEG 10 MIN 34 SEC EAST WITH THE CENTER OF THE ROAD A DISTANCE OF 373.05 FT. TO A POINT AT AN INNER CORNER OF THE SAID TRACT,
THENCE SOUTH 0 DEG 06 MIN 12 SEC EAST WITH THE CENTER OF THE ROAD A DISTANCE OF 1659.00 FT. TO A POINT AT AN ELL IN THE SAID ROAD. SAID STAKE BEING IN THE SOUTHWEST CORNER OF THE SAID TRACT,
THENCE NORTH 89 DEG 58 MIN 35 SEC EAST A DISTANCE OF 2273.47 FT. TO THE PLACE BEGINNING CONTAINING 185.081 ACRES OF LAND.
SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MCKINNEY BY DEED RECORDED IN VOLUME 4366, PAGE 3069 LAND RECORDS, COLLIN COUNTY, TEXAS.
TRACT 2:
SITUATED IN COLLIN COUNTY, TEXAS, IN THE OLIVER HEDGECOXE SURVEY, ABST. #392 AND BEING A RE-SURVEY OF ALL OF A 57.24 ACRE TRACT DESCRIBED IN A DEED FROM MARIA STARNES, ET AL TO CARL RASOR, RECORDED IN VOLUME 484 PAGE 259 OF THE COLLIN COUNTY DEED RECORDS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF THE SAID TRACT,
THENCE NORTH 0 DEG 15 MIN 59 SEC WEST WITH THE WEST LINE OF THE TRACT A DISTANCE OF 1085.80 FT. TO A POINT IN THE NORTHWEST CORNER THEREOF,
THENCE NORTH 89 DEG 02 MIN 25 SEC EAST WITH THE NORTH LINE OF THE TRACT AND THE CENTER LINE OF THE ROAD A DISTANCE OF 1075.14 FT. TO A POINT IN THE SOUTHEAST CORNER THEREOF,
THENCE SOUTH 0 DEG 02 MIN 25 SEC EAST WITH THE EAST LINE OF THE TRACT AND THE CENTER LINE OF THE ROAD A DISTANCE OF 1075.14 FT. TO A POINT IN THE SOUTHEAST CORNER THEREOF,
THENCE SOUTH 88 DEG 49 MIN 12 SEC WEST WITH THE SOUTH LINE A DISTANCE OF 2704.61 FT. TO THE PLACE OF BEGINNING CONTAINING 66.978 ACRES OF LAND.
THIS DOCUMENT WAS PREPARED UNDER 22 TAC SS 683.21, 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.

02-05-038
GDP

LEGEND

- OPEN SPACE (5.7 AC.)
- CONNECTOR STREETS (60' MAX ROW)
- ARTERIALS (120' ROW)

APPROVED
APR - 3 2002
PLANNING

APPLICANT:
QUADRILLE FINANCIAL
2800 ELDORADO PKWY. SUITE 210
MCKINNEY, TX. 75070
9721 508-6618

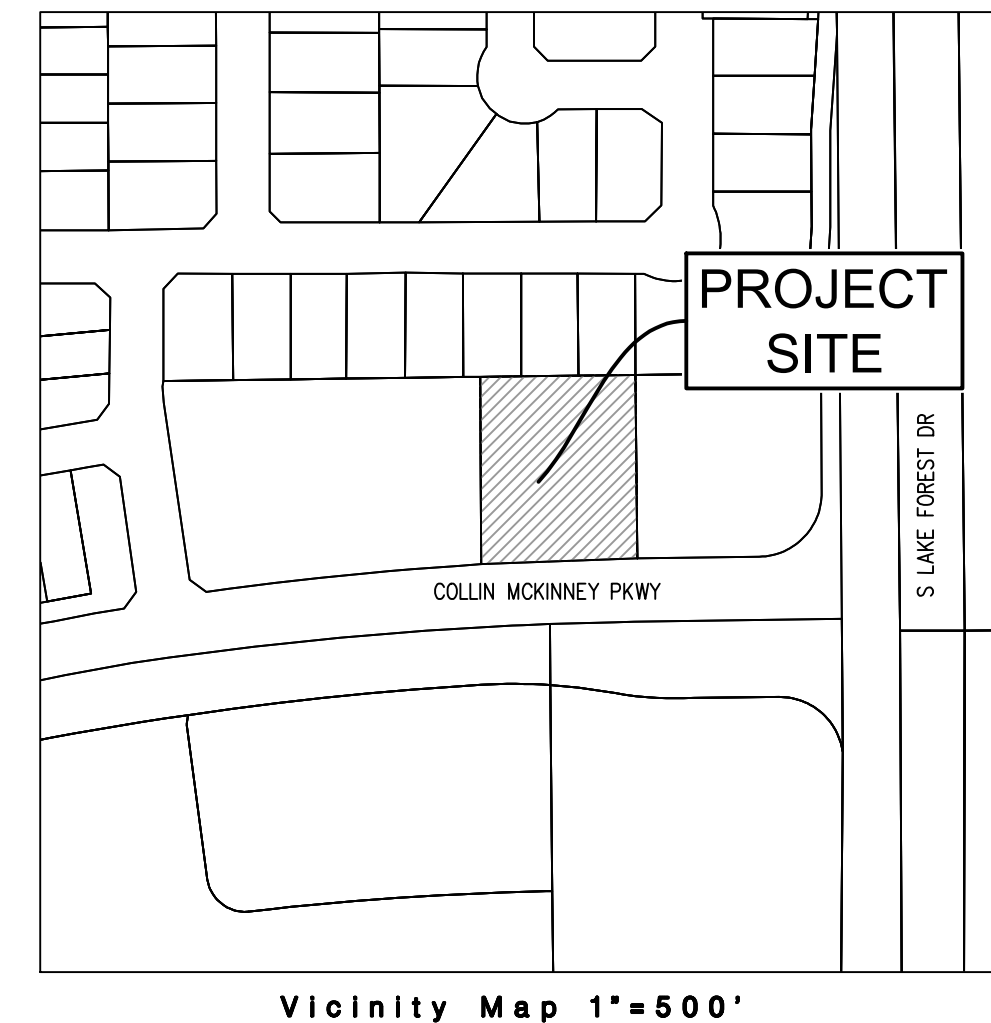
Kimley-Horn
and Associates,
12700 Rock Central Drive, Suite 1600
Dallas, Texas 75251
Tel. No. (972) 771-1600
Fax No. (972) 771-1601

QUADRILLE
FINANCIAL

DETAILED GENERAL
DEVELOPMENT
PLAN

Scale: 1" = 300'
Designed by: JMS
Drawn by: JGW
Checked by: JMS
Date: FEBRUARY 2002
Project No.

SHEET
EXH-2



Zoning Standard	Existing PD-BN	Proposed C1
Minimum Lot Area	N/A	7,500 SF
Minimum Lot Width	50 ft.	50 ft.
Minimum Floor Area	2.5 : 1.0	N/A
Minimum Front Yard	25 ft.	20 ft.
Minimum Side Yard	5 ft. Res/ 0 ft.	N/A
Minimum Rear Yard	20 ft.	0 ft.
Maximum Lot Coverage	70%	50%
Max Height (stories/ft.)	3/35	3/35 ft.

G&A

**SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE**

11111 Dole Ave. • Louisville, TX 75057 • P. 972.436.9712 • F. 972.436.9716
44 Old Town Blvd. North, Ste 2 • Angulo, TX 76226 • P. 940.240.1019 • F. 940.240.1028
TBEI S Firm No. 10047770
TBEF Firm No. 1796

Collin McKinney Parkway
Lot 17R-2, Block A
.720 Acres
in the
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 10
COLLIN COUNTY, TEXAS

ZONING EXHIBIT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
DOUGLAS W. WEAVER,
P.E. #117386
DATE 8/7/2017

Drawn By: PF
Date: July 7, 2017
Scale: 1"=20'
Revisions:
08/07/2017

16334

ZE

File: Z:\2016\16334\Drawings\Zoning\2nd Submittal\2017.07.27 Zoning Exhibit 16334
 Dated: 8/7/2017 8:21 AM, by Patricia Font; Saved: 8/4/2017 8:53 AM, by patricia

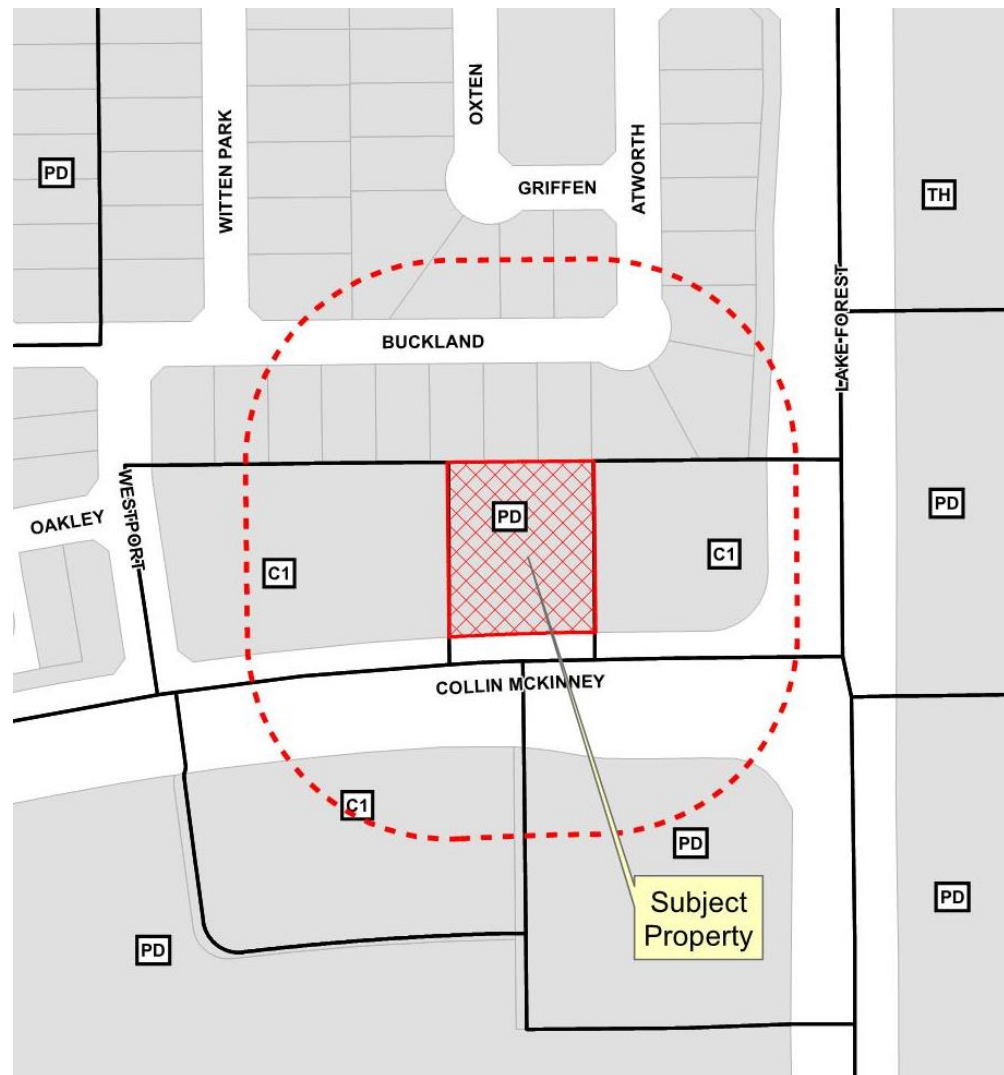
RECEIVED
By the Planning Department at 9:04 am, Aug 07, 2017

Collin McKinney Office Rezone

17-203Z



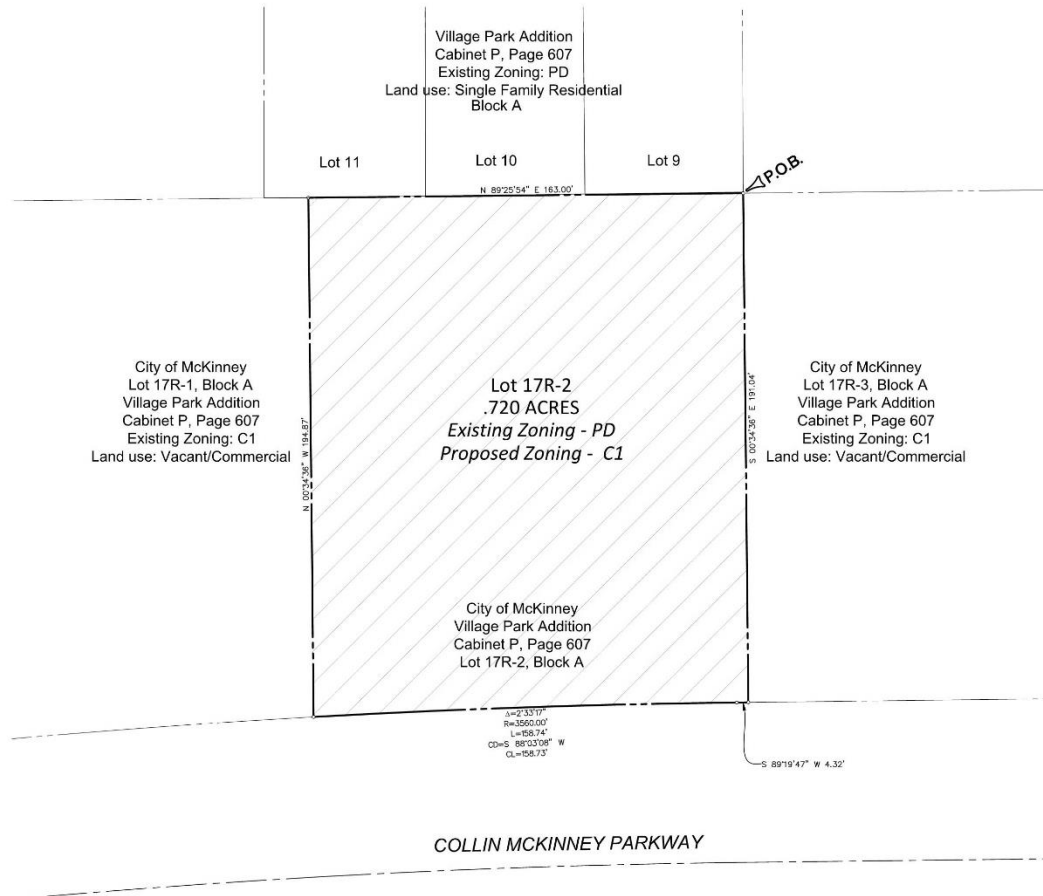
Location Map



Aerial Exhibit



Proposed Zoning Exhibit







17-208PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R2, 2R2, 4R2, 7R1 and 10, Block A, of the North Texas Athletic Center Addition, Located on the North Side of Henneman Way and East of Alma Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 22, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Director of Planning, AICP, CPM

APPLICATION SUBMITTAL DATE: July 18, 2017 (Original Application)
August 4, 2017 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final replat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.
2. The applicant revise the plat to show the existing Wellness Way and Stars Avenue rights-of-way in a ghosted format and include filling information.
3. The applicant revise the plat to show the emergency access easements to be abandoned by this plat in a hatched format.

ITEM SUMMARY: The applicant is proposing to replat approximately 56.94 acres of land from two existing lots (Lots 1R1 and Lot 2R1) into three lots (Lot 1R2, Lot 2R2 and Lot 10). Proposed Lot 10 will be deeded to the City of McKinney per the third amendment of the VCIM Development Agreement. The applicant is also proposing to replat two existing lots (Lot 4R1 and Lot 7R) in order to shift existing lot lines to create

Lot 4R2 and Lot 7R1.

PLATTING STATUS: The subject property is currently platted as Lots 1R1, 2R1, 4R1, 7R and the remainder of 8, Block A of the North Texas Athletic Center Addition. Subsequent to the approval of the preliminary-final replat, a record plat, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2003-01-004 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	Dr. Pepper Starcenter, The Ballfields at Craig Ranch, Emler Swim School of McKinney
North	"PD" - Planned Development District Ordinance No. 2003-01-004 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2008-06-054 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	The ER at Craig Ranch and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2006-05-053 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2004-12-123 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	Holiday Inn Express & Suites and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2003-10-089 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	McKinney Soccer Complex at Craig Ranch
West	"PD" - Planned Development District Ordinance No. 2015-07-067 (Office, Commercial and Multi-Family Residential Uses), "PD" - Planned Development District Ordinance No. 2012-07-036 (Office, Commercial and Multi-Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Parkside at Craig Ranch and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Henneman Way, 80' Right-of-Way, Local

Alma Road, 120' Right-of-Way, Major Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: As required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108) **(None due per the VCIM Development Agreement)**

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final replat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Replat](#)

[PowerPoint Presentation](#)

Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to issuance of a permit:

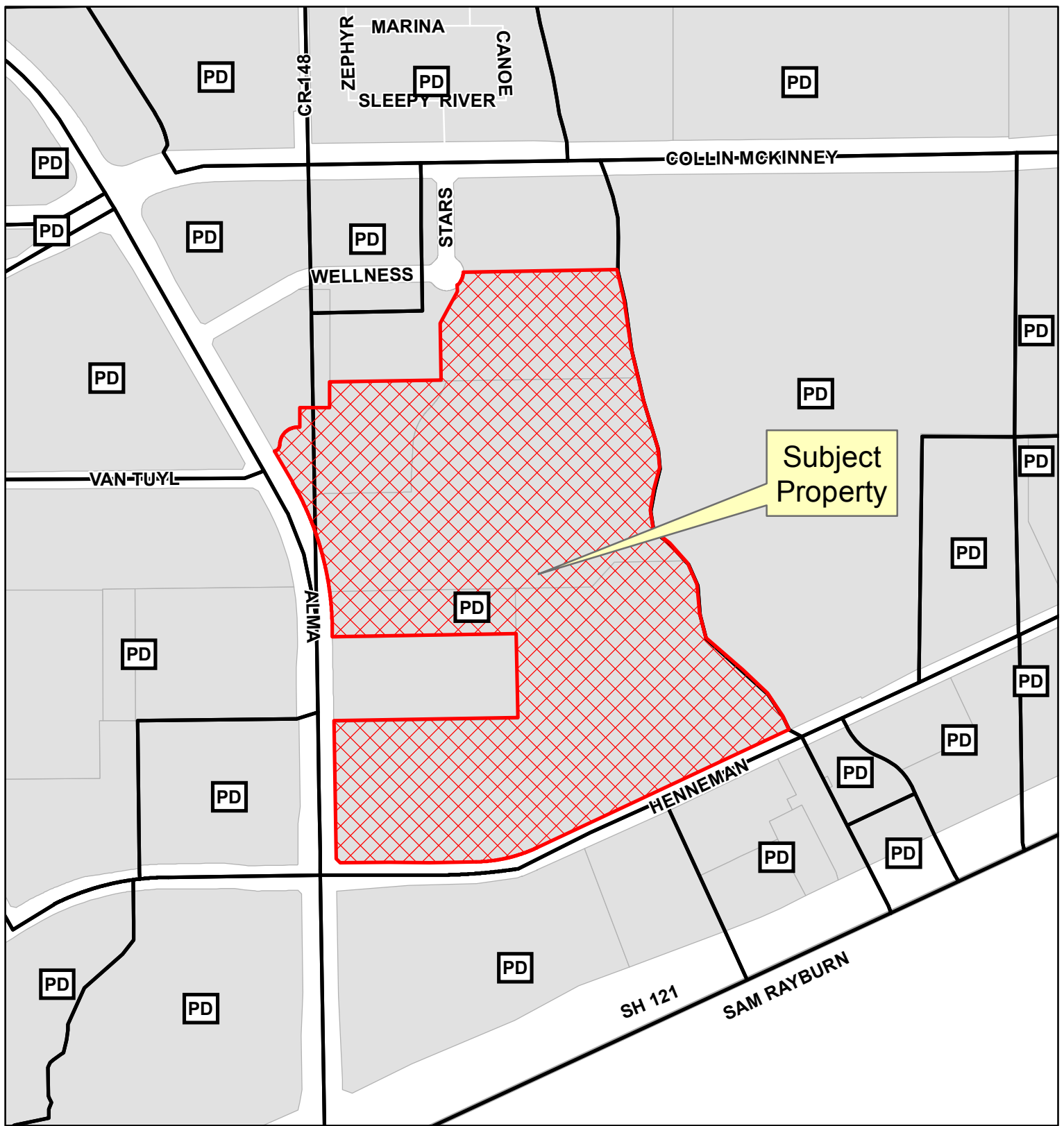
- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☐ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☐ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to filing a record plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☐ Approval of annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☐ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☐ Payment of median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

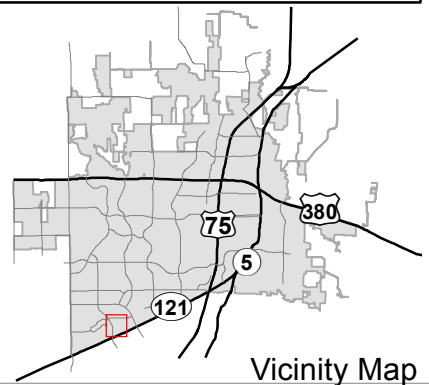
Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2017-02-021 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement **(Roadway Fees are waived per the VCIM Development Agreement)**

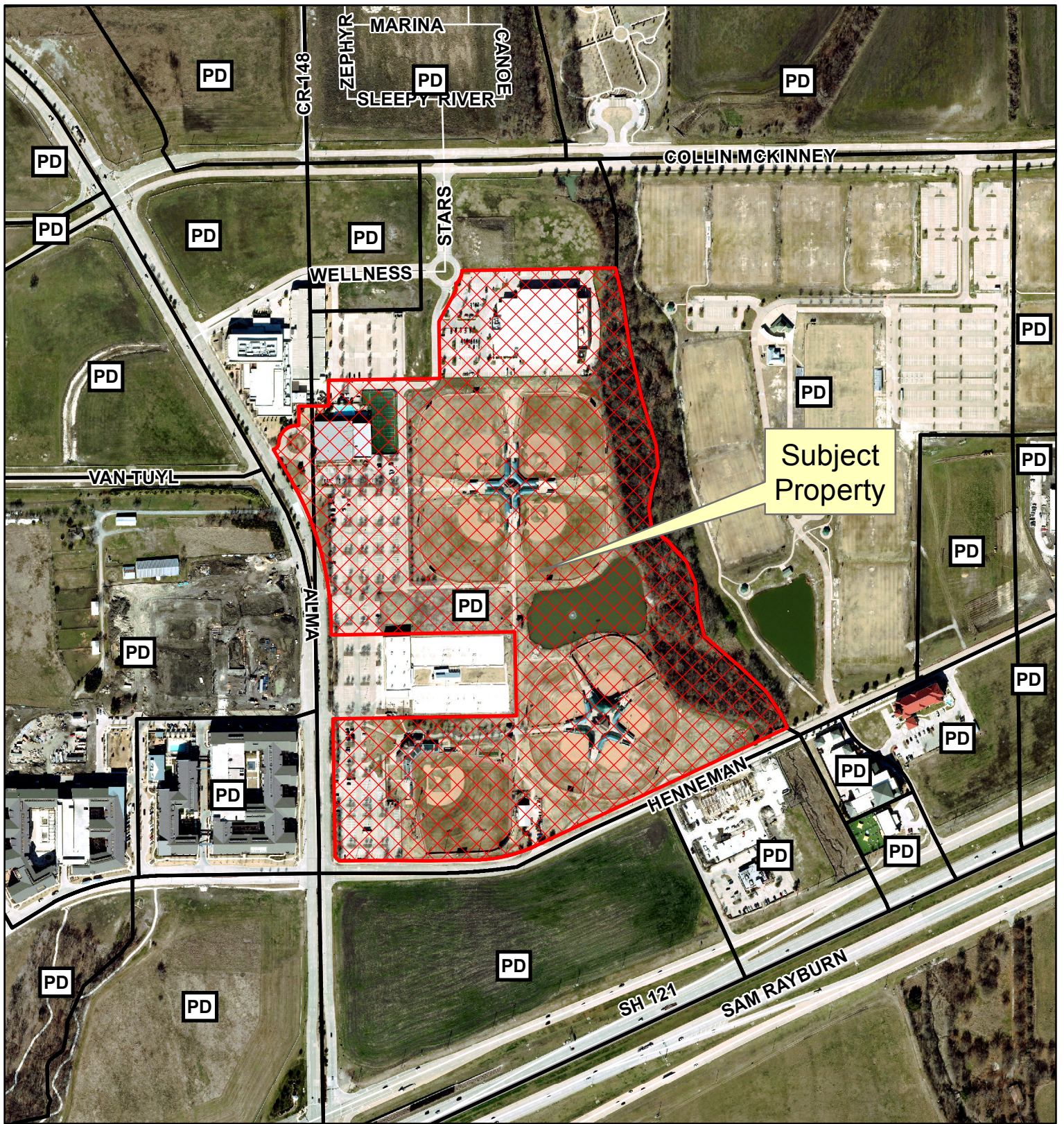


Location Map

Case: 17-208PFR

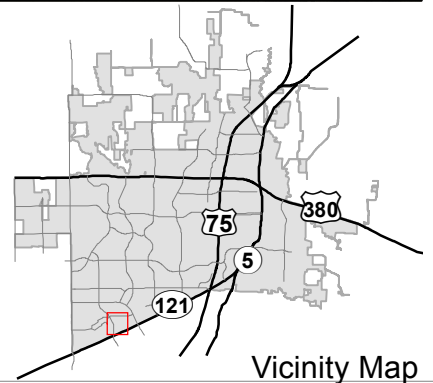


DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



Location Map

Case: 17-208PFR



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RECEIVED

By Planning Department at 9:51 am, Aug 04, 2017

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St.
972.562.4409

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•

McKinney, Texas 75069
Fax 972.562.4471

August 4, 2017

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Mr. Brian Lockley, Director of Planning

**Re: Preliminary-Final Replat
Lots 1R2, 2R2, 4R2, 7R1 & 10, Block A
North Texas Athletic Center Addition**

Dear Mr. Lockley:

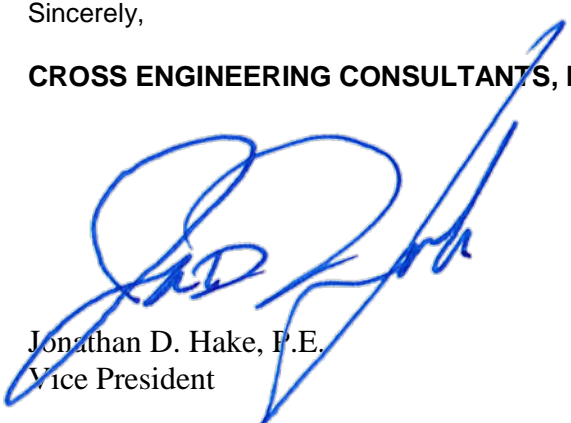
Attached please find the Preliminary-Final Replat Submittal for Lots 1R2, 2R2, 4R2, 7R1 and 10, Block A of the North Texas Athletic Center Addition. The purpose of the attached preliminary-final replat is to create a lot along Watters Branch to ultimately deed the lot to the City of McKinney pursuant to the VCIM agreement Third Amendment dated August 21, 2012. In addition, we have revised lot lines between various lots. The property is located near the northeast intersection of Alma Road and Henneman Way. Project details are summarized as follows:

- Lot 1R2, 2R2, 4R2, 7R1 & 10, Block A North Texas Athletic Center Addition
- 56.94 Acres
- Northeast intersection of Alma Road and Henneman Way

Thank you in advance for your consideration of the preliminary-final replat. Please contact me if you have any questions or concerns.

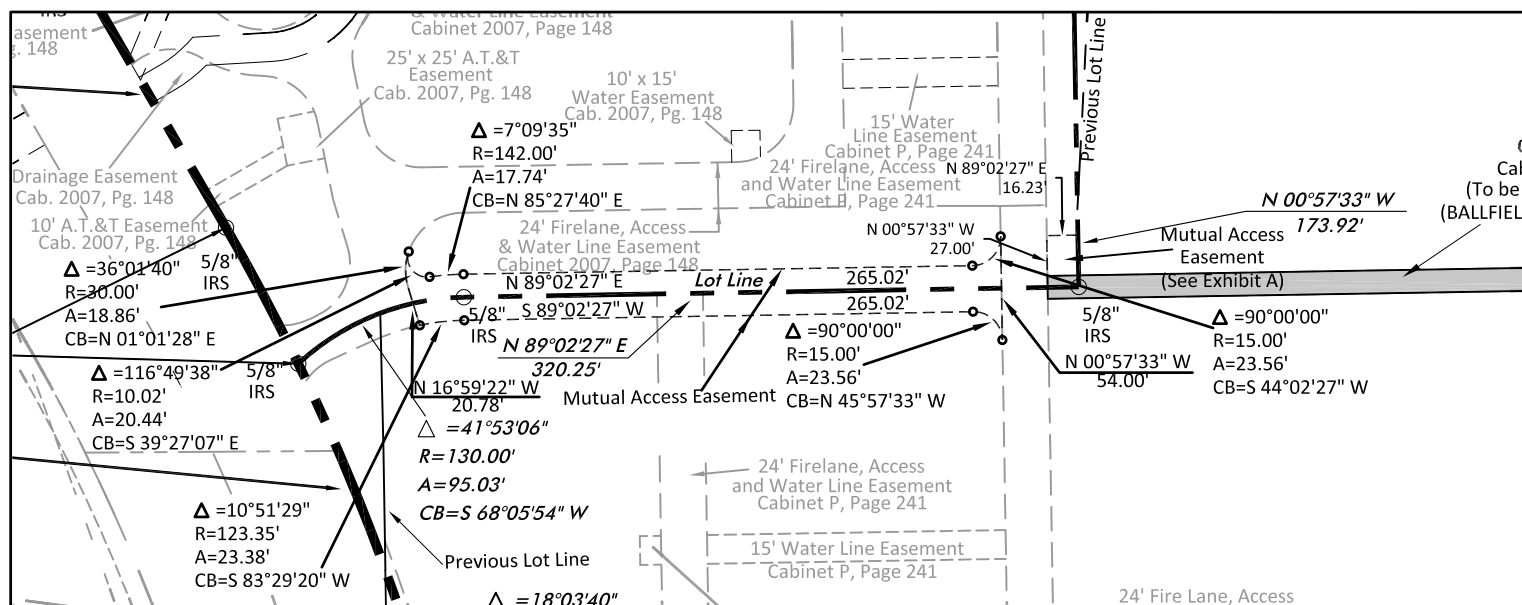
Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President

1. The use of the word "certify or certificate" used herein constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
2. Basis of Bearings: Bearings are based on the plat of North Texas Athletic Center Addition as recorded in Cabinet 209s, Page 23, Plat Records Collin County, Texas.
3. FLOOD STATEMENT: According to Community Plan No. 48085X02651, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area and Zone A, which is 1% annual (100-Year) flood plain. If the property is in Flood Zone "X", the special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This statement shall not create liability on the part of the Surveyor.
4. All proposed lots situated in whole or part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.



MUTUAL ACCESS EASEMENTS
"EXHIBIT A"

PRELIMINARY FINAL REPLAT FOR REVIEW PURPOSES ONLY.

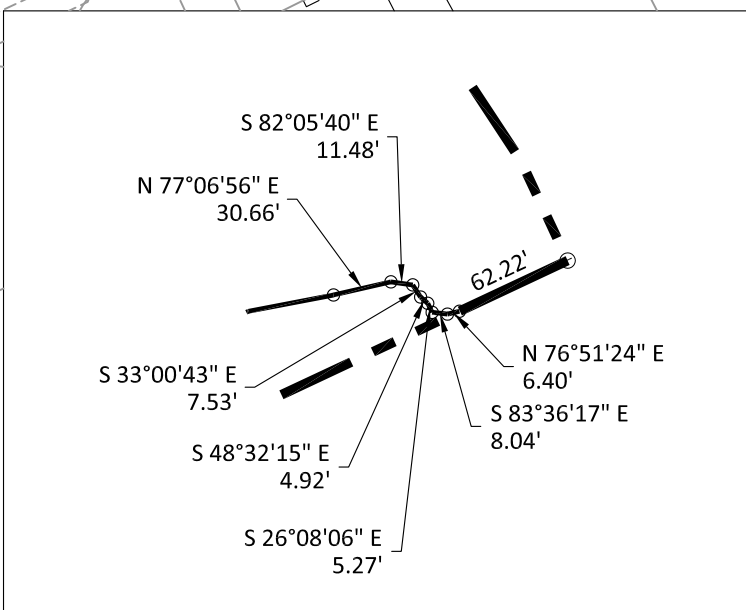
Purpose Statement: The purpose of this preliminary final replat is to reconfigure the lot lines of Lots 1R1, 2R1, 4R1, 7R, the remainder of 8, & 10 in to five lots, Lot 1R2, 2R2, 4R2, 7R1 & 10.

PRELIMINARY FINAL REPLAT
NORTH TEXAS ATHLETIC CENTER ADDITION
LOTS 1R2, 2R2, 4R2, 7R1 & 10, BLOCK A

Being a replat of Lots 1R1, Lot 2R1, Lot 4R1, & the remainder of Lot 8, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 23, and Lot 7R, Block A of North Texas Athletic Center Addition as recorded in Cabinet 2009, Page 174 Plat Records Collin County, Texas and being 56.944 acres out of the Thomas Phillips Survey, Abstract No. 717 and the John Phillips Survey, Abstract No. 718, City of McKinney, Collin County, Texas

Owner: MID-ALMA, LP 6850 TPC Drive, Suite 210 McKinney, Texas 972-529-5700	Owner: CR BALLFIELDS, LP 6850 TPC Drive, Suite 210 McKinney, Texas 972-529-5700	Owner: MJPCR LP 6850 TPC Drive, Suite 210 McKinney, Texas 972-529-5700	Owner: City of McKinney Po Box 517 McKinney, Texas 972-547-7500
Scale: 1" = 100'		Checked By: A.J. Bedford	
Date: June 12, 2017		P.C.: Cryer/Spradling	
Technician: Spradling/Bedford		FILE: NTAC PRE FINAL RP 2017-03-13	
Drawn By: Spradling/Bedford		Job. No.: 159-132	
		GF. No.	

Engineer: CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE ST.
McKINNEY, TEXAS 75069
972-562-4409



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By Planning Department at 9:51 am, Aug 04, 2017

Sheet: 1
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

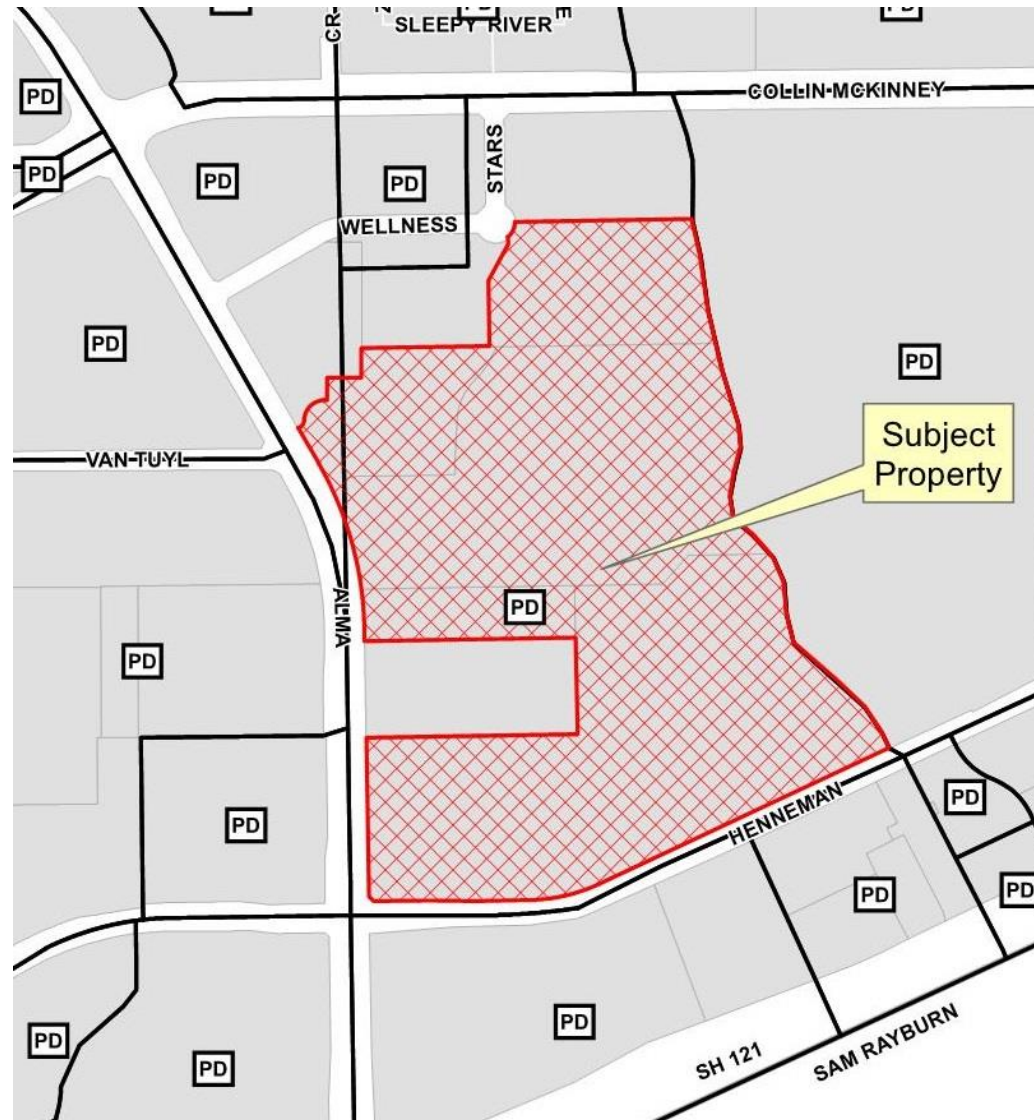
TBPLS REG#10118200

North Texas Athletic Center Addition Preliminary-Final Replat

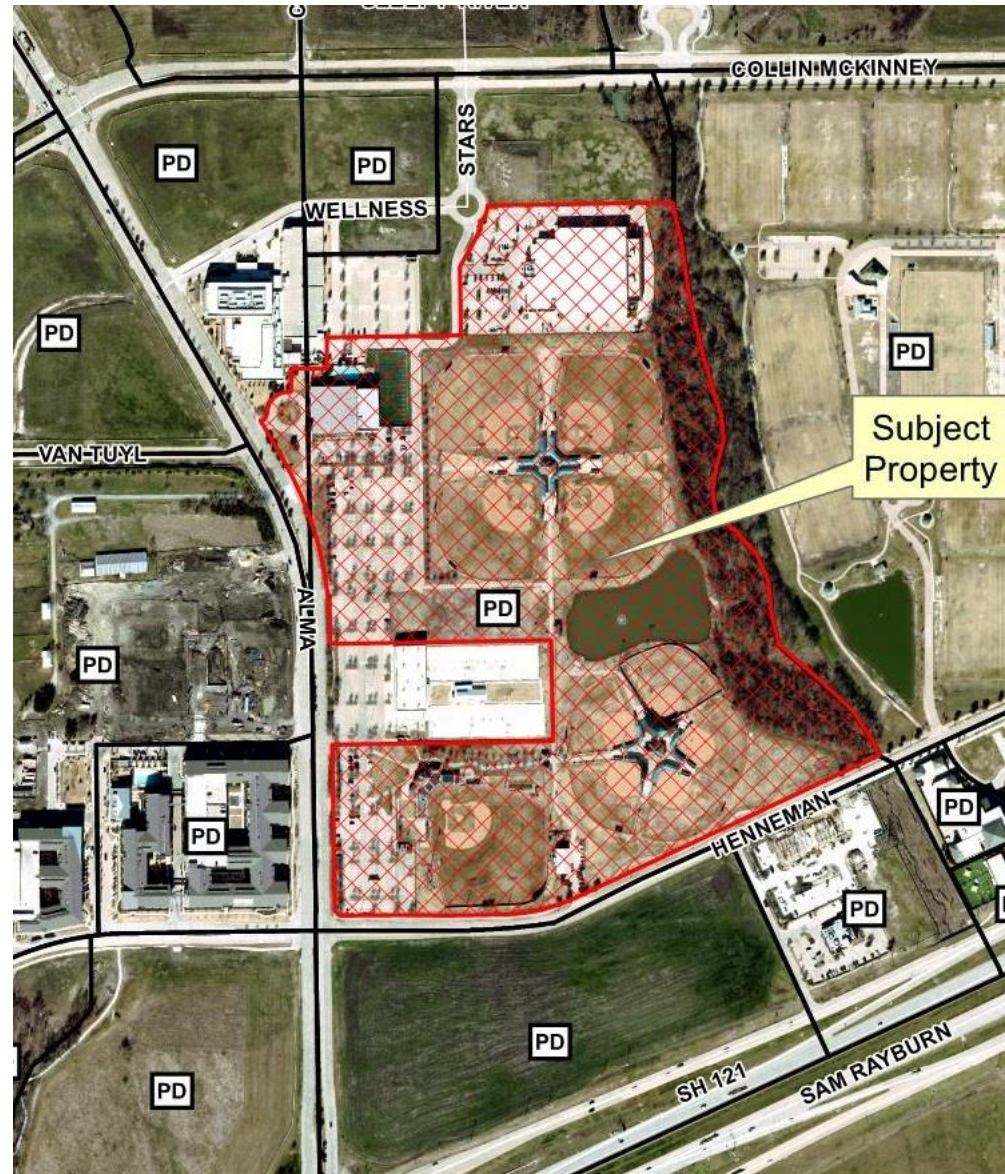
17-208PFR



Location Map



Aerial Exhibit



Proposed Preliminary-Final Replat

