CITY OF McKINNEY, TEXAS

Agenda

Planning & Zoning Commission

Tuesday, December 12, 2017 | **6:00 PM** | **Council Chambers**
222 N. Tennessee Street
McKinney, TX 75069

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.

17-1200 Minutes of the Planning and Zoning Commission Regular Meeting of November 28, 2017

Attachments: Minutes

17-274CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-3, Block A, of Freedom Powersports Addition, Located at the Southeast Corner of U.S. Highway 75 (Central Expressway) and Bloomdale Road

Attachments: Location Map and Aerial Exhibit
Letter of Intent
Proposed Conveyance Plat

END OF CONSENT AGENDA

REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

17-275Z 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 “PD” - Planned Development

District, Generally to Allow for Retail, Office, and Multi-family Residential Uses, Located Approximately 200 Feet South of Chisholm Trail and on the East Side of Ridge Road (REQUEST TO BE TABLED)

Attachments: Location Map and Aerial Exhibit

17-0008Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Northeast Corner of Alma Road and Eldorado Parkway

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. 1621
- Ex. PD Ord. No. 2003-02-015
- Proposed Zoning Exhibit
- PowerPoint Presentation

16-216SP3 Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Office and Storage Facility (Public Safety Building), Located Approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive

Attachments:
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Site Plan
- Proposed Landscape Plan
- PowerPoint Presentation

17-259MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 2, Block A, of Homco Addition, Located at the Northwest Corner of Lavon Drive and Industrial Boulevard

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Minor Replat
PowerPoint Presentation

17-0001M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Attachments: Project List EOY 2017
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 8th day of December, 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.

17-1200

TITLE:	Minutes of the Planning and Zoning Commission Regular Meeting of November 28, 2017

SUPPORTING MATERIALS:

Minutes

PLANNING AND ZONING COMMISSION

NOVEMBER 28, 2017

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building, 222 N. Tennessee Street, McKinney, Texas on Tuesday, November 28, 2017 at 6:00 p.m.

City Council Present: Mayor George C. Fuller and Charlie Philips

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

Staff Present: City Secretary Sandy Hart, Director of Planning Brian Lockley, Planning Manager Samantha Pickett, Planners Danielle Quintanilla and David Soto, and Administrative Assistant Terri Ramey

There were four guests present.

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

The Commission unanimously approved the motion by Commission Member Smith, seconded by Commission Member McCall, to approve the following Consent item, with a vote of 7-0-0.

17-1146 Minutes of the Planning and Zoning Commission Regular Meeting of November 14, 2017

END OF CONSENT

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

17-171MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 4R and 5, Block A, of Skyline / 380 Addition, Located on the West Side of Skyline Drive and on the North Side of U.S. Highway 380 (University Drive)

Ms. Quintanilla, Planner I for the City of McKinney, explained the proposed minor replat. She stated that the applicant was proposing to subdivide an existing 12.8 acre lot into two lots. Ms. Quintanilla stated that the minor replat, as shown, meets all of the requirements of the subdivision ordinance. She stated that Staff recommended approval of the proposed minor replat and offered to answer questions. There were none.

Mr. Kevin Dingman, Seven-D-Four Architecture, 8446 Winged Foot Dr., Frisco, TX, explained the proposed minor replat request. He stated that they were requesting to split the existing lot into two lots to be able to develop retail on one of the lots.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Smith, seconded by Commission Member Kuykendall, the Commission voted unanimously to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for the proposed minor replat.

17-291MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 8 and 9, Block B, of Bray Central Two Addition, Located at the Northeast Corner of U.S Highway 75 (Central Expressway) and Bray Central Drive

Mr. Soto, Planner I for the City of McKinney, explained the proposed minor replat to subdivide an existing 12.46 acre lot into two lots. He stated that the applicant has met all of the requirements of the subdivision ordinance. He stated that Staff recommended approval of the proposed minor replat and offered to answer questions. There were none.

Mr. Soto stated that the applicant was not present for the meeting. He stated that the applicant concurred with the Staff report.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Commission Member Cobbel, the Commission voted unanimously to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 7-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for the proposed minor replat.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Commission Member Smith asked for clarification on how to make a motion with the new system. She and Commission Member Zepp questioned how the Commission Members would know who actually pressed the motion button first and when they were to speak.

Chairman Cox stated that the Commission appreciated Staff.

Ms. Samantha Pickett, Planning Manager for the City of McKinney, stated that the City of McKinney received the American Planning Association's Planning Excellence Recognition Program award for the 16th time in the last 17 years. She stated that the award recognizes professional planning standards demonstrated by the Planning staff, City Council, and the Planning and Zoning Commission. Ms. Pickett stated that in order to receive this award a city must meet goals that include increasing community awareness of the importance of planning, recognizing planning departments that meet certain professional requirements, recognizing planning efforts that have achieved community support, encourage the funding of professional training for Commission Members and Staff, and aiding economic development in community image. She thanked the Commission for their support.

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

_____
BILL COX
Chairman

17-274CVP

TITLE:	Consider/Discuss/Act on a Conveyance Plat for Lots 1-3, Block A, of Freedom Powersports Addition, Located at the Southeast Corner of U.S. Highway 75 (Central Expressway) and Bloomdale Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 12, 2017

DEPARTMENT: Planning

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

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed conveyance plat with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant revise the conveyance plat notation as required per Section 142-81 to add the word “may” between “map” and “not” in the second sentence of the note.

2. The applicant revise the plat to show the existing McLarry Drive, with the width labled.

APPLICATION SUBMITTAL DATE: September 21, 2017 (Original Application)
October 31, 2017 (Revised Submittal)
November 14, 2017 (Revised Submittal)
November 17, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 12.07 acres into three (3) lots, proposed Lot 1 (approximately 3.93), proposed Lot 2 (approximately 3.01), and proposed Lot 3 (approximately 4.36).

The approval of a conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

PLATTING STATUS: The subject property is currently unplatted. A preliminary-final plat and record plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“C” - Planned Center District (Commercial Uses), “LI” - Light Industrial District (Light Industrial Uses) and “CC” - Corridor Commercial Overlay District	Undeveloped Land
North	“PD” - Planned Development District Ordinance No. 1640 and “CC” - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
South	“C” - Planned Center District (Commercial Uses), “LI” - Light Industrial District (Light Industrial Uses) and “CC” - Corridor Commercial Overlay District	Landmark Equipment and Undeveloped Land
East	“AG” - Agricultural District and “CC” - Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land
West	“PD” - Planned Development District Ordinance No. 2013-10-099 and “CC” - Corridor Commercial Overlay District (Mixed Uses)	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Bloomdale Road, Variable Right-of-Way, Major Arterial

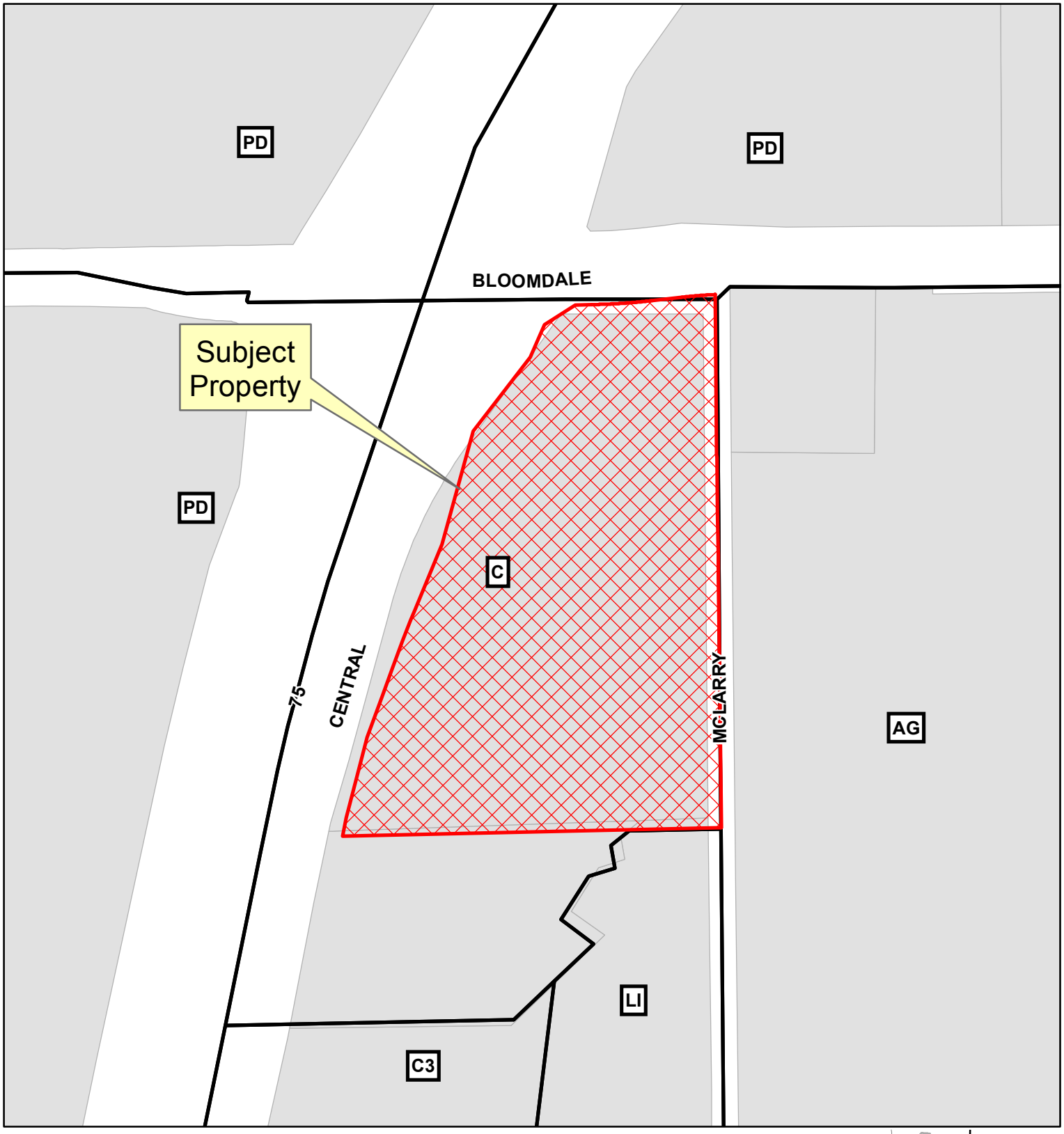
McLarry Drive, Future 100’ Right-of-Way, Collector

U.S. Highway 75, Variable Right-of-Way, Major Regional Highway

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

SUPPORTING MATERIALS:

Location Map and Aerial Exhibit
Letter of Intent
Proposed Conveyance Plat



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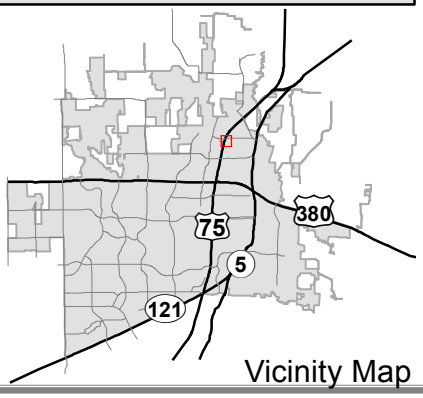
Location Map

Case: 17-274CVP

200' Buffer



Vicinity Map

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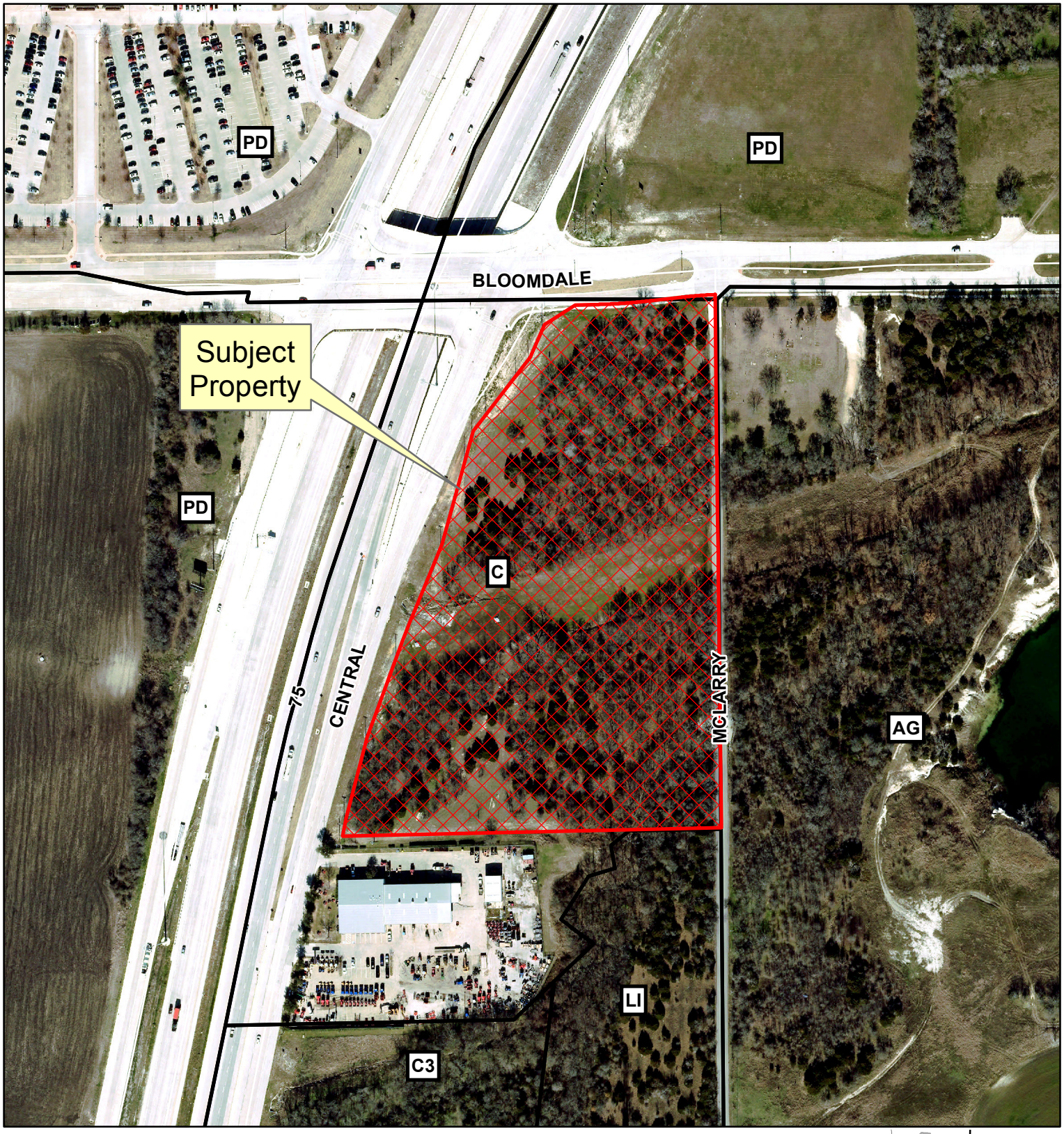
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances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



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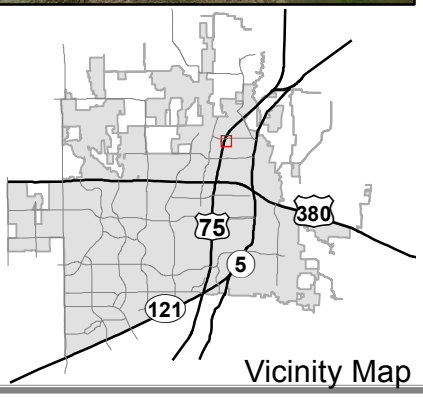
Location Map

Case: 17-274CVP

200' Buffer



Vicinity Map

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WaaL.architecture
14902 Preston Road, #404
Dallas Texas 75254
214.316.9600

9.12.17
Rev. 10-26-17

Planning Department
City of McKinney
221 Tennessee
McKinney Texas 75069

Re: Letter of Intent requesting a Conveyance Plat approval for 12.066 ac in the TJ McDonald Survey, Abstract No. 576 in the City of McKinney, Collin County, Texas (the "Property")

To whom it may concern:

The letter of intent incorporates the application for a Conveyance Plat submitted by us on behalf of the owner, BVJV Watauga, LP, on September 12, 2017, and resubmitted Oct. 27, 2017. It also contains information therein, as follows:

1) The acreage of the property is 12.066 ac. as described in the Metes and Bounds description attached to the application. The Conveyance Plat is attached hereto as an Exhibit.

2) The Applicant requests that the Property be conveyance platted into 3 lots, namely Lots 1-3, Block A of Freedom Powersports Addition.

3) There are no other special considerations required or contemplated.

4) The subject property is situated on the east frontage road of Highway 75 North, south of Bloomdale Road and West of McLarry Road.

5) The applicant requests an appearance before the Planning and Zoning Commission at the earliest possible dates.

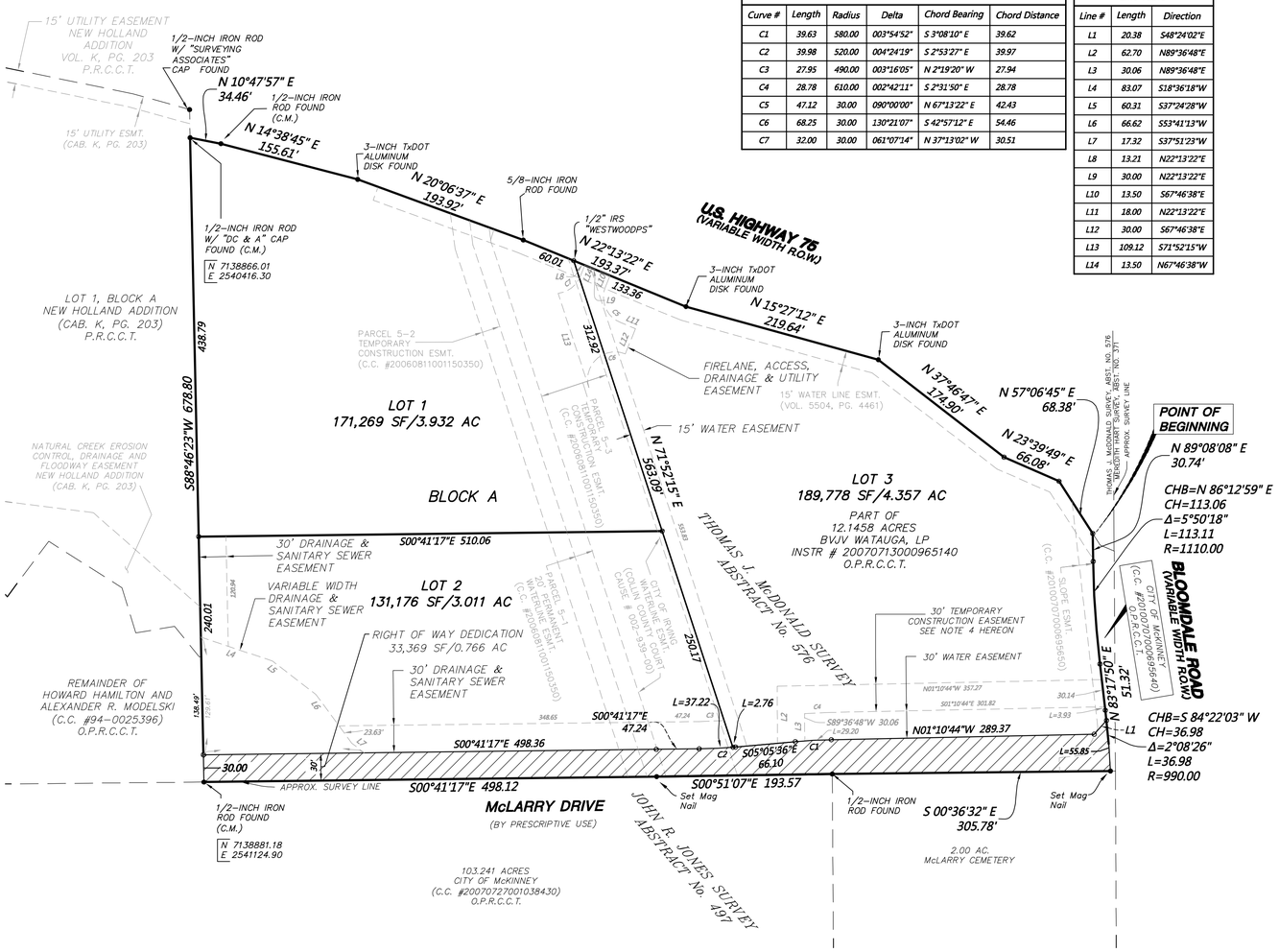
Yours truly,
WaaL.architecture

Allan Ross, Principal

Cc: Thad Helsley
Kevin Lackey

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	39.63	580.00	003°54'52"	S 3°08'10" E	39.62
C2	39.98	520.00	004°24'19"	S 2°53'27" E	39.97
C3	27.95	490.00	003°16'05"	N 2°19'20" W	27.94
C4	28.78	610.00	002°42'11"	S 2°31'50" E	28.78
C5	47.12	30.00	090°00'00"	N 67°13'22" E	42.43
C6	68.25	30.00	130°21'07"	S 42°57'12" E	54.46
C7	32.00	30.00	061°07'14"	N 37°13'02" W	30.51

Line Table		
Line #	Length	Direction
L1	20.38	S48°24'02"E
L2	62.70	N89°36'48"E
L3	30.06	N89°36'48"E
L4	83.07	S18°36'18"W
L5	60.31	S37°24'28"W
L6	66.62	S53°41'13"W
L7	17.32	S37°51'23"W
L8	13.21	N22°13'22"E
L9	30.00	N22°13'22"E
L10	13.50	S67°46'38"E
L11	18.00	N22°13'22"E
L12	30.00	S67°46'38"E
L13	109.12	S71°52'15"W
L14	13.50	N67°46'38"W



NOTES:

1) Bearings for this description cited are based on Grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) Texas North Central Zone (4202), NAVD88.
2) The official monuments shall be tied at two points into the plane coordinates for the Lambert Conformal Conic Projection for Texas, North Central Zone. Reference may be made to Special Publication, No. 252, Plane Coordinate Projection Tables for Texas, published and printed by United States Department of Commerce, Coast and Geodetic Survey. State plane coordinates tied to two points on the plat boundary shall be shown on the plat.
3) A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereron defined. Lots created by a conveyance plat map not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.
4) The Temporary Construction Easement shown hereon is to be terminated upon completion of the construction of the water line in the 30 foot Water Easement shown hereon without the need to file any other documents.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

I, L. LYNN KADLECK, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the platting rules and regulations of the City of McKinney, Texas. I further certify that monumentation shown hereon was either found or placed and is in substantial compliance with the City of McKinney, Collin County, Texas platting rules and regulations.

Dated this the _____ day of _____, 2017.

NOT FOR RECORDING

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS, BVJV WATAUGA LP are the owners of a tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576, Collin County, Texas; said tract being part of that certain tract of land described in General Warranty Deed With Vendor's Lien to BVJV Watauga, LP recorded in County Clerk's File Number 20070713000965140 of the Official Public Records of Collin County, Texas; and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod with "WESTWOOD PS" cap set at the northeast end of a right-of-way corner clip at the intersection of the easterly right-of-way line of U.S. Highway 75 (a variable width right-of-way) and the south right-of-way line of Bloomdale Road (a variable width right-of-way); said point also being the southwest corner of that certain tract of land described in Right Of Way Warranty Deed to the City of McKinney recorded in County Clerk's File No. 20100707000695640 of the said Official Public Records, Collin County, Texas;

THENCE, the following courses and distances with the south line of Bloomdale Road and south line of said City of McKinney tract, the following four (4) calls:

- N 89°08'08" E, a distance of 30.74 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the beginning of a tangent curve to the left with a central angle of 05°50'11", a radius of 1,110.00 feet, a chord bearing and distance of N 86°12'59" E, 113.06 feet;
- Northeasterly, along said curve, an arc distance of 113.11 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the point of tangency;
- N 83°17'50" E, a distance of 51.32 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the beginning of a tangent curve to the right with a central angle of 03°52'45", a radius of 990.00 feet, a chord bearing and distance of N 85°14'13" E, 67.02 feet;
- Northeasterly, along said curve, an arc distance of 67.03 feet to a Mag nail set at the point of tangency, said point also being in centerline of McLarry Drive (an undedicated right of way) and in the west line of called 2.00 acre tract being the McLarry Cemetery;

THENCE, S 00°36'32" E, departing the south line of Bloomdale Road and with the center line of McLarry Drive and the said west line of the said 2.00 acre tract, a distance of 305.78 feet to a 1/2 inch iron rod found at an angle point, said point being the southwest corner of the said 2.00 acre tract and the northwest corner of a called 103.241 acre tract of land conveyed to the City of McKinney by deed recorded in County Clerk's File Number 20070727001038430, Official Public Records of Collin County, Texas;

THENCE, the following courses and distances with the centerline of said McLarry Drive and the west line of the said called 103.241 acre tract, the following two (2) calls:

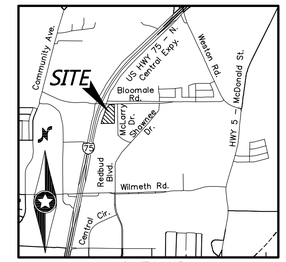
- S 00°51'07" E, a distance of 193.57 feet to a Mag nail set at an angle point;
- S 00°41'17" E, a distance of 498.12 feet to a 1/2 inch iron rod found for corner; said point being the southeast corner of said BVJV Watauga tract and the northeast corner of a tract of land described in Warranty deed With Vendor's Lien to Howard Hamilton and Alexander R. Modelski recorded in County Clerk's File No. 94-0025396 of the Official Public Records of Collin County, Texas;

THENCE, S 88°46'23" W, departing the centerline of said McLarry Drive and with the south line of the said BVJV Watauga tract and the north line of said Hamilton and Modelski tract, passing at a distance of 138.49 feet the northeast corner of Lot 1, Block A, New Holland Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet K, Page 203 of the Plat Records of Collin County, Texas, continuing in all a distance of 708.80 feet to a 1/2 inch iron rod with "DC & A" cap found for corner in the said southeast line of U.S. Highway 75; said point also being the southwest corner of said BVJV Watauga tract;

THENCE, the following courses and distances with the southeast line of U.S. Highway 75, the following seven (7) calls:

- N 10°47'57" E, a distance of 34.46 feet to a 1/2 inch iron rod found at an angle point;
- N 14°38'45" E, a distance of 155.61 feet to a 3-inch TXDOT aluminum disk found at an angle point;
- N 20°06'37" E, a distance of 193.92 feet to a 5/8-inch iron rod found at an angle point;
- N 22°13'22" E, a distance of 193.37 feet to a 3-inch TXDOT aluminum disk found at an angle point;
- N 15°27'12" E, a distance of 219.64 feet to a 3-inch TXDOT aluminum disk found at an angle point;
- N 37°46'47" E, a distance of 174.90 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at an angle point;
- N 23°39'49" E, a distance of 66.08 feet to a 1/2 inch iron rod with "WESTWOOD PS" cap set at the southwest end of said right-of-way corner clip;

THENCE, N 57°06'45" E, departing the said easterly line of U.S. Highway 75 and along said right-of-way corner clip, a distance of 68.38 feet to the Point Of Beginning and Containing 525,606 square feet or 12.066 acres of land.



VICINITY MAP
NOT TO SCALE

0' 80' 160'

LEGEND
⊘ 1/2" IRS "WESTWOODPS"

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS;

That, BVJV WATAUGA, LP is the owner of this property described in this plat, acting by and through its duly authorized agent, do hereby adopt this conveyance plat, designating the property as **Lots 1-3, Block A of the FREEDOM POWERSPORTS ADDITION,** an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same. All and any public and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing , reconstructing, inspecting, patrolling, maintaining and adding or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

EXECUTED this the _____ day of _____, 2017.

BY: BVJV WATAUGA, LP

_____
Thomas Leiser, Authorized Agent

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date did personally appear Thomas Leiser, Authorized Agent of BVJV Watauga, LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated on behalf of the said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

"Approved and Accepted"

_____ _____
Planning & Zoning Commission Chairman, City of McKinney, Texas — Date

CONVEYANCE PLAT
FREEDOM POWERSPORTS ADDITION
LOTS 1-3, BLOCK A
12.066 ACRES
TJ McDONALD SURVEY, ABSTRACT NO. 576
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
BVJV WATAUGA LP
5820 W. Northwest Hwy. #200
Dallas, Texas 75225
214-378-8200

PREPARED: JULY, 2017 BY:

KADLECK & ASSOCIATES
a Division of Westwood
Westwood Professional Services, Inc. westwoodps.com
2740 Dallas Pkwy., Ste. 280 Plano, TX 75093
Phone (214) 473-4640 Toll Free: (888) 937-5150
TBPE Firm Reg. No. 11756 TBPLS Firm Reg. No. 10074301

17-275Z

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 "PD" - Planned Development District, Generally to Allow for Retail, Office, and Multi-family Residential Uses, Located Approximately 200 Feet South of Chisholm Trail and on the East Side of Ridge Road (REQUEST TO BE TABLED)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 12, 2017

DEPARTMENT: Planning

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

STAFF RECOMMENDATION: Staff recommends that the public hearing be continued and the item tabled to the January 9, 2018 Planning and Zoning Commission meeting per the applicant's request.

APPLICATION SUBMITTAL DATE: September 21, 2017 (Original Application)
October 10, 2017 (Revised Submittal)
October 20, 2017 (Revised Submittal)
November 8, 2017 (Revised Submittal)
November 17, 2017 (Revised Submittal)
November 27, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 5.33 acres of land from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, generally for retail, office, and multi-family residential uses. More specifically, the proposed development standards are based on the "C1" - Neighborhood Commercial District, with modifications including, but not limited to, allowed uses, density, architectural standards, and open space, as detailed in the attached standards.

SUPPORTING MATERIALS:

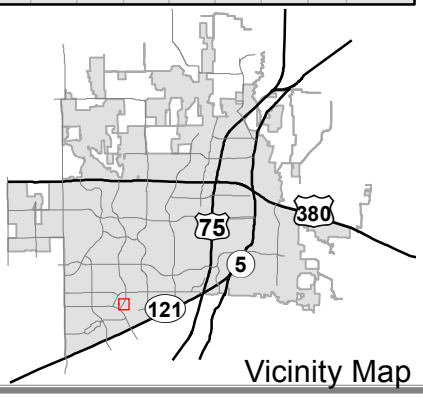
Location Map and Aerial Exhibit

0 150 300 Feet

Notification Map

Case: 17-275Z

200' Buffer



Vicinity Map

McKINNEY TEXAS
Unique by nature.

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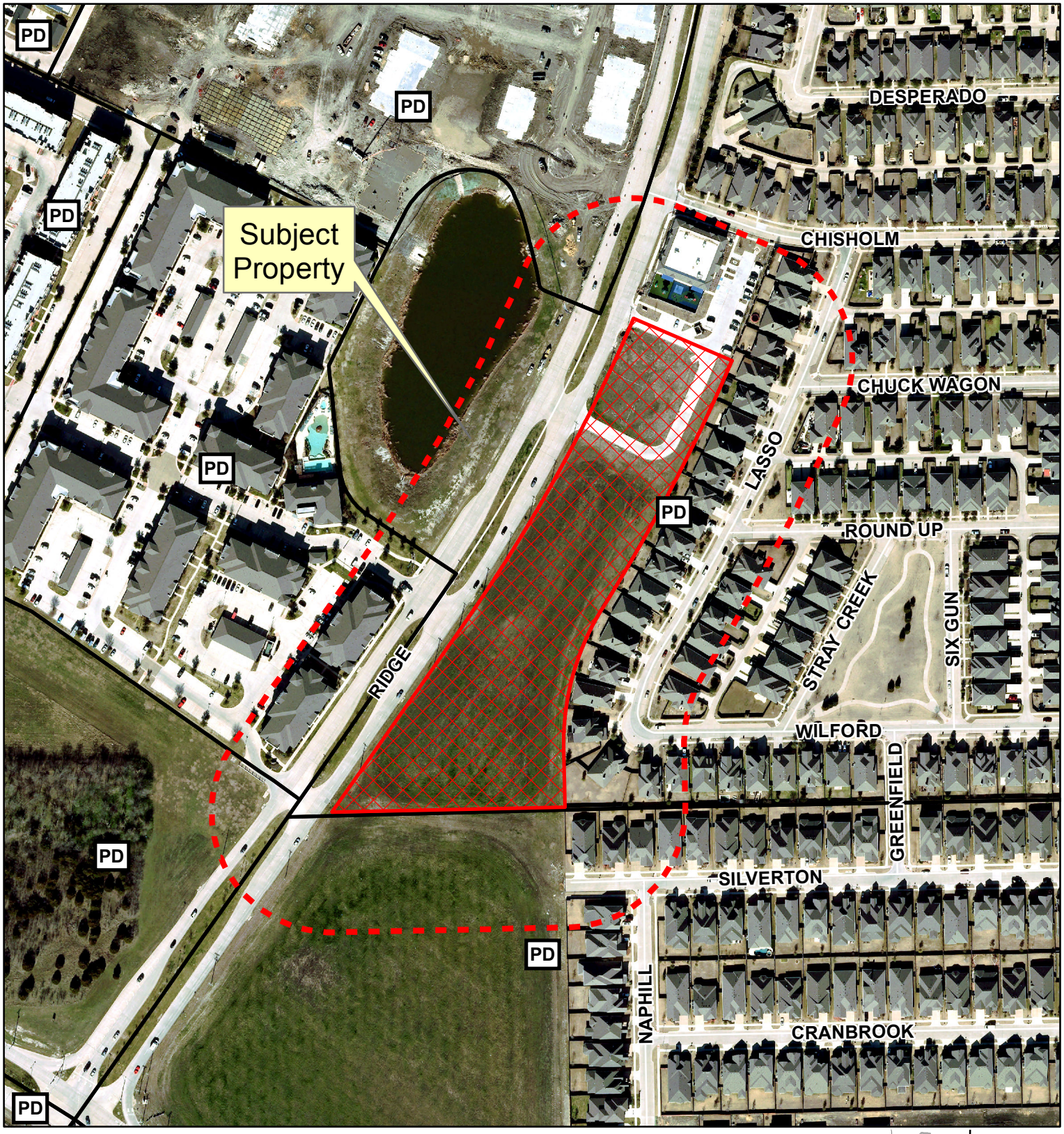
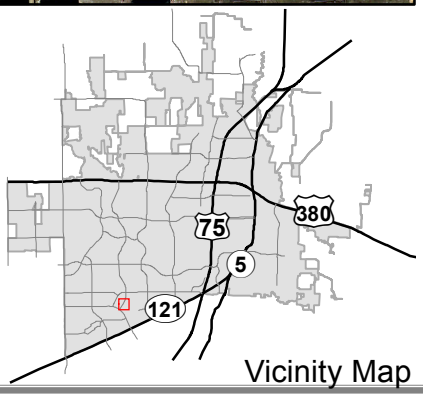


0 150 300 Feet

Notification Map

Case: 17-275Z

200' Buffer



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17-0008Z

TITLE:	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Northeast Corner of Alma Road and Eldorado Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 12, 2017

DEPARTMENT: Planning

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

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the January 16, 2018 meeting.

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

APPLICATION SUBMITTAL DATE: November 2, 2017 (Original Application)
November 22, 2017 (Revised Submittal)
December 1, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.42 acres of land from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, generally for low intensity commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Undeveloped Land

North	“PD” - Planned Development District Ordinance No. 2008-11-109 (Office Uses) and “SUP” - Specific Use Permit Ordinance No. 2009-01-005 (Assisted Living Facility Uses)	Stonefield Assisted Living Facility
South	“PD” - Planned Development District Ordinance No. 97-06-36 (Community Park)	Apex Centre
East	“PD” - Planned Development District Ordinance No. 2003-02-015 (Office Uses)	McKinney Medical Village
West	“PD” - Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses) and “PD” - Planned Development District Ordinance No. 2002-03-015 (Commercial Uses)	Parkview Estates Phase 1 and Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone approximately 2.42 acres of land from “PD” - Planned Development District to “C1” - Neighborhood Commercial District, generally for low intensity commercial uses.

The subject property is currently zoned for office uses; however, the applicant has indicated their intent to rezone to the “C1” - Neighborhood Commercial District in order to develop for commercial uses that will serve to supplement the surrounding uses. The subject property is located at the northeast intersection Alma Road and Eldorado Parkway and is surrounded by a mixture of uses, including but not limited to, general and medical offices, single family residential, and senior living facilities.

Given the location at a major intersection and the adjacency to a variety of uses, Staff is of the professional opinion that the rezoning request to “C1” District will complement the adjacent existing and future land 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 office 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:

- <u>Comprehensive Plan Goals and Objectives:</u> 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.” Additionally, the proposed zoning change would help the community attain the goal of “Land Use and Compatibility Mix” through

the stated objective of “land use patterns that complement each other.”

- 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 and/or used for office, commercial and residential uses, and as such the rezoning request should be compatible with the existing and planned surrounding development.

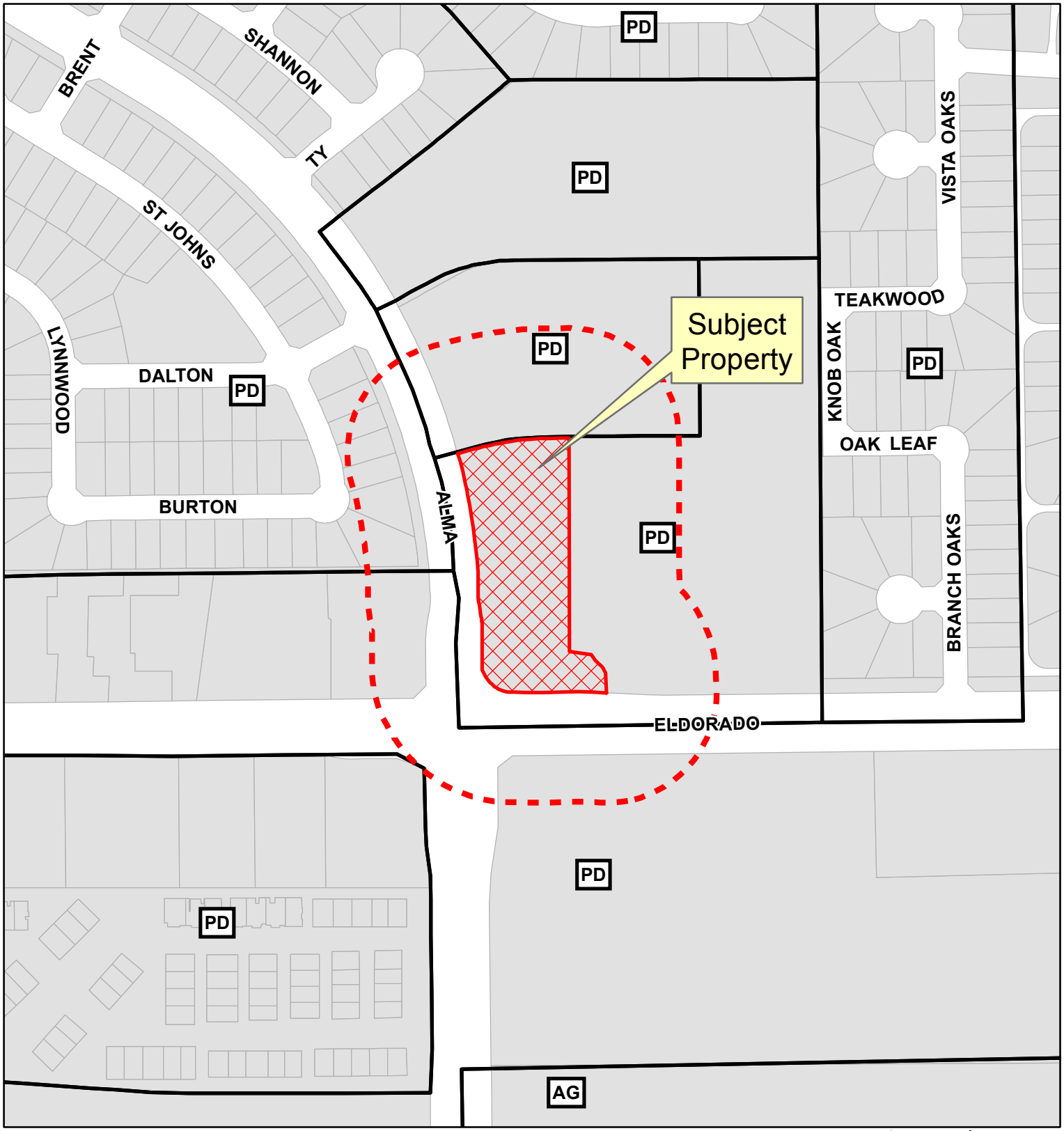
- Land Use and Tax Base Summary: Module 36 is currently comprised of approximately 53% residential uses and 47% non-residential uses (including institutional uses). The proposed rezoning request will have no impact on the anticipated land uses in this module as the uses will remain non-residential in nature. Estimated tax revenues in Module 36 are comprised of approximately 86% from residential uses and 14% from non-residential uses. Estimated tax revenues by type in Module 36 are comprised of approximately 94.5% ad valorem taxes and 5.5% 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 Map
Land Use Comparison Table
Ex. PD Ord. No. 1621
Ex. PD Ord. No. 2003-02-015
Proposed Zoning Exhibit
PowerPoint Presentation

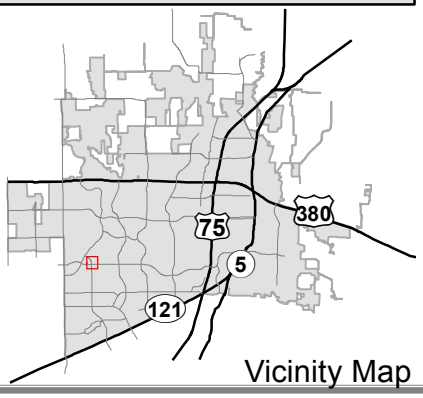


0 160 320 Feet

Notification Map

Case: 17-0008Z

200' Buffer



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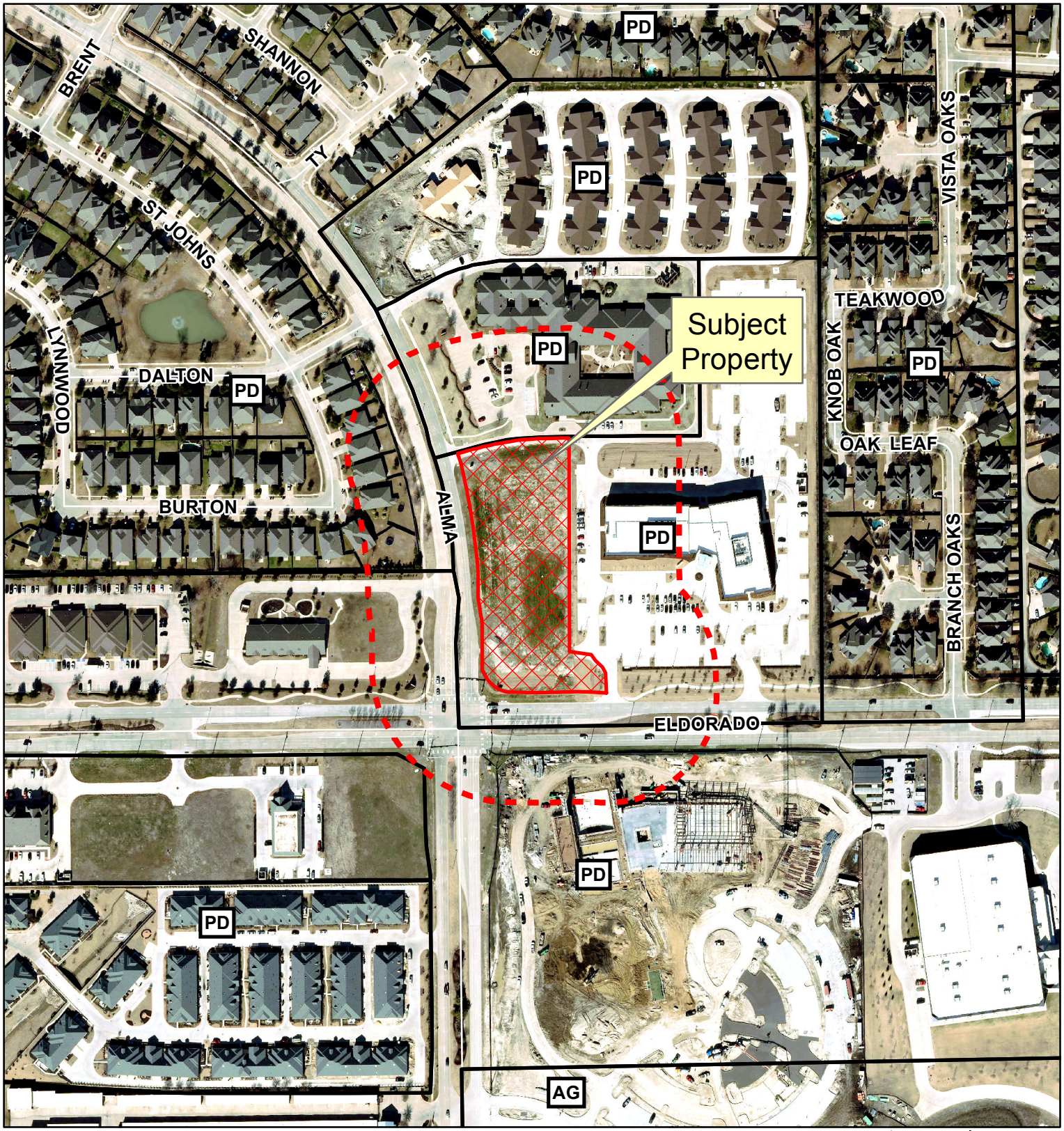

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Notification Map

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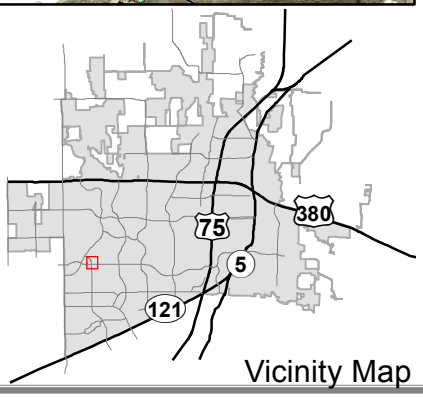

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STRAIGHT (RE)ZONING REQUEST
HHD MCKINNEY MV, LLLP

- Being **105,415 square feet or approximately 2.42 acres**

In regards to the property with the following attributes:

- Located at the Northeast corner of Eldorado Parkway and Alma Road
- Being **Lot 1R2, Block A, of the Minor Plat of Parcel 905 Addition, an addition to the city of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 10, Official Public Records, Collin County, Texas.**
- Collin County property ID: **2730538**
- Collin County geographic ID: **R-9023-00A-01R2-1**
- General location: Northeast corner of Eldorado Pkwy and Alma Road in McKinney, TX

Specify the existing zoning district:

- PD Planned Development District Ordinance No. 97-06-36 with a base zoning of "O-1" – Office District

Specify the requested zoning district:

- C1 - Neighborhood Commercial district
- Due to the size of the parcel and its location at the intersection of two arterial roads (Eldorado Pkwy and Alma Rd), we believe that the highest and best use for this parcel would be for the uses outlined in the C1 category. We are currently marketing the parcel for sale for future development and the pool of potential buyers have generally expressed interest in uses that fall into the C1 category of permitted uses. We are generally looking for neighborhood services-oriented retail (including restaurant) and non-medical office -- uses that would be an amenity to both our office building and the surrounding properties (we have turned down offers from gas station and car wash users). We originally purchased the subject parcel as part of our larger adjacent office development project (a medical office building at 7300 Eldorado Pkwy). While we are currently pursuing a divesture of the parcel in question, we have a vested interest in the future use of a quality development that is accretive to our property and the surrounding neighborhood as it is in our best interest as an adjacent property owner. As such, we are thoroughly scrutinizing potential buyers of the subject parcel in terms of track record of success and intended use.

HHD MCKINNEY MV, LLLP,
a Florida limited liability limited partnership

By: Harrod Development, Inc., a Florida corporation, its general partner

By: _____
Name: Chadwick W. Harrod
Title: President of General Partner
Phone: 813-229-1500
Email: charrod@harrodproperties.com

CITY OF MCKINNEY
COMPREHENSIVE PLAN
FUTURE LAND USE PLAN

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.

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

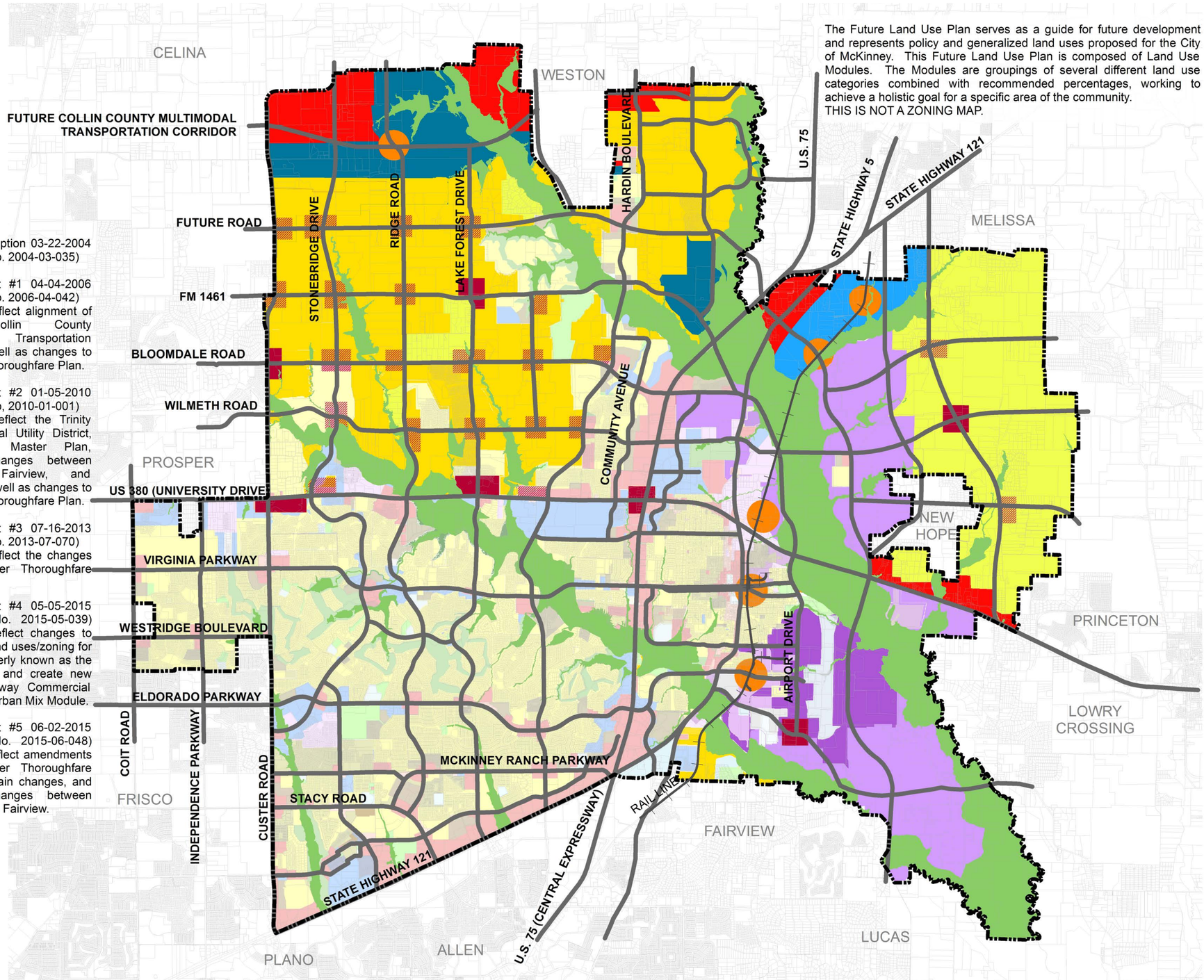
* Amendment #1 04-04-2006 (Ordinance No. 2006-04-042) Revised to reflect alignment of Future Collin County Multimodal Transportation Corridor as well as changes to the Master Thoroughfare Plan.

* 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.



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

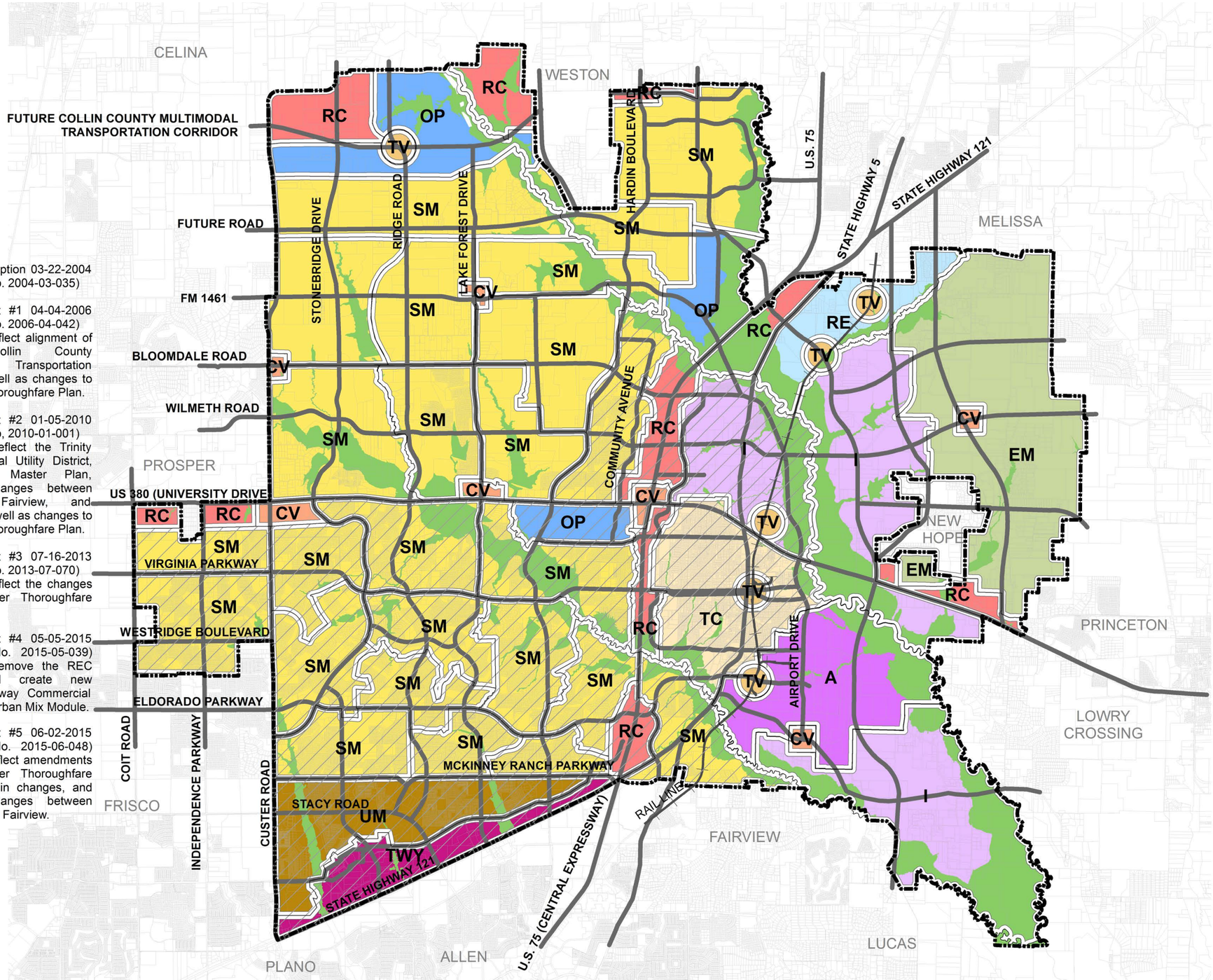
0 1 2 Miles

100 Acres

1 Square Mile

CITY OF MCKINNEY
COMPREHENSIVE PLAN

FUTURE LAND USE PLAN MODULE DIAGRAM



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

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* 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.

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

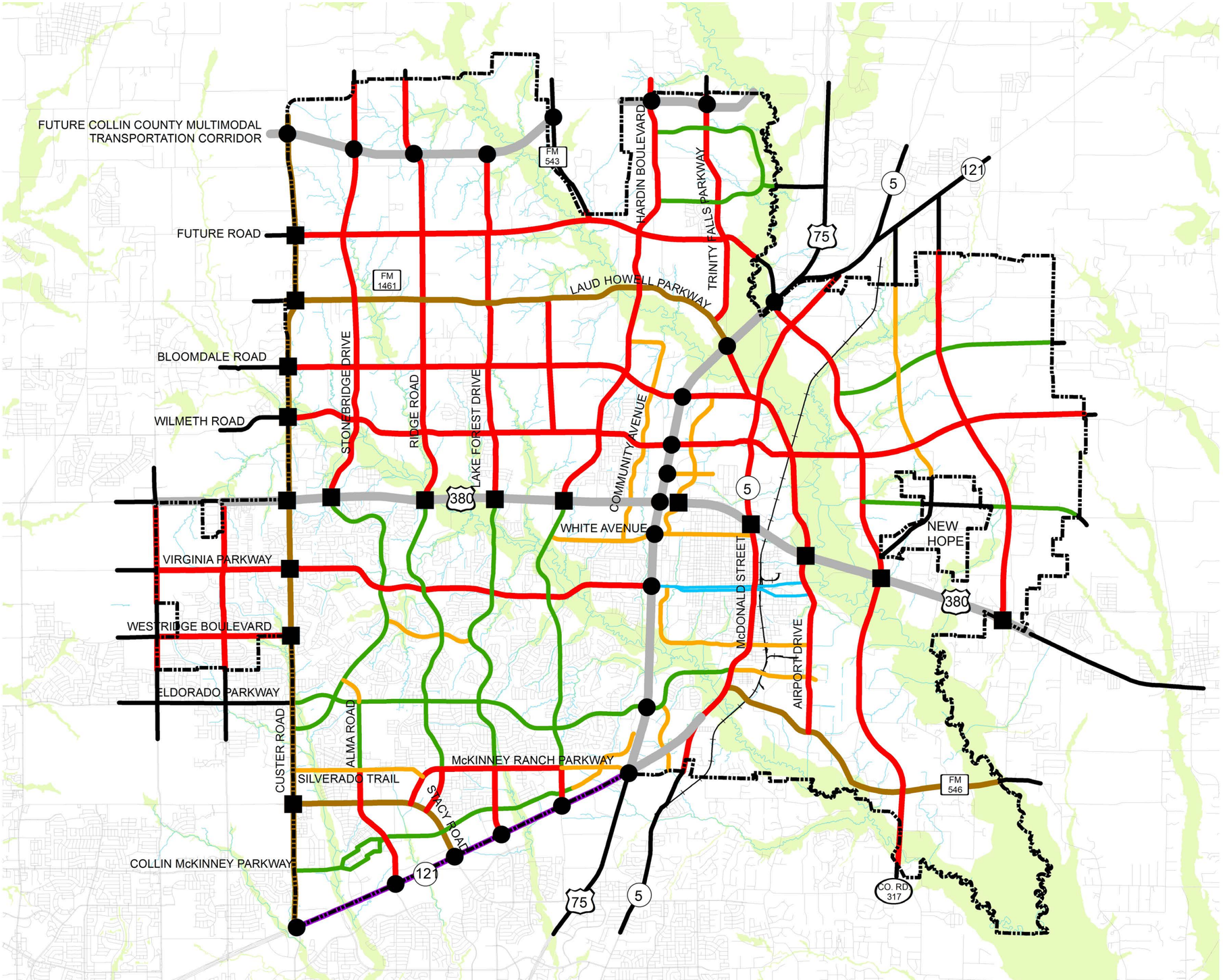
Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.5

Miles: 0, 1, 2

100 Acres

1 Square Mile



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

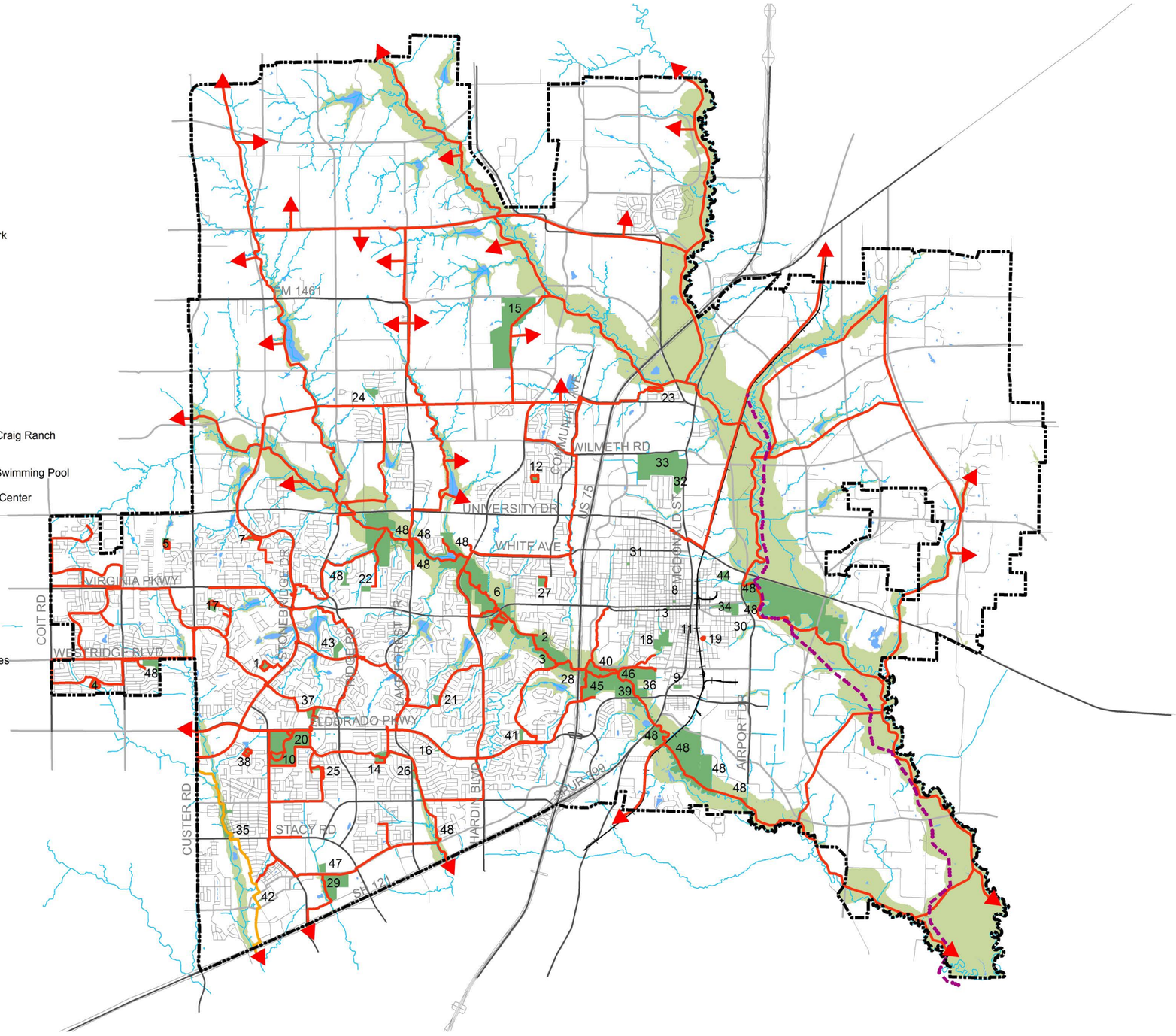
100 Acres

1 Square Mile

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accomodate floodplain areas and to meet sound engineering and urban planning principles. The roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.

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

Miles
0 1 2

1 Square Mile

100 Acres

Land Use and Tax Base Summary for Module 36

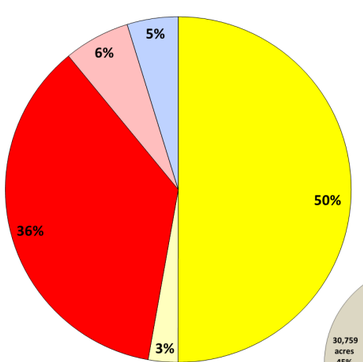
17-008Z Rezoning Request

Land Use Summary

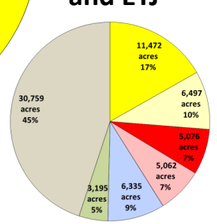
Below is a summary of existing and anticipated land uses for this module as of January 2016 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	610.7
Vacant Residential	34.0
Total Residential	**644.7 (52.7%)**
Non-Residential	442.8
Vacant Non-Residential	75.4
Total Non-Residential	**518.1 (42.4%)**
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use [1]	**0 (0%)**
Institutional (non-taxable)	58.3
Total Institutional (non-taxable)	**58.2 (4.7%)**
Agricultural/Undetermined	0.0
Total Agricultural/Undetermined [2]	**0.0 (0%)**
Total Acres (city limits only)	1,221.1 (100%)
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction [3]	**0.0 (0%)**
Total Acres	1,221.1

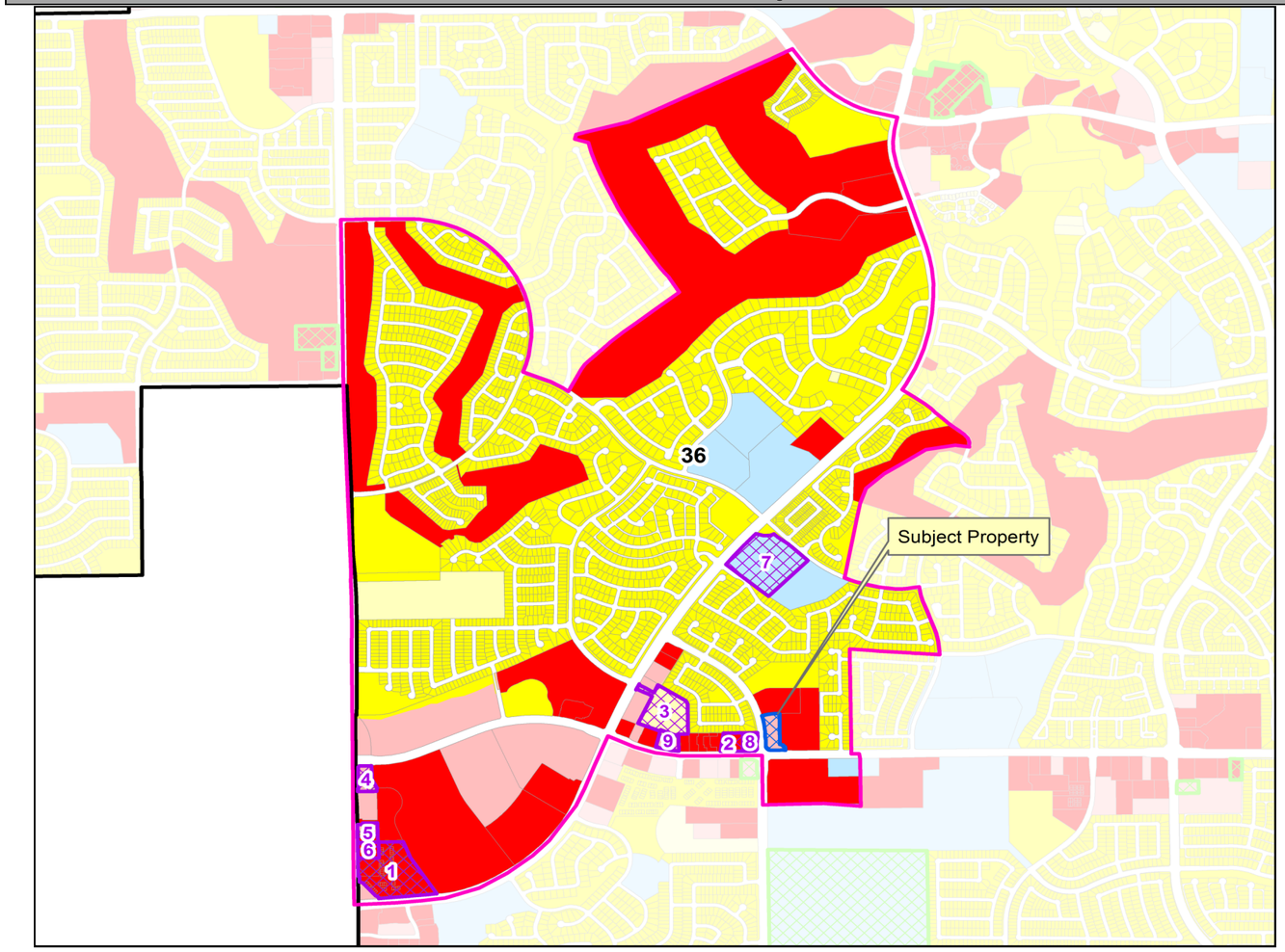
Module 36



Citywide and ETJ

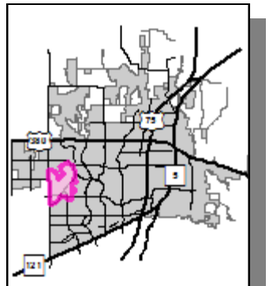


Module 36 Map



Approved Projects Impacting Land Use or Tax Base (2016, 2017) [4]

Map ID	Case Number	Project	Project Description	Acres
1	16-012SP	Stonebridge Office Park	Site plan for office buildings	0.075
2	16-027RP	Stonebridge Parcel 903 Addition	Record plat for Lots 2R2 & 2R3, Block A	0.369
3	16-032RP	Sorrento Addition	Record plat for 34 single family residential lots 1 common area	0.139
4	16-051SP	Eldorado Custer Restaurant Center	Site plan for a restaurants	0.616
5	16-163SP	Eldorado Custer Retail Restaurant	Site plan for retail and restaurant	0.619
6	16-225SP	Hat Creek Burger	Site plan for a restaurant with drive-through window	0.721
7	16-338SP	Crosspoint Church	Site plan for a church	0.084
8	16-352SP	Serene Dentistry	Site plan for a dentist office	0.909
9	17-062SP	Stonebridge Eldorado Retail Lot 3	Site plan for a retail development	0.679

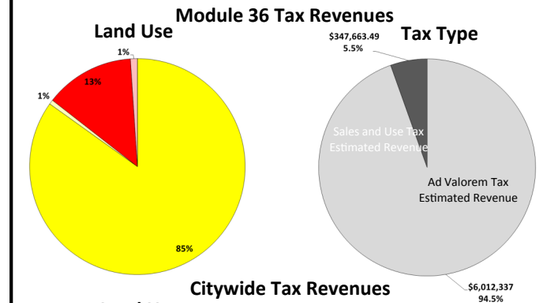


Tax Base Summary [5]

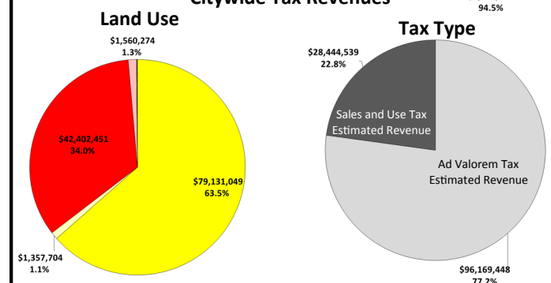
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2016. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
Residential	$ 5,102,801	$ -	**$ 5,102,801**
Non-Residential	$ 807,543	$ -	**$ 807,543**
Mixed-Use	$ -	$ -	**$ -**
Tax Revenue from Developed Land	**$ 5,910,345**	**$ -**	**$ 5,910,345**
Vacant Residential	$ 39,559	$ -	**$ 39,559**
Vacant Non-Residential	$ 62,433	$ -	**$ 62,433**
Vacant Mixed-Use	$ -	$ -	**$ -**
Agricultural/ Undetermined	$ -	$ -	**$ -**
Tax Revenue from Undeveloped Land	**$ 101,992**	**$ -**	**$ 101,992**
Grand Total (city limits only)	**$ 6,012,336**	**$ -**	**$ 6,012,336**

Module 36 Tax Revenues



Citywide Tax Revenues



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

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.

McKINNEY TEXAS
Unique by nature.
Planning Department

LAND USE COMPARISON TABLE
ZONE2017-0008 – Parcel 905 Addition Rezone

Type Use	(Existing) O-1 (PD 1621)	(Proposed) C1
Residential Uses		
Bed and breakfast (subject to Ch. 138, Art. IV)		
Boardinghouse or roominghouse (17)		
Dormitories		
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)		
Two-family dwelling (duplex) (119)		
Watchman or caretaker quarters		
Educational and Institutional Uses		
Assisted living facility, nursing home, or rest home (10)		P
Cemetery		
Church or rectory, including church-operated day-care facilities and pre-schools (25)	P	P
Clinic (28)	P	P
College or university	P	
Day-care (34)		S
Fraternal organization, lodge, civic club (47)		S
Halfway house		
Hospital (53)		S
Museum, library, art gallery (public) (73)		P
School, business or trade (99)	P	S
School, public, private or parochial (100)	P	P
Accessory, Utility and Incidental Uses		
Accessory building or use (1)	P	P
Electrical generating plant		
Home occupation (See 146-133) (52)		
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)		P
Public building (shop or yard) (90)		
Servant's quarters (102)		
Sewage treatment plant		
Utility business office		
Utility shop or yard		

LAND USE COMPARISON TABLE
ZONE2017-0008 – Parcel 905 Addition Rezone

Type Use	(Existing) O-1 (PD 1621)	(Proposed) C1
Utility substation or regulating station		P
Water storage tank		P
Water treatment plant		
Recreational & Entertainment Uses		
Amusement, commercial (indoor) (4)		S
Amusement, commercial (outdoor) (5)		
Carnival or circus (temporary)		
Country club (31)		S
Fitness club, gymnasium, exercise area or similar use		P
Golf course (public)		S
Golf course (private)		S
Park or playground (public) (81)		P
Playfield or stadium (public) (88)		P
Private club (subject to Ch. 138, Art. II, Sec. 146-41) (89)	S	S
Recreation area (private) (91)		P
Recreation center (public) (92)		P
Sexually oriented business (subject to Ch. 138, Art. V)		
Swim or tennis club (112)		P
Swimming pool (public)		P
Swimming pool (private) (113)		P
Theater (indoor)		
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		
Car Wash (See Sec 146-41(11a)) (23)		S
Garage, auto repair (50)		
Garage or lot, parking (private)		P
Garage or lot, parking (commercial)		S
Heliport or helistop		
Motor freight terminal		
Parking, incidental to main use		P
Parking lot (truck) (83)		

LAND USE COMPARISON TABLE
ZONE2017-0008 – Parcel 905 Addition Rezone

Type Use	(Existing) O-1 (PD 1621)	(Proposed) C1
Private street development (See Ch. 142, Art. VII)		
Railroad freight station		
Railroad team truck		
Railroad track or right-of-way		P
Recreational vehicle sales		
Service station or motor vehicle fuel sales (subject to section 146-84 (103)		
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		
Bakery or confectionery (retail)		P
Bakeries (wholesale)		
Banks and financial institutions	P	S
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)		S
Department or discount store		S
Drug-store or pharmacy		S
Exterminator		
Farmers market (40)		S
Florist or garden shop		P
Field office (43) or real estate sales office		T
Food stores, groceries		S
Frozen food lockers		
Funeral homes and mortuaries		
Furniture sales		
Greenhouse or plant nursery		
Hardware store (paint, plumbing, and related sales)		S
Heavy machinery sales and storage		
Hotel or motel (54)		
Household appliance sales (55)		
Laboratories (medical, dental, science)	P	

LAND USE COMPARISON TABLE
ZONE2017-0008 – Parcel 905 Addition Rezone

Type Use	(Existing) O-1 (PD 1621)	(Proposed) C1
Mimeograph or letter shop		
Mobile home display and sales		
Office building	P	P
Offices with showrooms		
Office use	P	P
Office supplies		P
Paint and related sales		
Pawnshops		
Personal service (86)		P
Pet store, kennel, animal boarding (no outside runs)		P
Pet store, kennel, animal boarding (outside runs)		
Psychic/paranormal readings		
Radio or TV broadcast studio		S
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)		S
Restaurant or cafeteria (drive-in service) (97b)		
Studios, photo, music, art, health, etc.		P
Tattoo Parlor		
Travel agent	P	P
Upholstery shop		
Veterinarian (no outside runs)		P
Veterinarian (with outside runs)		
Wholesale establishments		
Industrial and Manufacturing Uses		
Concrete or asphalt batch plant		
Contractor's yard		
Dirt or topsoil extraction; sand and gravel mining or storage		
Fat rendering, animal reduction		
Food processing		
Forestry, mining and oil/gas drilling uses		
Forge plant		
Indoor Gun Range (57)		
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)		

LAND USE COMPARISON TABLE
ZONE2017-0008 – Parcel 905 Addition Rezone

Type Use	(Existing) O-1 (PD 1621)	(Proposed) C1
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)		
Open storage (79)		
Paper or pulp manufacture		
Printing plant		
Refining or storage (petroleum products, gas, butane, propane)		
Sanitary landfill		
Smelting of ores or metals		
Soft drink bottling plant		
Warehousing		
Agricultural and Related Uses		
Agricultural and ranching uses		P
Community Garden (29)		P
Creamery (dairy products)		
Fairgrounds or rodeo		
Farm implement sales and service		
Farm, orchard or truck garden (40)		P
Hatchery (poultry), egg farm, feed lot		
Livestock auction (62)		
Stable, commercial (106)		
Stable, private		
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

ORDINANCE NO. 1621

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT APPROXIMATELY 6162.132 ACRES OF LAND IN THE MEREDAY ASHLOCK, G.S. BACCUS, GEORGE CRUTCHFIELD, E. T. BERRY, JOHN W. COX, J. FIZER, G.A. FOOTE, J.M. FELAND, J.R. GRAY, GEORGE HERNDON, HENRY JOHNSON, GEORGE McGARRAH, J.M. McREYNOLDS, JERRY MAGNER, J.J. NAUGLE, T.H. SEARCH, S.B. SEARCH, LEONARD SEARCY, CHRISTOPHER SEARCH, GALLITON SEARCY, S.W. SULLIVAN, HENRY SLACK, GEORGE WHITE, I.C. WILLIAMS, E. WHITLEY, B.P. WORLEY AND A.S. YOUNG SURVEYS, LOCATED GENERALLY BETWEEN U.S. HWY. 380, COIT ROAD, COUNTY ROAD 117 (ELDORADO PARKWAY) AND HERNDON BRANCH ARE ZONED PLANNED DEVELOPMENT; ADOPTING PLANNED DEVELOPMENT REGULATIONS FOR THE DEVELOPMENT OF SUCH TRACT; ADOPTING THE PLANNED DEVELOPMENT ZONING/THOROUGHFARE PLAN AND THE USES SHOWN THEREON; PROVIDING FOR NO VESTED INTEREST IN THE PLANNED DEVELOPMENT REGULATIONS OR ZONING/THOROUGHFARE PLAN; PROVIDING FOR AMENDMENT OF THE PLANNED DEVELOPMENT REGULATIONS AND ZONING/THOROUGHFARE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the owners of approximately 6162.132 acres of land located in the Mereday Ashlock, G.S. Baccus, George Crutchfield, E. T. Berry, John W. Cox, J. Fizer, G.A. Foote, J.M. Feland, J.R. Gray, George Herndon, Henry Johnson, George McGarrah, J.M. McReynolds, Jerry Magner, J.J. Naugle, T.H. Search, S.B. Search, Leonard Search, Christopher Search, Galliton Search, S.W. Sullivan, Henry Slack, George White, I.C. Williams, E. Whitley, B.P. Worley and A.S. Young Surveys, located generally between U.S. Hwy. 380, Coit Road, County Road 117 (Eldorado Parkway) and Herndon Branch, in the City of McKinney, Collin County, Texas, have petitioned the City of McKinney to zone such parcel of land "Planned Development" as provided for in Ordinance No. 1270 of the City of McKinney, a complete legal description of such property being attached hereto and marked Exhibit "A", and made a part hereof for all purposes; and

WHEREAS, at the time of the filing for such rezoning, such owners also prepared a Planned Development Zoning and Thoroughfare Plan showing the proposed Planning Areas for such tract and the proposed Planned Development Regulations as provided for in Ordinance No. 1270 attached hereto and marked Exhibit "B" with said Zoning and Thoroughfare incorporated therein.

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that such zoning change should be made and that the hereinafter referenced Zoning and Thoroughfare Plan and Planned Development Regulations should be adopted.

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

SECTION I: That the real estate more fully described in the attached Exhibit "A" is hereby zoned Planned Development.

SECTION II: That the Zoning and Thoroughfare Plan incorporated in the Regulations attached hereto as Exhibit "B", showing the approximate land uses for said Planned Development, is hereby adopted for the following Principal Permitted Uses, as defined in the Planned Development Regulations, and shown on the Zoning and Thoroughfare Plan.

A. Low Density Residential

SF-1

SF-2

SF-3

B. Medium Density Residential

C. High Density Residential

D. Retail

E. Office

F. Light Manufacturing

G. Schools

H. Parks

I. Lakes

J. Golf Course

K. Open Space

SECTION III: That the Planned Development Regulations, attached hereto and marked Exhibit "C", are hereby adopted as the regulations covering the development, and all development within this Planned Development shall be according to these Planned Development Regulations and the Planned Development Zoning and Thoroughfare Plan including, but not limited to all permitted uses, accessory uses, conditional and excluded uses, shown in the Regulations.

SECTION IV: That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development Regulations, the Zoning and Thoroughfare Plan, or any Ordinance appended to or referenced in the Planned Development Regulations. This Ordinance, the Zoning and Thoroughfare Plan, the Planned Development Regulations and any and all ordinances referenced therein may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

SECTION V: 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 or declared to be severable.

SECTION VI: It shall be unlawful for any person, firm or corporation to develop this tract, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefor, shall be fined any sum not exceeding $200.00, 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 VII: 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 the 21st day of January, 1986.

CORRECTLY ENROLLED:

Jennifer G. Cravens

Jennifer G. Cravens
City Secretary

EXHIBIT A

DESCRIPTION 4223.39 Acres of Land

SITUATED in Collin County, Texas, in the Mereday Ashlock Survey, Abstract No. 20, the Mereday Ashlock Survey, Abstract No. 21, the G.S. Baccus Survey, Abstract No. 119, the George Crutchfield Survey, Abstract No. 204, the J. Fizer Survey, Abstract No. 302, the G.A. Foote Survey, Abstract No. 311, the J.M. Feland Survey, Abstract No. 322, the J. R. Gray Survey, Abstract No. 343, the J. A. Gray Survey, Abstract No. 344, the Henry Johnson Survey, Abstract No. 482, the George McGarrah Survey, Abstract No. 573, the J.M. McReynolds Survey, Abstract No. 578, the Jerry Magner Survey, Abstract No. 623, the Jerry Magner Survey, Abstract No. 624, the J.J. Naugle Survey, Abstract No. 662, the T.H. Searcy Survey, Abstract No. 817, the S.B. Searcy Survey, Abstract No. 818, the Leonard Searcy Survey, Abstract No. 829, the Christopher Searcy Survey, Abstract No. 830, the Galliton Searcy Survey, Abstract No. 831, the I.C. Williamson Survey, Abstract No. 946, the E. Whitley Survey, Abstract No. 989, the B.P. Worley Survey, Abstract No. 995, and the A.S. Young Survey, Abstract No. 1037, being a resurvey of several tracts of land listed as follows:

the 1376.00 acres of land described in a deed from United States Trust Company of New York, Trustee, to Gulf-Bruton Venture No. 1, dated January 16, 1973, recorded in Volume 850, Page 619, hereinafter referred to as TRACT .01;

the 168.607 acres of land described in a deed from Irene T. Gafney, et al, to Gulf National Land Corporation, dated December 6, 1979, recorded in Volume 1212, Page 262, hereinafter referred to as TRACT .12;

the 45.269 acres of land described in a deed from Willard Horn to Gulf National Land Corporation, dated April 21, 1980, recorded in Volume 1257, Page 177, hereinafter referred to as TRACT .17;

the 160.138 acres of land described in a deed from Collin County National Bank, McKinney, Texas, Executor, to Gulf National Land Corporation, dated May 30, 1980, recorded in Volume 1268, Page 311, hereinafter referred to as TRACT .18;

the 242.478 acres of land described in a deed from Nancie E. Sneed, et al to Gulf National Land Corporation, dated August 21, 1980, recorded in Volume 1296, Page 579, hereinafter referred to as TRACT .20;

the 288.181 acres of land described in a deed from Charles Patterson Dowell, et al, to Gulf National Land Corporation, dated January 7, 1982, recorded in Volume 1464, Page 615, hereinafter referred to as TRACT .22-1;

the 60.00 acres of land described in a deed from Charles Patterson Dowell, et al, to Gulf National Land Corporation, dated December 4, 1981, recorded in Volume 1454, Page 872, hereinafter referred to as TRACT .22-2;

the 324.268 acres of land described in a deed from Patrick F. Deprez, Trustee and Ben B. West, Trustee, to Gulf National Land Corporation, dated April 22, 1981, recorded in Volume 1382, Page 256, hereinafter referred to as TRACT .23;

the 108.681 acres of land described in a deed from Paula Stringer, et al, to Gulf National Land Corporation, dated January 6, 1982, recorded in Volume 1464, Page 610, hereinafter referred to as TRACT .25;

the 141.548 acres of land described in a deed from William Dayton Bass and wife, Mildred Fay Bass, to Gulf National Land Corporation, dated June 3, 1982, recorded in Volume 1516, Page 610, hereinafter referred to as TRACT .26;

the 82.172 acres of land described in a deed from Palm Harbor Homes, Inc., Trustee, to Gulf National Land Corporation, dated April 29, 1983, recorded in Volume 1646, Page 148, hereinafter referred to as TRACT .31;

the 88.356 acres of land described in a deed from Fred McKinney, Guardian of the Estate of Morgan Brian Aynesworth, III, a minor, to Gulf National Land Corporation, dated June 10, 1983, recorded in Volume 1671, Page 191, hereinafter referred to as TRACT .32;

the 119.229 acres of land described in a deed from Charles Bass McKissick, Trustee for Tri-Collin Joint Venture, to Gulf National Land Corporation, dated July 1, 1983, recorded in Volume 1687, Page 151; hereinafter referred to as TRACT .35;

the 109.017 acres of land described in a deed from Jack Walter Jones, et al, to

Gulf National Land Corporation, dated August 9, 1983, recorded in Volume 1711, Page 571, hereinafter referred to as TRACT .37;

the 102.142 acres of land described in a deed from Wallace E. Horn and wife, Edith E. Horn, to Gulf National Land Corporation, dated September 1, 1983, recorded in Volume 1727, Page 704, hereinafter referred to as TRACT .38;

the 46.708 acres of land described in a deed from Martha P. Meaders, Trustee of the Hester Trust, to Gulf National Land Corporation, dated September 23, 1983, recorded in Volume 1742, Page 555, hereinafter referred to as TRACT .39;

the 91.2727 acres of land described in a deed from B.J. Sharp to Gulf National Land Corporation, dated February 8, 1984, recorded in Volume 1825, Page 510, hereinafter referred to as TRACT .40;

the 269.26 acres of land described in a deed from Robert S. Folsom to Gulf National Land Corporation, dated May 29, 1984, recorded in Volume 1903, Page 400, hereinafter referred to as TRACT .41;

the 77.006 acres of land described in a deed from Patrick F. Deprez and John K. Yorston, Co-Trustees, to Gulf National Land Corporation, dated June 25, 1984, recorded in Volume 1922, Page 399, hereinafter referred to as TRACT .42;

the 53.509 acres of land described in a deed from Dabney Joint Venture No. XIII to Gulf National Land Corporation, dated July 9, 1984, recorded in Volume 1934, Page 780, hereinafter referred to as TRACT .43;

the 84.396 acres of land described in a deed from Aaron Booker and wife, Mary Ann Booker, to Gulf National Land Corporation, dated October 22, 1984, recorded in Volume 2004, Page 359, hereinafter referred to as TRACT .44;

and, a part of the 178.4354 acres of land described in a deed from Germany Investment Company to Gulf National Land Corporation, dated April 18, 1983, recorded in Volume 1640, Page 920, hereinafter referred to as TRACT .30;

all deeds of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at a 3/4 inch square iron bar found beside a bois d'arc stake, at the northeast corner of said Henry Johnson Survey, the northwest corner of said J. R. Gray Survey, in the south line of said S.B. Searcy Survey, at the southeast corner of said 178.4354 acre TRACT .30, in the north line of said 1376.00 acre TRACT .01, at the southwest corner of a 36 acre tract (reference Volume 218, Page 245);

THENCE South 89° 28' 17" East with the north line of said 1376.00 acre TRACT .01, the south line of said 36 acre tract, and approximately with an old fence, passing a north-south rock road (County Road No. 158) at 1470 feet and continuing, passing a 5/8" diameter concrete reinforcing steel rod driven flush with the ground surface and capped with a red plastic cap stamped on the top with GEER SURV. (hereinafter referred to as a "5/8 rod") set at 2077.19 feet and continuing in all 2127.19 feet to a point in the center of Grays branch at the southeast corner of said 36 acre tract and an ell corner of said 1376.00 acre TRACT .01; said old fence being on the center line of an old east-west abandoned lane;

THENCE generally in a Northerly and an Easterly direction with the center of said Grays branch, an east line of said 36 acre tract, and a west line and north line of said 1376.00 acre TRACT .01, as follows:

North 8° 33' 43" East, 116.13 feet; North 20° 29' 45" East, 62.20 feet;
North 3° 25' 19" East, 36.03 feet; North 53° 39' 05" East, 76.96 feet;
North 67° 34' 24" East, 87.77 feet; North 52° 48' 30" East, 203.39 feet;
North 28° 25' 28" East, 43.81 feet; North 15° 42' 57" West, 129.59 feet;
North 32° 05' 28" West, 63.77 feet; North 12° 22' 07" West, 57.07 feet;
North 0° 27' 44" East, 65.34 feet; North 19° 49' 16" East, 30.74 feet;
North 38° 05' 02" East, 55.32 feet; North 68° 30' 43" East, 42.26 feet;
North 17° 35' 21" East, 19.12 feet; North 15° 59' 20" East, 65.78 feet;
North 28° 24' 15" East, 102.18 feet; North 49° 25' 45" East, 139.52 feet;
North 68° 36' 44" East, 55.04 feet; South 88° 59' 45" East, 11.20 feet;
South 80° 02' 04" East, 52.91 feet; South 88° 37' 43" East, 23.42 feet;
South 59° 47' 52" East, 20.18 feet; North 82° 44' 08" East, 159.95 feet;
South 78° 17' 54" East, 55.77 feet; South 56° 15° 49" East, 68.33 feet;
South 50° 36' 36" East, 148.13 feet to a point in said branch at the extension of an old fence to the southwest;

THENCE generally in a Southerly direction with an east line of said 1376.00 acre TRACT .01 and with an old fence and hedge row as follows:

South 15° 14' 29" West, passing a "5/8 rod" by a post at 22.14 feet and continuing in all 79.76 feet to a "5/8 rod" at a bend in said fence;
South 1° 16' 07" West, 89.67 feet to a nail set on the east side of a 12 inch Hackberry tree;
South 7° 58' 38" East, 126.06 feet; South 0° 25' 06" West, 94.01 feet;
South 3° 18' 11" West, 81.82 feet; South 20° 54' 57" West, 92.09 feet;
South 37° 04' 43" West, 451.95 feet; South 30° 48' 59" West, 20.65 feet;
South 19° 22' 32" West, 18.27 feet; South 0° 40' 21" East, 20.55 feet;
South 22° 13' 33" East, 10.20 feet to a "5/8 rod" on the west side of a double 12 inch Elm tree, at an ell corner of said 1376.00 acre TRACT .01;

THENCE North 89° 58' 38" East with the north line of said 1376.00 acre TRACT .01 and approximately with an old fence, 786.70 feet to a "5/8 rod" set on the north side of a large corner post at the east, northeast corner of said 1376.00 acre TRACT .01, at the northwest corner of a 90 acre tract (reference Volume 201, Page 614) for a corner;

THENCE South 1° 33' 32" West with the east line of said 1376.00 acre TRACT .01, the west line of said 90 acre tract, and approximately with an old fence, passing an east-west rock road (County Road No. 120) (Rock Hill Road) at approximately 1690 feet and continuing in all 2664.32 feet to a "5/8 rod" set beside a corner post at the east, southeast corner of said 1376.00 acre TRACT .01, the southwest corner of said 90 acre tract, and in the north line of said 108.681 acre TRACT .25 for a corner;

THENCE North 89° 47' 19" East, 812.73 feet with a north line of said 108.681 acre TRACT .25, the south line of said 90 acre tract, and with an established fence and hedge row to a "5/8 rod" set beside a corner post at the north, northeast corner of said 108.681 acre TRACT .25, at the northwest corner of a 36.04 acre tract (reference Volume 332, Page 432), in the south line of said 90 acre tract for a corner;

THENCE South 0° 01' 51" West, 1322.67 feet with an east line of said 108.681 acre TRACT .25, the west line of said 36.04 acre tract, and with an established fence and hedge row to a "5/8 rod" set in the north side of a 24" Hackberry tree at an ell corner of said 108.681 acre TRACT .25, at the southwest corner of said 36.04 acre tract for a corner;

THENCE South 88° 47' 42" East, 212.56 feet with a north line of said 108.681 acre TRACT .25, the south line of said 36.04 acre tract, and with an established fence and hedge row to a "5/8 rod" set at a northeast corner of said 108.681 acre TRACT .25, in the south line of said 36.04 acre tract, at the northwest corner of said 109.017 acre TRACT .37 for a corner;

THENCE North 89° 38' 06" East, 3409.29 feet with the north line of said 109.017 acre TRACT .37 and approximately with a fence and hedge row to a "5/8 rod" set in the center of a north-south rock road (County Road No. 156), at the northeast corner of said 109.017 acre TRACT .37 and the southeast corner of a 31.05 acre tract (reference Volume 1791, Page 65), in the west line of a 221.674 acre tract (reference Volume 1845, Page 464) for a corner;

THENCE South 0° 05' West, 1386.25 feet with the east line of said 109.017 acre TRACT .37, the west line of said 221.674 acre tract, the east line of said 53.509 acre TRACT .43 and with said County Road No. 156 to a "5/8 rod" set in the center of said road, in the east line of said 53.509 acre TRACT .43, at the northwest corner of said 141.548 acre TRACT .26 and the southwest corner of said 221.674 acre tract for a corner;

THENCE North 89° 09' 51" East, 1315.40 feet with the north line of said 141.548 acre TRACT .26, the south line of said 221.674 acre tract and with an established fence and hedge row to a "5/8 rod" set beside a corner post at the northeast corner of said 141.548 acre TRACT .26, in the south line of said 221.674 acre tract, at the northwest corner of a 334.97 acre THIRD TRACT (reference Volume 607, Page 271) for a corner;

THENCE Southerly with the east line of said 141.548 acre TRACT .26 and with an established fence and hedge row as follows:

South 00° 02' 10" West, 1440.35 feet;
South 00° 13' 26" East, 451.96 feet;
South 00° 37' East, 425.14 feet;

THENCE South 0° 41' 29" East, 1605.02 feet, crisscrossing the meanders of Herndon Branch and through a wooded area, with the west line of said 334.97 acre tract to a "5/8 rod" set at the north corner of a 21.071 acre tract (reference Volume 1783, Page 305), on the east bank of Herndon Branch for a corner;

THENCE generally in a Southwesterly direction with the south line of said 141.548 acre TRACT .26, a north line of said 21.071 acre tract and with the center of said branch as follows:

South 14° 41' 40" West, 12.22 feet; South 50° 41' 44" West, 67.35 feet;
South 4° 12' 02" West, 71.49 feet; South 39° 40' 32" West, 92.41 feet;

South 22° 19' 54" West, 62.10 feet; South 86° 48' 42" West, 85.38 feet; South 8° 34' 15" East, 69.73 feet; North 71° 20' 07" West, 41.14 feet; South 26° 31' 14" West, 52.69 feet; South 10° 13' 51" West, 50.88 feet; South 8° 53' 30" West, 69.28 feet; South 45° 46' 07" West, 24.81 feet; North 80° 02' 47" West, 50.03 feet; South 75° 34' 08" West, 44.87 feet; South 44° 26' 50" West, 28.08 feet; South 76° 29' 39" West, 41.15 feet; North 87° 01' 06" West, 46.67 feet; South 50° 42' 21" West, 20.16 feet; South 18° 19' 53" West, 35.51 feet; South 88° 11' 38" West, 25.51 feet; North 77° 49' 42" West, 27.06 feet; South 52° 38' 42" West, 41.32 feet; South 5° 39' 37" West, 35.58 feet; South 40° 48' 33" East, 66.99 feet; South 1° 06' 21" East, 37.26 feet; South 67° 05' 06" West, 15.54 feet; North 60° 47' 59" West, 65.10 feet; North 84° 10' 42" West, 14.29 feet; South 55° 26' 24" West, 40.87 feet; South 32° 18' 42" East, 20.34 feet; South 54° 56' 18" East, 38.35 feet; South 31° 08' 45" East, 24.88 feet; South 46° 55' 41" West, 27.62 feet; South 81° 42' 25" West, 56.92 feet; South 41° 21' 32" West, 26.56 feet; South 25° 13' 56" West, 36.47 feet; South 15° 43' 18" West, 30.10 feet; South 6° 16' 46" East, 31.90 feet; South 78° 03' 13" West, 26.88 feet; North 56° 28' 34" West, 30.41 feet; South 75° 41' 28" West, 63.89 feet; South 28° 20' 27" West, 16.53 feet; South 38° 42' East, 29.25 feet; South 47° 22' 54" East, 52.94 feet; South 16° 42' 49" West, 18.70 feet; South 58° 46' 29" West, 19.98 feet; South 74° 34' 12" West, 26.49 feet; South 68° 00' 49" West, 56.97 feet; South 12° 45' 51" West, 12.00 feet; South 23° 53' 06" East, 15.48 feet; South 56° 26' 52" East, 40.41 feet; South 19° 16' East, 31.00 feet; South 21° 01' 45" West, 19.31 feet; South 73° 08' 41" West, 131.07 feet; South 37° 57' 54" West, 49.44 feet; South 28° 14' 33" East, 90.92 feet; South 73° 42' 47" West, 48.71 feet; North 77° 59' 42" West, 69.31 feet; South 22° 19' 08" West, 49.18 feet; South 1° 39' 58" West, 32.41 feet; South 76° 42' 56" West, 30.22 feet; North 65° 58' 09" West, 68.63 feet; North 87° 47' 25" West, 48.21 feet; South 17° 45' 24" West, 26.62 feet; South 41° 13" 39" East, 18.12 feet; South 0° 13' 32" West, 45.67 to a point in the center of said branch for a corner;

THENCE West, 42.00 feet with the south line of said 141.548 acre TRACT .26 an a north line of said 21.071 acre tract to a steel fence post set beside an existi iron pin at the southwest corner of said 141.548 acre TRACT .26, the west, northwe corner of said 21.071 acre tract, in the east line of said 91.2727 acre TRACT for a corner;

THENCE South 0° 09' 05" West, 127.99 feet with the east line of said 91.2727 acre TRACT .40 and the west line of said 21.071 acre tract to a "5/8 rod" set at the southeast corner of said 91.2727 acre TRACT .40, the southwest corner of said 21.071 acre tract, in the center of an east-west rock road (County Road No. 117) (Foncine Road) for a corner;

THENCE Westerly with the south line of said 91.2727 acre TRACT .40, and the center of said Foncine Road as follows:

North 78° 52' 07" West, 511.56 feet; North 81° 10' 55" West, 143.49 feet; North 87° 34' 07" West, 198.51 feet; North 89° 34' 39" West, 606.60 feet to a "5/8 rod" set at the southwest corner of said 91.2727 acre TRACT .40, the southeast corner of a 55.333 acre SECOND TRACT (reference Volume 480, Page 468), in the center of said Foncine Road for a corner;

THENCE Northerly with the west line of said 91.2727 acre TRACT .40, the east line of said 55.333 acre SECOND TRACT, and with an established fence as follows:

North 0° 39' 07" West, 522.02 feet; North 0° 47' 07" West, 458.13 feet; North 0° 57' 07" West, 572.12 feet; North 0° 47' 07" West, 568.51 feet; North 0° 39' 07" West, 579.68 feet to a "5/8 rod" set beside a corner post at the northwest corner of said 91.2727 acre TRACT .40, the northeast corner of said 55.333 acre SECOND TRACT, in the south line of said 46.708 acre TRACT .39 for a corner;

THENCE Westerly with the north line of said 55.333 acre SECOND TRACT, the nort line of a 60.537 acre FIRST TRACT (reference Volume 480, Page 468), the south lin of said 46.708 acre TRACT .39, the south line of said 60.00 acre TRACT .22-2, a sout line of said 288.181 acre TRACT .22-1 and with an established fence and hedge row as follows:

North 89° 36' 07" West, 118.26 feet; North 89° 20' 40" West, 64.88 feet; North 89° 33' 37" West, 327.86 feet; North 89° 42' 37" West, 899.38 feet; South 89° 39' 53" West, 455.10 feet to a "5/8 rod" set beside a corner post at the ell corner of said 288.181 acre TRACT .22-1, at the northwest corner of said 60.537 acre FIRST TRACT for a corner;

THENCE Southerly with an east line of said 288.181 acre TRACT .22-1, the west line of said 60.537 acre FIRST TRACT and with an established fence as follows:

South 0° 00' 07" East, 291.42 feet; South 0° 18' 37" East, 381.41 feet;

South 0° 02' 37" East, 1058.10 feet; South 0° 10' 07" East, 968.42 feet to a "5/8 rod" set at the south, southeast corner of said 60.537 acre FIRST TRACT in the north line of a 102.048 acre tract (reference Volume 1804, Page 734), in the center of said Foncine Road for a corner;

THENCE North 88° 58' 28" West, 2019.03 feet with a south line of said 288.181 acre TRACT .22-1, the north line of said 102.048 acre tract, the north line of an 80 acre tract (reference Volume 46, Page 588) and with the center of said Foncine Road to a "5/8 rod" set at the southwest corner of said 288.181 acre TRACT .22-1, the southeast corner of a 238.96 acre tract (reference PARCEL V, Volume 526, Page 512), in the center of said Foncine Road for a corner;

THENCE North 0° 09' 29" West, 3901.45 feet with the west line of said 288.181 acre TRACT .22-1 and the east line of said 238.96 acre tract to a "5/8 rod" set in the west line of said 288.181 acre TRACT .22-1, at the northeast corner of said 238.96 acre tract and the southeast corner of said 84.396 acre TRACT .44 for a corner;

THENCE Westerly with the south line of said 84.396 acre TRACT .44, the north line of said 238.96 acre tract and with an established fence and hedge row as follows:

North 89° 14' West, 243.49 feet; North 88° 37' West, 363.94 feet;
North 89° 56' West, 381.27 feet; North 88° 55' West, 333.65 feet;
North 83° 23' West, 122.86 feet; North 84° 59' West, 120.46 feet;
North 89° 31' West, 311.78 feet; North 89° 59' West, 768.26 feet to a "5/8 rod" set beside a corner post at the southwest corner of said 84.396 acre TRACT .44, the northwest corner of said 238.96 acre tract, in an east line of said 1376.00 acre TRACT .01 for a corner;

THENCE South 0° 14' 50" East, 1271.35 feet with the west line of said 238.96 acre tract and an east line of said 1376.00 acre TRACT .01 to a "5/8 rod" set beside a corner post at the south, southeast corner of said 1376.00 acre TRACT .01, in the west line of said 238.96 acre tract, at the northeast corner of said 102.142 acre TRACT .38;

THENCE South 0° 11' 47" East, 2654.72 feet with the west line of said 238.96 acre tract, the east line of said 102.142 acre TRACT .38 and with an established fence and hedge row to a "5/8 rod" set at the southwest corner of said 238.96 acre tract, the southeast corner of said 102.142 acre TRACT .38, in the center of said Foncine Road for a corner;

THENCE South 89° 51' 48" West, 1513.34 feet with the south line of said 102.142 acre TRACT .38 and with the center of said Foncine Road to a "5/8 rod" set at the south, southwest corner of said 102.142 acre TRACT .38, in the center of said Foncine Road for a corner;

THENCE North 0° 11' 14" West, passing an iron pin set beside a corner post at 30.5 feet, continuing with a fence to a second iron pin set beside a corner post at 387.6 feet, leaving said fence and continuing in all 1618.60 feet to a "5/8 rod" set at the ell corner of said 102.142 acre TRACT .38 for a corner;

THENCE South 89° 51' 48" West, 401.00 feet to a "5/8 rod" set at the west, southwest corner of said 102.142 acre TRACT .38 for a corner;

THENCE South 0° 00' 12" West, passing an existing iron pin at 1593.3 feet and continuing in all 1618.60 feet to a "5/8 rod" set in the center of said Foncine Road and in the north line of a 20.555 acre tract (reference Volume 1962, Page 420) for a corner;

THENCE South 89° 51' 48" West, 744.67 feet with the center of said Foncine Road and with the north line of said 20.555 acre tract to a "5/8 rod" set at the northwest corner of said 20.555 acre tract, in the center of said Foncine Road, at the junction of a rock road (County Road No. 154) from the south for a corner;

THENCE South 0° 01' 46" West, 2720.15 feet with the east line of said 324.268 acre TRACT .23 and with the center of said County Road No. 154 to a "5/8 rod" set at the southeast corner of said 324.268 acre TRACT .23, at the northeast corner of a 49.836 acre tract (reference Volume 1826, Page 437), in the center of said County Road No. 154 for a corner;

THENCE Westerly with the south line of said 324.268 acre TRACT .23 as follows:

South 89° 46' 46" West, with an established fence and hedge row for 278 feet, passing an existing iron pin at the northwest corner of said 49.836 acre tract at 2952.80 feet and continuing approximately with an established fence and hedge row in all 3734.33 feet to a "5/8 rod" set beside a post for an angle point;
North 89° 37' 24" West, 1515.65 feet approximately with said established fence and hedge row to a "5/8 rod" set at the southwest corner of said 324.268 acre TRACT .23, in the east Right-of-Way line of Farm Road No. 2478 for a corner;

THENCE Northerly with a west line of said 324.268 acre TRACT .23 and with said east Right-of-Way line as follows:

North 0° 12' 41" East, 1360.60 feet to a "5/8 rod" set for an angle point;
North 0° 33' 42" West, 939.15 feet to a "5/8 rod" set at a northwest corner of said 324.268 acre TRACT .23, the southwest corner of a 1.96 acre tract

(reference Volume 785, Page 378), in said east Right-of-Way line for a corner;

THENCE North 88° 55' 01" East, 281.81 feet with a north line of said 324.268 acre TRACT .23 and the south line of said 1.96 acre tract and approximately with an established fence to a "5/8 rod" set near a corner post at the ell corner of said 324.268 acre TRACT .23, at the southeast corner of said 1.96 acre tract for a corner;

THENCE Northerly with the east line of said 1.96 acre tract and a west line of said 324.268 acre TRACT .23 and approximately with an established fence as follows:

North 28° 24' 18" West, 136.71 feet to a "5/8 rod" set;

North 2° 26' 19" West, 266.05 feet to a "5/8 rod" set at the northeast corn of said 1.96 acre tract, in the south line of said 119.229 acre TRACT .3 at the north, northwest corner of said 324.268 acre TRACT .23, in the cent of said Foncine Road for a corner;

THENCE South 89° 50' 14" West, 176.33 feet with the north line of said 1.96 acre tract, the south line of said 119.229 acre TRACT .35 and with the center of said Foncine Road to a "5/8 rod" set at the north, northwest corner of said 1.96 acre tract, the south, southwest corner of said 119.229 acre TRACT .35, in the center of said Foncine Road, in the east Right-of-Way line of said Farm Road No. 2478 for a corner;

THENCE Northerly with the west line of said 119.229 acre TRACT .35 and with said east Right-of-Way line as follows:

North 0° 44' 36" East, 30.00 feet to a "5/8 rod" set;

North 44° 44' 54" West, 42.06 feet to a "5/8 rod" set;

North 0° 44' 37" East, 1943.25 feet to a "5/8 rod" set at the northwest corner of said 119.229 acre TRACT .35, in said east Right-of-Way line, at the southwest corner of a 3.029 acre tract (reference Volume 655, Page 574) for a corner;

THENCE North 89° 48' 20" East, 1926.24 feet with the north line of said 119.229 acre TRACT .35, with the south line of said 3.029 acre tract, the south line of a 26.201 acre tract (reference Volume 741, Page 666), and approximately with a fence to a "5/8 rod" set beside a corner post at the southeast corner of said 26.201 acre tract, in the north line of said 119.229 acre TRACT .35, at the south, southwest corner of said 82.172 acre TRACT .31 for a corner;

THENCE North 0° 12' 51" West, 661.72 feet with a west line of said 82.172 acre TRACT .31, the east line of said 26.201 acre tract, and with a fence to a "5/8 rod" set beside a corner post at the ell corner of said 82.172 acre TRACT .31 and t northeast corner of said 26.201 acre tract for a corner;

THENCE South 89° 44' 08" West, 1926.34 feet with a south line of said 82.172 ac TRACT .31, the north line of said 26.201 acre tract, and with a fence to a "5/8 rod" set at the west, southwest corner of said 82.172 acre TRACT .31, the northwest corner of said 26.201 acre tract, in the east Right-of-Way line of said Farm Road No. 2478 for a corner;

THENCE North 1° 40' 23" West, 2636.04 feet with a west line of said 82.172 acre TRACT .31, the west line of said 88.356 acre TRACT .32, and with said east Right-of-Way line to a "5/8 rod" set at the west, northwest corner of said 88.356 acre TRACT .32, in said east Right-of-Way line;

THENCE North 44° 08' 36" East, 41.82 feet with a west line of said 88.356 acre TRACT .32 and with said east Right-of-Way line to a "5/8 rod" set by a wooden Right-of-Way marker in said east Right-of-Way line;

THENCE North 1° 40' 23" West, 17.50 feet with a west line of said 88.356 acre TRACT .32 and with said east Right-of-Way line to a "5/8 rod" set in said east Right-of-Way line, in the center of an east-west dirt road (County Road No. 119) (Ashlock Lane), at the north, northwest corner of said 88.356 acre TRACT .32 and the south, southwest corner of said 242.478 acre TRACT .20;

THENCE Northerly with the west line of said 242.478 acre TRACT .20 and with said east Right-of-Way line as follows:

North 0° 21' 35" West, 17.50 feet to a "5/8 rod" set;

North 45° 11' 12" West, 42.56 feet to a "5/8 rod" set for reference 3.0 feet east of the property corner occupied by telephone cable junction box;

North 0° 21' 35" West, 3912.48 feet to a "5/8 rod" set at a northwest corne of said 242.478 acre TRACT .20, the southwest corner of a 74.759 acre trac (reference Volume 1065, Page 200), in said east Right-of-Way line for a corner;

THENCE Easterly with the north line of said 242.478 acre TRACT .20, the south line of said 74.759 acre tract and with an established fence and hedge row as follows:

North 89° 38' 43" East, 1299.85 feet to a "5/8 rod" set beside a corner post at the ell corner of said 242.478 acre TRACT .20, at the south, southeast corner of said 74.759 acre tract for a corner;

North 0° 22' 36" West, 51.88 feet to a "5/8 rod" set beside a corner post at the north, northwest corner of said 242.478 acre TRACT .20, at an ell corner of said 74.759 acre tract for a corner;

North 89° 10' 33" East, 1343.79 feet to a "5/8 rod" set at the northeast corner of said 242.478 acre TRACT .20, at a southeast corner of said 74.759 acre

tract, in the west line of said 1376.00 acre TRACT .01, in the center of a north-south dirt road (County Road No. 118) (Foote Lane) for a corner;

THENCE North 0° 20' 39" West, 1299.22 feet with the east line of said 74.759 acre tract, the west line of said 1376.00 acre TRACT .01 and with the center of said County Road No. 118 to a "5/8 rod" set at the northwest corner of said 1376.00 acre TRACT .01, the northeast corner of said 74.759 acre tract, in the south line of a 110.149 acre tract (reference Volume 1142, Page 602), at the junction of said County Road No. 118 with an east-west rock road (County Road No. 120) (Rock Hill Road) for a corner;

THENCE North 89° 44' 13" East, 1797.38 feet with the north line of said 1376.00 acre TRACT .01, the south line of said 110.149 acre tract, and approximately with the center of said Rock Hill Road to a "5/8 rod" set at the northwest corner of the Foote Baptist Church Tract (reference Volume 156, Page 4) and a northeast corner of said 1376.00 acre TRACT .01, in the center of said Rock Hill Road, in the south line of said 110.149 acre tract for a corner;

THENCE South 2° 58' 40" West with the west line of said Church Tract, an east line of said 1376.00 acre TRACT .01, and with a fence, passing a "5/8 rod" on the north side of a corner post at 29.33 feet and continuing in all 239.31 feet to a "5/8 rod" set on the south side of a cross-tie corner post at the southwest corner of said Church Tract and an ell corner of said 1376.00 acre TRACT .01 for a corner;

THENCE South 87° 39' 22" East, 329.60 feet with the south line of said Church Tract, a north line of said 1376.00 acre TRACT .01, and with a fence to a "5/8 rod" set by a nail found on the east side of a cross-tie corner post at the southeast corner of said Church Tract and an ell corner of said 1376.00 acre TRACT .01 for a corner;

THENCE North 3° 42' 52" East with the east line of said Church Tract, a west line of said 1376.00 acre TRACT .01, and approximately 1 foot west of a chain link fence, passing a "5/8 rod" on the north side of a cross-tie corner post at 204.43 feet and continuing in all 254.53 feet to a "5/8 rod" set at the northeast corner of said Church Tract, a northwest corner of said 1376.00 acre TRACT .01, in the south line of said 110.149 acre tract, in the center of said Rock Hill Road for a corner;

THENCE North 89° 44' 46" East, 555.23 feet with the north line of said 1376.00 acre TRACT .01, the south line of said 110.149 acre tract, and with the center of said Rock Hill Road to a "5/8 rod" found by an 1/2 inch rebar found at the southeast corner of said 110.149 acre tract, in the north line of said 1376.00 acre TRACT .01, at the southwest corner of said 77.006 acre TRACT .42, in the center of said Rock Hill Road, at the extension of a rock road (County Road No. 157) from the north for a corner;

THENCE North 0° 59' 22" West, 1330.81 feet with the west line of said 77.006 acre TRACT .42, the east line of said 110.149 acre tract, and with the center of said County Road No. 157 to a "5/8 rod" set at the northeast corner of said 110.149 acre tract, in the west line of said 77.006 acre TRACT .42, in the center of said County Road No. 157;

THENCE North 0° 12' 38" West, 1324.36 feet with the west line of said 77.006 acre TRACT .42, a west line of said 178.4354 acre TRACT .30, the east line of a 104.199 acre tract (reference Volume 862, Page 338), and with the center of said County Road No. 157 to a "5/8 rod" set at the northeast corner of said 104.199 acre tract, the west, northwest corner of said 178.4354 acre TRACT .30, in the south line of said 269.26 acre TRACT .41, at the junction of said County Road No. 120 with an east-west dirt road (County Road No. 121) for a corner;

THENCE South 89° 55' 25" West, 2643.09 feet with the north line of said 104.199 acre tract, the south line of said 269.26 acre TRACT .41 and the center of said County Road No. 121 to a "5/8 rod" set at the southwest corner of said 269.26 acre TRACT .41, in the north line of said 104.199 acre tract, at the southeast corner of said 168.607 acre TRACT .12 and at the extension of said County Road No. 121 from the east and west for an angle point;

THENCE South 89° 22' 33" West, 2631.56 feet with the south line of said 168.607 acre TRACT .12 and with the center of said County Road No. 121 to a "5/8 rod" set at the south, southwest corner of said 168.607 acre TRACT .12, in the center of said County Road No. 121, in the east Right-of-Way line of said Farm Road No. 2478 for a corner;

THENCE Northerly with the west line of said 168.607 acre TRACT .12 and with said east Right-of-Way line as follows:

North 0° 00' 07" West, 18.71 feet to a "5/8 rod" set;

North 44° 34' 11" West, 42.25 feet to a "5/8 rod" set;

North 0° 00' 06" West, 2587.64 feet to a "5/8 rod" set at a northwest corner of said 168.607 acre TRACT .12, in said east Right-of-Way line, in the south Right-of-Way line of State Highway No. 380 for an angle point;

THENCE North 47° 19' 05" East, 162.58 feet to a hole star drilled in top of a concrete Right-of-Way marker at the north, northwest corner of said 168.607 acre TRACT .12, in said south Right-of-Way line for a corner;

THENCE North 86° 34' East, 2299.43 feet with a north line of said 168.607 acre TRACT .12 and with said south Right-of-Way line to a "5/8 rod" set by a wooden Right-of-Way marker in said south Right-of-Way line for an angle point;

THENCE South 79° 21' 16" East, 103.08 feet with a north line of said 168.607 acre TRACT .12 and said south Right-of-Way line to a "5/8 rod" set by a wooden Right-of-Way marker in a north line of said 168.607 acre TRACT .12, in said south Right-of-Way line for an angle point;

THENCE North 86° 34' 01" East, 27.20 feet with a north line of said 168.607 acre TRACT .12 and said south Right-of-Way line to a "5/8 rod" set at a northeast corner of said 168.607 acre TRACT .12, at the northwest corner of a 1.0 acre tract (reference Volume 415, Page 61) for a corner;

THENCE South 0° 29' 33" East, 513.84 feet with an east line of said 168.607 acre TRACT .12, the west line of said 1.0 acre tract and with a fence to a "5/8 rod" set beside a corner post at an ell corner of said 168.607 acre TRACT .12, at the southwest corner of said 1.0 acre tract for a corner;

THENCE North 86° 58' 17" East, 87.69 feet with a north line of said 168.607 acre TRACT .12, the south line of said 1.0 acre tract and with a fence to a "5/8 rod" set near a corner post at a northeast corner of said 168.607 acre TRACT .12, the southeast corner of said 1.0 acre tract, in the west line of said 269.26 acre TRACT .41 for a corner;

THENCE North 0° 19' 18" West, 514.55 feet with the east line of said 1.0 acre tract, the west line of said 269.26 acre TRACT .41, and with an established fence to a "5/8 rod" set at the northeast corner of said 1.0 acre tract, the northwest corner of said 269.26 acre TRACT .41, in the south Right-of-Way line of said State Highway No. 380 for a corner;

THENCE Easterly with the north line of said 269.26 acre TRACT .41 and with said south Right-of-Way line as follows:

North 86° 34' East, 741.66 feet to a concrete Right-of-Way marker at the beginning of a curve to the right, from which the radius center bears South 3° 26' East, 5644.58 feet;

With said curve to the right, an arc of 277.49 feet around a central angle of 2° 49' to a "5/8 rod" set at the point of tangency of said curve;

North 89° 23' East, 2257.09 feet to a "5/8 rod" set by a wooden Right-of-Way marker for an angle point;

North 86° 47' 27" East, 100.12 feet to a "5/8 rod" set for an angle point;

North 89° 23' East, 673.11 feet to an "x" chiseled in top of a concrete Right-of-Way marker for an angle point;

South 46° 27' 06" East, 144.04 feet to a "5/8 rod" set at a northeast corner of said 269.26 acre TRACT .41, at a northwest corner of said 178.4354 acre TRACT .30, in said south Right-of-Way line, in the center of said County Road No. 121 from the south for a corner; same being hereby designated as POINT "A";

THENCE Easterly with the north line of said 178.4354 acre TRACT .30 and with said south Right-of-Way line as follows:

North 44° 04' 22" East, 137.91 feet to an "x" chiseled in top of a concrete Right-of-Way marker at a point on a curve to the right, from which the radius center bears South 1° 00' 49" West, 5649.58 feet;

With said curve to the right, an arc of 637.93 feet around a central angle of 6° 28' 11" to a "5/8 rod" set at the point of tangency of said curve;

South 82° 31' East, 276.51 feet to a nail set in top of a wooden Right-of-Way marker for an angle point;

North 86° 39' 29" East, 102.24 feet to a nail set in top of a wooden Right-of-Way marker for an angle point;

South 82° 31' East, 665.66 feet to a 1/2" steel rod protruding from a broken concrete Right-of-Way marker at a northeast corner of said 178.4354 acre TRACT .30, in said south Right-of-Way line, at the northwest corner of a 0.27 acre 2nd Tract of TRACT NO. 2 conveyed to the State of Texas (reference Volume 313, Page 295) for a corner;

THENCE South 23° 51' West, 379.72 feet with an east line of said 178.4354 acre TRACT .30 and with the west line of said 0.27 acre 2nd Tract to a "5/8 rod" set at the southwest corner of said 0.27 acre 2nd Tract, in the north line of a 1.43 acre 1st Tract of said TRACT NO. 2 (reference Volume 313, Page 295);

THENCE around said 1.43 acre tract as follows:

North 44° 39' West, 67.63 feet to a concrete Right-of-Way marker;

South 45° 21' West, 250.00 feet to a concrete Right-of-Way marker;

South 44° 39' East, 250.00 feet to a concrete Right-of-Way marker;

North 45° 21' East, 250.00 feet to a concrete Right-of-Way marker;

North 44° 39' West, 150.20 feet to a "5/8 rod" set at the southeast corner of said 0.27 acre 2nd Tract;

THENCE North 23° 51' 02" East, 400.30 feet with the east line of said 0.27 acre

2nd Tract to a "5/8 rod" set by a broken concrete Right-of-Way marker at the northeast corner of said 0.27 acre 2nd Tract, in the south Right-of-Way line of U.S. Highway No. 380, at a northwest corner of said 178.4354 acre TRACT .30;

THENCE Easterly with the north line of said 178.4354 acre TRACT .30 and with the south Right-of-Way line of U.S. Highway No. 380 as follows:

South 82° 31' East, 201.87 feet to a nail set in top of a wooden Right-of-Way marker;

South 69° 02' 47" East, 158.43 feet to a "5/8 rod" set in the south Right-of-Way line of U.S. Highway No. 380 and the north line of said 178.4354 acre TRACT .30, at the northeast corner of a 0.19 acre TRACT NO. 1 (reference Volume 313, Page 295);

THENCE North 89° 47' 35" West, 160.40 feet with the north line of said 0.19 acre tract to a "5/8 rod" set at the northwest corner of said 0.19 acre tract for a corner;

THENCE South 0° 12' 25" West, 40.00 feet with the west line of said 0.19 acre tract to a "5/8 rod" set at the southwest corner of said 0.19 acre tract for a corner;

THENCE South 89° 47' 35" East, 266.00 feet with the south line of said 0.19 acre tract to a "5/8 rod" set on the east side of a concrete Right-of-Way marker at the southeast corner of said 0.19 acre tract, the northeast corner of said 178.4354 acre TRACT .30, at the northwest corner of a 60.781 acre tract (reference Volume 1119, Page 61) for a corner;

THENCE South 0° 14' 51" East, 878.88 feet with the east line of said 178.4354 acre TRACT .30, the west line of said 60.781 acre tract, and approximately with an established fence and hedge row to a "5/8 rod" set at the east, southeast corner of said 178.4354 acre TRACT .30 for a corner;

THENCE North 89° 40' 27" West, 1266.02 feet with a south line of said 178.4354 acre TRACT .30 and approximately with an established fence and hedge row to a "5/8 rod" set on the north side of a stub post on the south bank of a small branch, at an ell corner of said 178.4354 acre TRACT .30 for a corner;

THENCE South 0° 03' 35" West, 1786.23 feet with an east line of said 178.4354 acre TRACT .30 and approximately with an established fence and hedge row to a "5/8 rod" set beside a corner post at an ell corner of said 178.4354 acre TRACT .30 for a corner;

THENCE South 89° 47' 52" East, 184.53 feet with a north line of said 178.4354 acre TRACT .30 to a "5/8 rod" set beside a post at a northeast corner of said 178.4354 acre TRACT .30 for a corner;

THENCE Southerly with an east line of said 178.4354 acre TRACT .30 as follows:

South 1° 06' 22" East, 398.43 feet to a "5/8 rod" set on the north side of a small branch for an angle point;

South 1° 01' 37" East, 466.80 feet approximately with the evidence of a fence and hedge row to a one inch square iron found for an angle point;

South 0° 30' 13" West, 1779.29 feet approximately with an established fence to the PLACE OF BEGINNING and containing 4229.588 acres of land;

LESS AND EXCEPT 6.048 acres of land described as follows:

COMMENCING at POINT "A" so designated hereinbefore; THENCE South, 184.16 feet with the east line of said 269.26 acre TRACT .41, the west line of said 178.4354 acre TRACT .30 and with the center of a rock road (County Road No. 121) to a "5/8 rod" set in said line and road, at the northeast corner of the 6.048 acres of land described in a deed from James Monroe Wolf, Jr., to Melvin Leon Honea and wife, Maudie Lea Honea, dated July 6, 1978, recorded in Volume 1120, Page 118 of the Collin County Land Records for a PLACE OF BEGINNING;

THENCE South 0° 06' 57" West, 930.99 feet with the east line of said 6.048 acre tract and approximately with the center line of said road to a "5/8 rod" set by an iron pin found at the southeast corner of said 6.048 acre tract, in the center of said road for a corner;

THENCE North 87° 56' 17" West, 285.59 feet with the south line of said 6.048 acre tract and approximately with a fence to a "5/8 rod" set by an iron pin found at the southwest corner of said 6.048 acre tract for a corner;

THENCE North 0° 09' 40" East, 917.42 feet with the west line of said 6.048 acre tract and approximately with a fence to a "5/8 rod" set beside a corner post at the northwest corner of said 6.048 acre tract for a corner;

THENCE North 89° 20' 09" East with an old fence and hedge row and with the north line of said 6.048 acre tract, 284.72 feet to the PLACE OF BEGINNING and containing 6.048 acres of land;

AND, LESS AND EXCEPT 0.15 acre of land out of said 168.607 acre TRACT .12 conveyed to the State of Texas in TRACT NO. 2 of Volume 313, Page 301 of the Collin County Land Records;

leaving an acreage of 4223.39 acres of land.

DESCRIPTION 1297.235 Acres of Land

SITUATED in Collin County, Texas, in the F.M. Ashlock Survey, Abstract No. 6, the E.T. Berry Survey, Abstract No. 43, the G.S. Baccus Survey, Abstract No. 119, the John W. Cox Survey, Abstract No. 160, the S.W. Sullivan Survey, Abstract No. 809, the Henry Slack Survey, Abstract No. 840, the George White Survey, Abstract No. 1034, and the A.S. Young Survey, Abstract No. 1037, being a resurvey of several tracts of land listed as follows:

the 229.994 acres of land described in a deed from Lucy Field Belknap to Gulf National Land Corporation, dated August 9, 1978, recorded in Volume 1126, Page 507, hereinafter referred to as TRACT .03;

the 58.546 acres of land described in a deed from Tidal Transmission Company to Gulf National Land Corporation, dated March 15, 1979, recorded in Volume 1328, Page 420, hereinafter referred to as TRACT .05;

the 112.320 acres of land described in a deed from Wanda Louise Sanders, Executrix, to Gulf National Land Corporation, dated July 16, 1979, recorded in Volume 1184, Page 505, hereinafter referred to as TRACT .07;

the 50.2260 acres of land described in a deed from Sam Chesney, Jr. and wife, Lucille Chesney, to Gulf National Land Corporation, dated October 18, 1979, recorded in Volume 1202, Page 547, hereinafter referred to as TRACT .08;

the 60.587 acres of land described in a deed from Eisenhower Medical Center to Gulf National Land Corporation, dated July 31, 1979, recorded in Volume 1207, Page 53, hereinafter referred to as TRACT .09;

the 59.686 acres of land described in a deed from Jesuit College Preparatory School of Dallas, Inc. to Gulf National Land Corporation, dated November 6, 1979, recorded in Volume 1207, Page 56, hereinafter referred to as TRACT .10;

the 92.6730 acres of land described in a deed from Mary Blanche Smith to Gulf National Land Corporation, dated November 20, 1979, recorded in Volume 1210, Page 39, hereinafter referred to as TRACT .13;

the 191.612 acres of land described in a deed from Coit North Joint Venture to Gulf National Land Corporation, dated August 21, 1980, recorded in Volume 1294, Page 728, hereinafter referred to as TRACT .19;

the 75.3411 acres of land described in a deed from Donald R. Polan, Trustee, to Gulf National Land Corporation, dated September 22, 1981, recorded in Volume 1433, Page 474, hereinafter referred to as TRACT .24;

the 15.756 acres of land described in a deed from Stuart Ronald Stone to Gulf National Land Corporation, dated August 25, 1982, recorded in Volume 1546, Page 182, hereinafter referred to as TRACT .27-1;

the 15.756 acres of land described in a deed from Lawrence E. Sayah to Gulf National Land Corporation, dated August 25, 1982, recorded in Volume 1546, Page 523, hereinafter referred to as TRACT .27-2;

the 15.756 acres of land described in a deed from Frederic Fischer to Gulf National Land Corporation, dated August 25, 1982, recorded in Volume 1546, Page 190, hereinafter referred to as TRACT .27-3;

the 15.756 acres of land described in a deed from Elwyn Lee Donovitz to Gulf National Land Corporation, dated August 25, 1982, recorded in Volume 1546, Page 174, hereinafter referred to as TRACT .27-4;

the 40 acres of land described in a deed from Daniel (Bud) Moore, et al, to Gulf National Land Corporation, dated March 17, 1983, recorded in Volume 1624, Page 368, hereinafter referred to as TRACT .28;

the 9.919 acres of land described in a deed from George A. Field, et al, to Gulf National Land Corporation, dated April 15, 1983, recorded in Volume 1639, Page 730, hereinafter referred to as TRACT .29;

the 38.632 acres of land described in a deed from Danny D. Christie to Gulf National Land Corporation, dated June 17, 1983, recorded in Volume 1678, Page 807, hereinafter referred to as TRACT .33;

the 38.632 acres of land described in a deed from John Sandlin Christie to Gulf National Land Corporation, dated June 17, 1983, recorded in Volume 1678, Page 740, hereinafter referred to as TRACT .34;

the 159.566 acres of land described in a deed from Leonard Ford and wife, Lucille Ford, to Gulf National Land Corporation, dated July 8, 1983, recorded in Volume 1690, Page 351, hereinafter referred to as TRACT .36;

the 15.991 acres of land described in a deed from Scotty Mack Day, et al, to Gulf National Land Corporation, dated November 12, 1984, recorded in Volume 2015, Page 491, hereinafter referred to as TRACT .45;

all deeds of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at a 5/8" diameter concrete reinforcing steel rod driven flush with the ground surface and capped with a red plastic cap stamped on the top with GEER SURV. (hereinafter referred to as a "5/8 rod") set at the northwest corner of said 60.587 acre TRACT .09, the southwest corner of a 305.25 acre tract (reference Volume 1021, Page 737), at the intersection of a dirt road from the south (County Road No. 71) and a rock road from the north (County Road No. 72) with an east-west rock road (County Road No. 25) (Rock Hill Road); same being the northwest corner of said Henry Slack Survey, the northeast corner of the J.H. Collins Survey, Abstract No. 219, the southeast corner of the W.G. Barnes Survey, Abstract No. 59, and the southwest corner of the William McCarty Survey, Abstract No. 575;

THENCE South 89° 19' 11" East, 1223.78 feet with the north line of said 60.587 acre TRACT .09, the north line of said 59.686 acre TRACT .10, the south line of said 305.25 acre tract and with the center of said Rock Hill Road to a "5/8 rod" set in the north line of said 59.686 acre TRACT .10, in the south line of said 305.25 acre tract, in the center of said Rock Hill Road;

THENCE North 89° 45' 21" East, 776.58 feet with the north line of said 59.686 acre TRACT .10, the south line of said 305.25 acre tract and the center of said Rock Hill Road to a "5/8 rod" set at the northeast corner of said 59.686 acre TRACT .10, in the south line of said 305.25 acre tract, at the northwest corner of a 38.632 acre tract (reference Volume 1678, Page 813), in the center of said Rock Hill Road for a corner;

THENCE South 0° 05' 37" West, 1778.80 feet with the east line of said 59.686 acre TRACT .10 and the west line of said 38.632 acre tract (reference Volume 1678, Page 813) to a "5/8 rod" set in said east line, at the southwest corner of said 38.632 acre tract (reference Volume 1678, Page 813) and the north, northwest corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) for a corner;

THENCE North 89° 45' 36" East, 945.78 feet with the south line of said 38.632 acre tract (reference Volume 1678, Page 813) and the north line of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) to a "5/8 rod" set at the southeast corner of said 38.632 acre tract (reference Volume 1678, Page 813), the north, northeast corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807), in the west line of said 92.6730 acre TRACT .13;

THENCE North 0° 06' 44" East, 1778.87 feet with the east line of said 38.632 acre tract (reference Volume 1678, Page 813), the west line of said 92.6730 acre TRACT .13 to a "5/8 rod" set at the northeast corner of said 38.632 acre tract (reference Volume 1678, Page 813), the northwest corner of said 92.6730 acre TRACT .13, in the south line of said 305.25 acre tract, in the center of said Rock Hill Road for a corner;

THENCE North 89° 45' 21" East, 2346.28 feet with the north line of said 92.6730 acre TRACT .13, the north line of said 50.2260 acre TRACT .08, the south line of said 305.25 acre tract, and with the center of said Rock Hill Road to a "5/8 rod" set at the northeast corner of said 50.2260 acre TRACT .08, the northwest corner of ROSE GARDEN ESTATES as recorded in Cabinet B, Sheet 143 of the Collin County Map & Plat Records, in the center of said Rock Hill Road for a corner;

THENCE South 0° 05' 50" East, 2653.25 with the east line of said 50.2260 acre TRACT .08 and the west line of said ROSE GARDEN ESTATES to a 3/4" star drill driven in solid rock at the southeast corner of said 50.2260 acre TRACT .08, the southwest corner of said ROSE GARDEN ESTATES, in the north line of

a 164.073 acre TRACT ONE (reference Volume 1503, Page 39) for a corner;

THENCE Westerly with the south line of said 50.2260 acre TRACT .08, the south line of said 92.6730 acre TRACT .13 and the north line of said 164.073 acre TRACT ONE and approximately with an old hedge row as follows:

South 89° 53' 41" West, 842.58 feet to an existing iron pin;

North 89° 54' 45" West, 1513.36 feet to a "5/8 rod" set by an existing iron pin near a corner post at the southwest corner of said 92.6730 acre TRACT .13, in the north line of said 164.073 acre TRACT ONE, at the southeast corner of a 3 acre tract (reference Volume 1010, Page 789) for a corner;

THENCE North 0° 06' 47" East, 361.50 feet with the west line of said 92.6730 acre TRACT .13, the east line of said 3 acre tract, and with a fence to a "5/8 rod" set near a fence post at the northeast corner of said 3 acre tract, in said west line, at the east, southeast corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) for a corner;

THENCE North 89° 59' 58" West, 361.51 feet with the north line of said 3 acre tract, a south line of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) and with a fence to a "5/8 rod" set near a corner post at the northwest corner of said 3 acre tract and an ell corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) for a corner;

THENCE South 0° 06' 44" West, 361.50 feet with the west line of said 3 acre tract, an east line of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) and with a fence to a "5/8 rod" set by a corner post at the southwest corner of said 3 acre tract and an ell corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) for a corner;

THENCE South 89° 00' 38" East, 63.76 feet with the south line of said 3 acre tract, a north line of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) and with a fence to a "5/8 rod" set under said fence at the west, northeast corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807), in the south line of said 3 acre tract, at the northwest corner of said 164.073 acre TRACT ONE for a corner;

THENCE South 0° 26' 19" West, 2659.08 feet with an east line of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807), the east line of said 38.632 acre TRACT .34 (reference Volume 1678, Page 740) and the west line of said 164.073 acre TRACT ONE to a "5/8 rod" set at the southeast corner of said 38.632 acre TRACT .34 (reference Volume 1678, Page 740), the southwest corner of said 164.073 acre TRACT ONE, in the north line of said 191.612 acre TRACT .19, in an east-west hedge row for a corner;

THENCE South 89° 36' 25" East, 569.25 feet with the north line of said 191.612 acre TRACT .19, the south line of said 164.073 acre TRACT ONE and with the evidence of an old established fence to an existing iron pin set by a stub corner post at the northeast corner of said 191.612 acre TRACT .19, the northwest corner of said 40 acre TRACT .28, in the south line of said 164.073 acre TRACT ONE;

THENCE North 89° 52' 53" East, 2134.85 feet with the north line of said 40 acre TRACT .28, the south line of said 164.073 acre TRACT ONE and with a hedge row to a "5/8 rod" set at the southwest corner of said 58.546 acre TRACT .05, the southeast corner of said 164.073 acre TRACT ONE, in the north line of said 40 acre TRACT .28, at the extension of a rock road from the east (County Road No. 115) for a corner;

THENCE Northerly with the east line of said 164.073 acre TRACT ONE and the west line of said 58.546 acre TRACT .05 as follows:

North 0° 09' 55" West, with a turn row for about 808 feet and continuing approximately with an established fence and hedge row, 1603.19 feet;

North 1° 18' 10" West, 1055.92 feet with a turn row to an existing 1-1/2" steel rod at the northeast corner of said 164.073 acre TRACT ONE, the northwest corner of said 58.546 acre TRACT .05, in the south line of said ROSE GARDEN ESTATES for a corner;

THENCE North 89° 24' 34" East, 1185.04 feet with the south line of said ROSE GARDEN ESTATES and the north line of said 58.546 acre TRACT .05 and said 15.991 acre TRACT .45 to a "5/8 rod" set by an existing nail and close to a steel fence post at the southeast corner of said ROSE GARDEN ESTATES, the southwest corner of said 229.994 acre TRACT .03, in the north line of said 15.991 acre TRACT .45 for a corner;

THENCE Northerly with the east line of said ROSE GARDEN ESTATES, the west line of said 229.994 acre TRACT .03, and with a hedge row and the evidence of an old fence as follows:

North 1° 00' 48" West, 190.80 feet to a point in said fence and hedge row;

North 0° 02' 33" West, 2457.20 feet to a "5/8 rod" set at the northeast corner of said ROSE GARDEN ESTATES, the northwest corner of said 229.994 acre TRACT .03, in the center of said Rock Hill Road for a corner;

THENCE North 89° 42' 29" East, 4076.78 feet with the north line of said 229.994 acre TRACT .03 and the center of said Rock Hill Road to a "5/8 rod" set at the north, northeast corner of said 229.994 acre TRACT .03, in the west Right-of-Way line of Farm Road No. 2478 for a corner;

THENCE Southerly with said west Right-of-Way line and with the east line of said 229.994 acre TRACT .03 as follows:

South 0° 21' 35" East, 25.41 feet to a "5/8 rod" set for an angle point;

South 45° 20' 05" East, 42.44 feet to a "5/8 rod" set at a northeast corner of said 229.994 acre TRACT .03, in said west Right-of-Way line for a corner;

THENCE Southerly with the east line of said 229.994 acre TRACT .03, the east line of said 159.566 acre TRACT .36, and with said west Right-of-Way line as follows:

South 0° 21' 35" East, 5217.09 feet to a "5/8 rod" set for an angle point;

South 44° 49' West, 42.29 feet to a "5/8 rod" set for an angle point;

South 0° 21' 35" East, 13.30 feet to a "5/8 rod" set at a southeast corner of said 159.566 acre TRACT .36, in said west Right-of-Way line, in the center of an east-west rock road (County Road No. 115) for a corner;

THENCE South 89° 51' 58" West, 2058.17 feet with the south line of said 159.566 acre TRACT .36 and with the center of said County Road No. 115 to a "5/8 rod" set at the east, southwest corner of said 159.566 acre TRACT .36, in the center of said County Road No. 115 for a corner;

THENCE North 0° 36' 14" West, 208.71 feet with a west line of said 159.566 acre TRACT .36 to a "5/8 rod" set at the ell corner of said 159.566 acre TRACT .36 for a corner;

THENCE South 89° 51' 57" West, 208.71 feet with a south line of said 159.566 acre TRACT .36 to a "5/8 rod" set at the west, southwest corner of said 159.566 acre TRACT .36, in the east line of said 15.756 acre TRACT .27-3 (reference Volume 1546, Page 190) for a corner;

THENCE South 0° 36' 24" East, 208.71 feet with the east line of said 15.756 acre TRACT .27-3 (reference Volume 1546, Page 190) to a "5/8 rod" set at the west, southeast corner of said 15.756 acre TRACT .27-3 (reference Volume 1546, Page 190), in the center of said County Road No. 115 for a corner;

THENCE Westerly with the south line of said 15.756 acre TRACT .27-3 (reference Volume 1546, Page 190), said 15.756 acre TRACT .27-1 (reference Volume 1546, Page 182), said 15.756 acre TRACT .27-4 (reference Volume 1546, Page 174), said 15.756 acre TRACT .27-2 (reference Volume 1546, Page 523), and with the center of said County Road No. 115 as follows:

South 89° 51' 57" West, 273.64 feet a "5/8 rod" set by an existing iron pin at the northeast corner of a 50.01 acre tract (reference Volume 1734, Page 19);

South 89° 43' West, 756.18 feet with the north line of said 50.01 acre tract to a "5/8 rod" set at the southwest corner of said 15.756 acre TRACT .27-2 (reference Volume 1546, Page 523), the southeast corner of a 45.360 acre tract (reference Volume 1012, Page 216), in the north line of said 50.01 acre tract, in the center of said County Road No. 115 for a corner;

THENCE North 0° 34' 48" West, 2665.85 feet with the west line of said 15.756 acre TRACT .27-2 (reference Volume 1546, Page 523) and the east line of said 45.360 acre tract to a "5/8 rod" set 2 feet south of an east-west fence at the northwest corner of said 15.756 acre TRACT .27-2 (reference Volume 1546, Page 523), the northeast corner of said 45.360 acre tract, in the south line of said 229.994 acre TRACT .03 for a corner;

THENCE South 89° 21' 50" West, 745.47 feet with the north line of said 45.360 acre tract, a south line of said 229.994 acre TRACT .03 and approximately with a fence to a "5/8 rod" set in said fence at the northwest corner of said 45.360 acre tract, the northeast corner of said 15.991 acre TRACT .45, in a south line of said 229.994 acre TRACT .03 for a corner;

THENCE South 0° 42' 17" East, 2661.30 feet with the east line of said 15.991 acre TRACT .45 and the west line of said 45.360 acre tract to a "5/8 rod" set by an existing iron pin at the southeast corner of said 15.991 acre TRACT .45, the southwest corner of said 45.360 acre tract, in the north line of said 50.01 acre tract, in the center of said County Road No. 115 for a corner;

THENCE South 89° 43' West, 154.04 feet with a south line of said 15.991 acre TRACT .45, a north line of said 50.01 acre tract and with the center of said County Road No. 115 to a "5/8 rod" set in said south line, at the northwest corner of said 50.01 acre tract, the north, northeast corner of said 112.320 acre TRACT .07, in the center of said County Road No. 115 for a corner;

THENCE South 0° 02' 21" West, 1320.27 feet with a turn row, with an east line of said 112.320 acre TRACT .07 and the west line of said 50.01 acre tract to a "5/8 rod" set by an existing iron pin at the ell corner of said 112.320 acre TRACT .07 and the southwest corner of said 50.01 acre tract for a corner;

THENCE North 89° 42' 48" East, 1649.79 feet with a turn row, with the south line of said 50.01 acre tract and a north line of said 112.320 acre TRACT .07 to a "5/8 rod" set by an existing iron pin at the southeast corner of said 50.01 acre tract, the east, northeast corner of said 112.320 acre TRACT .07, in the west line of RUSSWOOD ACRES as recorded in Cabinet A, Sheet 88 of the Collin County Map & Plat Records, in a north-south established fence and hedge row for a corner;

THENCE South 0° 14' 32" East, 19.19 feet with an east line of said 112.320 acre TRACT .07, the west line of said RUSSWOOD ACRES and with said established fence and hedge row to an existing iron pin at the southwest corner of said RUSSWOOD ACRES, the northwest corner of a 39.605 acre tract (reference Volume 704, Page 724), in said east line and established fence and hedge row for an angle point;

THENCE South 0° 03' 49" East, 658.08 feet with the west line of said 39.605 acre tract and with said east line and established fence and hedge row to an existing iron pin at the southwest corner of said 39.605 acre tract, the northwest corner of a 41.007 acre tract (reference Volume 708, Page 263), in said east line and established fence and hedge row for an angle point;

THENCE South 0° 03' 32" East, 680.52 feet with the west line of said 41.007 acre tract and with said east line and established fence and hedge row to a "5/8 rod" set by an existing iron pin at the southeast corner of said 112.320 acre TRACT .07, the southwest corner of said 41.007 acre tract, and the northeast corner of a 62.262 acre tract (reference Volume 1750, Page 834) for a corner;

THENCE South 89° 47' 01" West, 2643.41 feet with the south line of said 112.320 acre TRACT .07 to a "5/8 rod" set at the southwest corner of said 112.320 acre TRACT .07, in the east line of a 144.960 acre tract (reference Volume 585, Page 425), in the center of said County Road No. 115 for a corner;

THENCE North 0° 06' 04" East, 191.60 feet with the west line of said TRACT .37, the east line of said 144.960 acre tract and the center of said County Road No. 115 to a "5/8 rod" set by an existing iron pin at the northeast corner of said 144.960 acre tract, the southeast corner of said 75.3411 acre TRACT .24, in the west line of said 112.320 acre TRACT .07, in the center of said County Road No. 115 for a corner;

THENCE North 89° 34' 32" West with the south line of said 75.3411 acre TRACT .24, the north line of said 144.960 acre tract and with a turn row for about 1135 feet and continuing with an established fence and hedge row in all 2216.47 feet to a "5/8 rod" set 8.5 feet north of an old corner post at the southwest corner of said 75.3411 acre TRACT .24, the northwest corner of said 144.960 acre tract, in the east line of said 191.612 acre TRACT .19 for a corner;

THENCE South 0° 36' 32" West, 154.15 feet with an established fence and hedge row, with the east line of said 191.612 acre TRACT .19 and the west line of said 144.960 acre tract to a "5/8 rod" set on the west side of a tree at the southeast corner of said 191.612 acre TRACT .19, the northeast corner of a 191.168 acre tract (reference Volume 1804, Page 191), in the west line of said 144.960 acre tract for a corner;

THENCE North 89° 34' 50" West, 3200.54 feet with the south line of said 191.612 acre TRACT .19 and the north line of said 191.168 acre tract and across an open field to a "5/8 rod" set at the southwest corner of said 191.612 acre TRACT .19, the northwest corner of said 191.168 acre tract, in the center of said County Road No. 71 for a corner;

THENCE North 0° 02' 14" West, 2603.06 feet with the west line of said 191.612 acre TRACT .19 and the center of said County Road No. 71 to a "5/8 rod" set at the northwest corner of said 191.612 acre TRACT .19, the southwest corner of a 100.427 acre tract (reference Volume 1595, Page 242), in the center of said County Road No. 71 for a corner;

THENCE South 89° 46' 02" East, 1636.91 feet with the north line of said 191.612 acre TRACT .19, the south line of said 100.427 acre tract and with the evidence of an established fence and hedge row to a "5/8 rod" set in said established fence and hedge row at the southeast corner of said 100.427 acre tract, the southwest corner of said 38.632 acre TRACT .34, in the north line

of said 191.612 acre TRACT .19 for a corner:

THENCE North 0° 07' 25" East, 2669.50 feet with a turn row, with the east line of said 100.427 acre tract, the west line of said 38.632 acre TRACT .34 (reference Volume 1678, Page 740) and a west line of said 38.632 acres TRACT .33 (reference Volume 1678, Page 807) to an existing iron pin by a steel fence post at the northeast corner of said 100.427 acre tract, the west, northwest corner of said 38.632 acres TRACT .33 (reference Volume 1678, Page 807) and in the south line of said 59.686 acre TRACT .10 for a corner;

THENCE North 89° 07' 24" West, 1639.36 feet with a turn row, with the north line of said 100.427 acre tract, the south line of said 59.686 acre TRACT .10 and the south line of said 60.587 acre TRACT .09 to a "5/8 rod" set at the northwest corner of said 100.427 acre tract, the southwest corner of said 60.587 acre TRACT .09, in the center of said County Road No. 71 for a corner;

THENCE North 0° 14' 39" East, 2610.63 feet with the west line of said 60.587 acre TRACT .09 and the center of said County Road No. 71 to the PLACE OF BEGINNING and containing 1297.235 acres of land.

DESCRIPTION 87.856 Acres of Land

SITUATED in Collin County, Texas, in the Charles Carter Survey, Abstract No. 220 and the E.T. Berry Survey, Abstract No. 43, being a resurvey of the 87.886 acre tract described in a deed from Warren W. Sanders, et al to Gulf National Land Corporation, dated April 4, 1980, recorded in Volume 1251, Page 497 of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at a 5/8" diameter concrete reinforcing steel rod driven flush with the ground surface and capped with a red plastic cap stamped on the top with GEER SURV. (hereinafter referred to as a "5/8 rod") set at the southwest corner of said 87.886 acre tract, in the center of an east-west rock road (County Road No. 25) (Rock Hill Road);

THENCE North 0° 19' 27" West, 2585.93 feet with a fence and with the west line of said 87.886 acre tract to a "5/8 rod" set beside a corner post at the southeast corner of RED BUD ESTATES as recorded in Cabinet C, Sheet 189 of the Collin County Map & Plat Records, in the west line of said 87.886 acre tract for an angle point;

THENCE North 0° 26' 14" West, 494.96 feet with the east line of said RED BUD ESTATES, the west line of said 87.886 acre tract and with an established fence and hedge row to an existing "5/8 rod" set beside a corner post at the northwest corner of said 87.886 acre tract, in the east line of said RED BUD ESTATES for a corner;

THENCE Easterly with the north line of said 87.886 acre tract and with an established fence and hedge row as follows:

South 89° 31' 58" East, 395.40 feet to an existing iron pin for an angle point;

North 89° 46' 49" East, 177.93 feet to an existing iron pin for an angle point;

South 89° 54' 22" East, 205.61 feet to an existing iron pin for an angle point;

South 89° 25' 07" East, 353.64 feet to a "5/8 rod" on the north side of a large corner post at the northeast corner of said 87.886 acre tract for a corner;

THENCE Southerly with an east line of said 87.886 acre tract and with an established fence and hedge row as follows:

South 1° 26' 54" East, 229.94 feet to an existing iron pin for an angle point;

South 1° 32' 20" East, 264.41 feet to a "5/8 rod" set beside a corner post at an ell corner of said 87.886 acre tract for a corner;

THENCE South 88° 59' 31" East, 258.87 feet with an established fence and with a north line of said 87.886 acre tract to a "5/8 rod" set beside a corner post at the east, northeast corner of said 87.886 acre tract for a corner;

THENCE South 1° 00' 48" West, 1413.52 feet with the east line of said 87.886 acre tract and approximately with a fence to a "5/8 rod" set beside a corner post at the east, southeast corner of said 87.886 acre tract for a corner;

THENCE North 89° 17' 13" West, 206.08 feet with a south line of said 87.886 acre tract and with a fence to a "5/8 rod" set beside a corner post at an ell corner of said 87.886 acre tract for a corner;

THENCE South 0° 04' 48" East, 950.73 feet with an east line of said 87.886 acre tract and with a fence to a "5/8 rod" set beside a corner post at a southeast corner of said 87.886 acre tract for a corner;

THENCE North 89° 58' 51" West, 208.72 feet with a south line of said 87.886 acre tract and approximately with a fence to a "5/8 rod" set beside a corner post at an ell corner of said 87.886 acre tract for a corner;

THENCE South 0° 03' West, 208.71 feet with an east line of said 87.886 acre tract and approximately with a fence to a "5/8 rod" set at the south, southeast corner of said 87.886 acre tract, in the center of said Rock Hill Road for a corner;

THENCE South 89° 39' 55" West with the south line of said 87.886 acre tract and with the center of said Rock Hill Road, 947.26 feet to the PLACE OF BEGINNING and containing 87.856 acres of land.

DESCRIPTION 141.548 Acres of Land

SITUATED in Collin County, Texas, in the E. Whitely Survey, Abstract No. 989, and being a resurvey of the 80 acre FIRST TRACT and the 57 acre SECOND TRACT described in a deed from High Bass, et al to William Dayton Bass, dated March 15, 1962 and recorded in Volume 595, Page 596 of the Collin County Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pin set in the center of a North-South gravel road at the extension of an established fence from the east, same being the Northwest corner of said 80 acre tract SECOND TRACT, the Northwest corner of said Whitely Survey;

THENCE Easterly with the North line of said 80 acre tract and said survey and with said established fence as follows:

North 89° 41' East 153.7 feet; North 89° 56' East 277.98 feet;
South 89° 59' East 660.02 feet; North 88° 13' East 225.02 feet to an iron pin set beside a corner post at the northeast corner of said 80 acre tract for a corner;

THENCE Southerly with an established fence and with the East line of said 80 acre tract as follows:

South 0° 33' 36" West 1440.35 feet; South 0° 18' West 451.96 feet;
South 0° 06' East 353.36 feet to an iron pin set;
South 0° 07' West 196.54 feet to the center of a branch;

THENCE up the center of said branch with its meanders and with the east and south line of said 57 acre tract as follows:

South 64° 05' West 92.7 feet; South 4° 49' East 91.27 feet;
South 32° 26' East 42.7 feet; South 54° 57' East 91.87 feet;
South 3° 10' West 42.32 feet; South 21° 57' West 107.59 feet;
South 19° 24' East 58.52 feet; South 57° 32' West 67.95 feet;
South 34° 02' East 65.14 feet; South 11° 48' West 24.63 feet;
South 49° 31' West 55.08 feet; South 40° 24' East 38.32 feet;
South 61° 57' East 65.97 feet; South 24° 14' East 25.74 feet;
South 74° 27' West 41.15 feet; South 10° 12' West 28.94 feet;
South 44° 36' East 51.10 feet; South 4° 09' West 106.13 feet;
South 12° 58' East 31.96 feet; South 34° 36' East 39.45 feet;
South 35° 34' West 38.80 feet; South 82° 24' West 22.25 feet;
South 49° 02' West 126.03 feet; South 69° 01' East 49.29 feet;
South 24° 53' West 57.25 feet; South 20° 59' East 33.80 feet;
South 0° 25' West 51.12 feet; South 2° 08' East 37.00 feet;
South 34° 48' East 41.57 feet; South 88° 27' East 15.28 feet;
South 82° 17' East 25.51 feet; South 36° 27' East 54.18 feet;
South 13° 25' West 46.32 feet; South 33° 01' West 34.20 feet;
South 14° 28' West 37.55 feet; South 60° 52' West 48.49 feet;
South 22° 07' West 63.20 feet; South 53° 00' East 20.74 feet;
North 85° 46' East 56.74 feet; South 11° 13' West 27.67 feet;
South 66° 11' West 39.63 feet; South 22° 32' West 35.62 feet;
South 4° 16' East 37.58 feet; South 23° 05' West 101.18 feet;
South 51° 22' West 60.42 feet; South 87° 23' West 74.95 feet;
South 19° 59' West 27.0 feet; South 16° 06' East 48.54 feet;
North 69° 24' West 43.91 feet; South 27° 30' West 57.17 feet;
South 10° 24' West 129.63 feet; South 71° 49' West 27.51 feet;
North 72° 16' West 36.88 feet; South 77° 09' West 42.91 feet;
South 44° 50' West 43.17 feet; North 89° 51' West 84.44 feet;
South 35° 12' West 25.81 feet; South 15° 56' West 30.47 feet;
North 80° 41' West 53.21 feet; South 45° 57' West 53.8 feet;
South 10° 08' East 26.52 feet; South 42° 11' East 59.87 feet;
South 0° 36' East 35.16 feet; South 49° 40' West 13.20 feet;
North 62° 44' West 64.74 feet; South 89° 43' West 26.89 feet;
South 47° 58' West 32.01 feet; south 32° 56' East 28.65 feet;
South 64° 10' East 38.58 feet; South 1° 45' East 25.84 feet;
South 62° 09' West 27.29 feet; South 84° 15' West 44.26 feet;
South 47° 22' West 29.31 feet; South 23° 06' West 47.82 feet;
South 9° 28' West 29.23 feet; South 28° 34' East 16.33 feet;
South 52° 48' West 16.39 feet; South 83° 24' West 24.16 feet;
North 45° 15' West 24.0 feet; South 76° 12' West 67.63 feet;
South 28° 04' West 18.37 feet; South 45° 11' East 85.62 feet;
South 31° 10' West 22.45 feet; South 69° 56' West 102.0 feet;
South 7° 22' East 18.31 feet; South 46° 08' East 66.36 feet;
South 7° 20' West 28.35 feet; South 78° 38' 33" West 78.66 feet;
South 67° 15' West 57.31 feet; South 26° 01' West 25.09 feet;
South 83° 53' West 17.64 feet; South 8° 16' West 24.24 feet;
South 42° 45' East 62.15 feet; South 2° 34' East 31.42 feet;

South 80° 27' West 24.38 feet; South 89° 40' West 28.13 feet;
North 74° 20' West 58.85 feet; South 43° 01' West 12.39 feet;
South 18° 17' West 42.06 feet; South 2° 34' West 35.07 feet;
South 73° 00' West 15.0 feet; North 67° 35' West 68.83 feet;
North 86° 04' West 55.93 feet; South 30° 53' West 17.8 feet;
South 30° 24' East 46.0 feet; South 64° 54' West 68.0 feet leaving said branch and going to an existing iron pin set at the intersection of the projection of the center of a gravel road from the North; same being the Southwest corner of siad Whitely survey, and the Southwest corner of said 57 acre tract;

THENCE Northerly with the West line of said 57 acre tract, the 80 acre tract and the said Whitely survey and, with the center of a gravel road as follows:

North 0° 35' 30" East 297.6 feet; North 0° 36' 30" West 911.6 feet;
North 0° 06' 30" East 1495.5 feet to an existing iron pin set;
North 0° 37' 30" East 687.53 feet; North 0° 03' East 1300.0 feet;
North 1° 33' East 652.05 feet to the PLACE OF BEGINNING and continaing 141.548 acres of land.

SURVEYED AND CERTIFIED CORRECT ON THIS THE 16TH DAY OF MAY, 1982 A.D.

G. M. GREER, REGISTERED PUBLIC SURVEYOR, NO. 3258

TRACT 1:

Situated in Collin County, Texas in the George Herndon Survey Abstract No. 390 and being a resurvey and consolidation of a 52.237 acre tract described in a deed from Foncine Joint Venture No. 2 to Foncine Thirty Venture Limited recorded in Volume 1826 Page 420 of the Collin County Land Records and all of a 40.15 acre tract described in a deed from Foncine Joint Venture No. 2 to Foncine Thirty Joint Venture Limited recorded in Volume 1826 Page 434 of the Collin County Land Records and all of a 20.555 acre tract described in a deed from William Wallace Cashon Jr. to Foncine Frontage Joint Venture recorded in Volume 1962 Page 593 of the Collin County Land Records and being more fully described by metes and bounds as follows:

BEGINNING at an iron stake in the Northeast corner of the said 52.237 acre tract in the center line of Foncine Road and County Road #117.

THENCE North 89 deg 25 min 00 sec West, with North line of tract in center line of road 826.21 ft. to an iron stake at the Northwest corner of said tract. Same being the Northeast corner of the 20.55 acre tract.

THENCE North 89 deg 49 min 14 sec West, with the North line of the 20.555 acre tract and center line of Foncine Raod a distance of 1275.02 ft. to an iron stake at the Northwest corner thereof. Said stake being at the intersection of Foncine Raod and County Road #154.

THENCE South 0 deg 14 min 47 sec West, with the West line of the said 20.555 acre tract and center line of said road 698.63 ft. to an iron stake at the Southwest corner of the said tract.

THENCE South 89 deg 35 min 19 sec East, with South line of said tract 1278.86 ft. to an iron stake at the Southeast corner thereof. Same being the West line of the 52.237 acre tract.

THENCE South 0 deg 06 min 00 sec West, with West line of the 52.237 acre tract along and near an established fence a distance of 683.13 ft. to an iron stake. Said stake being the Northeast corner of the 40.15 acre tract.

THENCE North 89 deg 30 min 06 sec West, along the North line of the 40.15 acre tract 1282.55 ft. to an iron stake at the Northwest corner thereof. Said stake being in the center line of County Road #154.

THENCE South 0 deg 12 min 39 sec West, with West line of said tract and center line of road 1339.82 ft. to an iron stake.

THENCE South 0 deg 09 min 44 sec East, with West line of tract 20.47 ft. to an iron stake at the Southwest corner thereof.

THENCE South 89 deg 27 min 27 sec East, with the South line of said tract along and near a fence a distance of 1288.15 ft. to an iron stake at the Southeast corner thereof. Said stake also being the Southwest corner of the 52.237 acre tract.

THENCE South 89 deg 38 min 23 sec East, with the South line of said 52.237 acre tract along and near an established fence 830.19 ft. to an iron stake at the Southeast corner thereof.

THENCE North 0 deg 05 min 26 sec West, with the East line of said tract a distance of 2745.07 ft. to the place of beginning containing 112.931 acres of land, of which 2.369 acres lie within a public roadway, leaving a net acres of 110.562 acres of land.

TRACT 2:

Situated in Collin County, Texas in the J.J. Naugle Survey Abstract No. 662 and being a resurvey of all of a 49.836 acre tract as described in a deed from Foncine Joint Venture No. 2 to Foncine Thirty Limited recorded in Volume 1826 Page 437 of the Collin County Land Records and being more fully described as follows:

BEGINNING at an iron stake in the Northeast corner of the said tract in the center line of a County Road #154.

THENCE South 0 deg 09 min 44 sec East, with East line of tract 20.47 ft. to an iron stake.

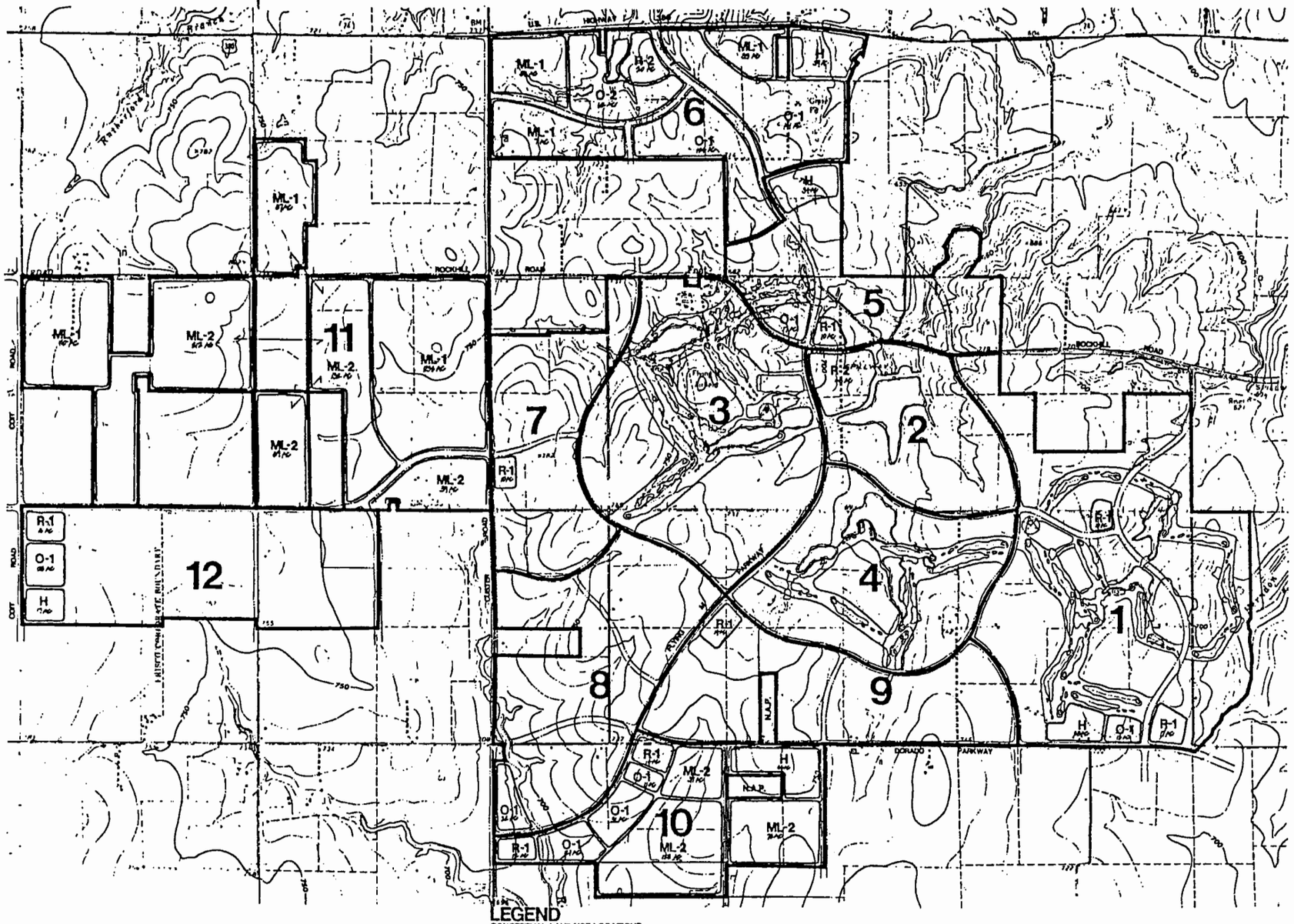
THENCE South 0 deg 08 min 47 sec West, with East line of tract and center line of road 713.06 ft. to an iron stake found at the Southeast corner of said tract.

THENCE North 89 deg 56 min 15 sec West, with an established fence along South line of tract a distance of 2959.24 ft. to an iron stake at the Southwest corner thereof.

THENCE North 0 deg 26 min 27 sec East, with established fence line and hedge row along the West line of tract 734.70 ft. to an iron stake at the Northwest corner thereof.

THENCE South 89 deg 54 min 55 sec East, with an established tree line along North line of tract a distance of 2955.35 ft. to the place of beginning containing 49.839 acres of land, of which 0.336 acres lie with roadway, leaving a net acres of 49.503 acres of land.

EXHIBIT B


ZONING AND
THOROUGHFARE PLAN
FLYING M RANCH
RCS INVESTMENTS / GIBRALTAR SAVINGS ASSOCIATION
LEGEND
CONCEPTUAL LAND USE LOCATIONS
PLANNING AREA BOUNDARY
PLANNING AREA NUMBER
GOLF COURSE
THOROUGHFARES
COUNTRY CLUB
HIGH DENSITY RESIDENTIAL
OFFICE
LIGHT MANUFACTURING
RETAIL
HUITT-ZOLLARS, INC.
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ML-1
ML-2
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R-2
O-1
O-2
H
ROCKHILL ROAD
EL DORADO PARKWAY
N.A.P.

EXHIBIT C

1-21-86

FLYING M RANCH PLANNED DEVELOPMENT REGULATIONS

ORDINANCE NUMBER 1621

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SECTION I

PURPOSE AND INTENT

The purpose of this ordinance is to provide for the development of the Flying M Ranch Planned Development as a coordinated, comprehensive project in order to take advantage of the superior environment which results from large scale urban planning. This ordinance assures compliance with the spirit and intent of the Planned Development (PD) Ordinance, Section 3.20 of the City of McKinney Zoning Ordinance 1270, as amended. An objective of this ordinance is to be responsive to changing community needs and desires in order to function without the need for unnecessary time-consuming and costly amendments.

This ordinance combines provisions for the opportunity to propose innovative community design concepts and site planning, consistent with orderly development and protection of sensitive and natural resources, with provisions for a logical and timely sequence of community and governmental review and input.

This ordinance provides for a "multiple use concept". Provisions are made for the submittal and review of projects which may contain a mix of residential, commercial, industrial, recreational and open space uses in new and creative spatial relationships.

The objective of providing maximum opportunity for creative community design and site planning is accommodated by using the maximum number and type of dwelling units in each Planning Area as the primary control factor for residential development within the community. A diversity of uses, relationships, building heights, building masses, building quality, landscape, architecture, and open spaces is provided. Consistency with the provisions and intent of the City of McKinney Zoning Ordinance is ensured through the review process contained in the Implementation & Development Processing Procedures Section contained herein.

This ordinance is designed to encourage the effective use of the natural topography and open space by preserving many of the most prominent and distinctive features while blending the urban development into the natural topography through the use of sensitive site design and grading techniques.

This ordinance has as an objective the creation of a document which will result in the development of a balanced living environment, responsive to the social, economic and physical needs of the inhabitants of the Flying M Ranch Planned Development, City of McKinney, and surrounding areas. This document is also designed to implement the goals, policies and guidelines of the City.

SECTION II

IMPLEMENTATION & DEVELOPMENT PROCESSING PROCEDURES

A. INTRODUCTION

The Flying M Ranch Planned Development shall be implemented through subdivision and site plan review procedures.

These review procedures are used to accomplish the objective of providing a logical and timely sequence of community and governmental review and input. The purpose of the plat and site plan are to provide a method and procedure to analyze and evaluate the significant features within the Flying M Ranch Planned Development, to assure compliance with the provisions contained within these regulations, and to provide further policies, guidelines and standards for their development or preservations not included in this ordinance.

B. GENERAL DEVELOPMENT PLAN

Contemporaneously with the platting of the first tract within a Planning Area, a General Development Plan designating the specific locality of all land uses within said Planning Area will be submitted to the City for approval. Said General Development plan shall conform to the land uses and densities shown on the Zoning/Thoroughfare Plan and contained in the Statistical Summary. The General Development Plan shall delineate the proposed characteristics of the Planning Area in terms of specific zoning. In addition to the specific land uses, said Plan shall generally address the following:

1. Maximum number of dwelling units
2. Projected population
3. Maximum floor area ratio
4. Building height in non-residential districts
5. General layout of collector or secondary streets
6. Drainage ways
7. Water supply and wastewater trunk lines
8. Public and private open spaces and/or common areas

The General Development Plan shall serve as both a guide for future platting within the Planning Area and as a detailed zoning plan. If there is to be a property owners association governing the entire Planning Area, the covenants for this property owners association must be submitted to the City for review with the General Development Plan.

City approval shall include approval of the sequence of development and construction of phases of the Planning Area as can be reasonably determined. It may include such stipulations or conditions as the City deems necessary in order to accomplish the purposes of this ordinance and to protect the health, safety, and welfare of the community. An approved

General Development Plan may be amended by submitting to the City for approval a Revised General Development Plan in accordance with the provisions set forth in the preceding paragraph. The General Development Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration.

C. CONCEPT PLAN

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic or specific written manner. A Concept Plan shall act as a preliminary site plan for a Zoning Area. A Zoning Area shall be a tract of land or contiguous tracts of land under the same zoning district, such as a neighborhood of a particular housing type, a complex of apartments, a shopping center tract, a complex of office buildings, and an industrial or business park. The Concept Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration. The Concept Plan shall address the following:

1. For zero lot line, duplex, fourplex, clusterhome or townhome

    a. Setbacks (justification for reduction of setbacks)

    b. Common area (indicating use and purpose)

    c. Landscape character or concept in written or graphic format

    d. Streetscape character

    e. Location of parking

    f. Vehicular and Pedestrian System (public or private)

2. For Multi-Family and Non-Residential

    a. Location of points for ingress/egress

    b. Vehicular and Pedestrian System (public or private)

    c. Landscape and character or concept in written or graphic format

    d. Common areas (indicating use and purpose)

    e. Streetscape character

    f. Building envelopes

    g. Screening

    h. Signage

i. Parking

j. Specific locations of all buildings over three stories in height

k. In districts where mixed land uses are allowed, distribution, identification, and location of land uses.

D. SITE PLAN

An accurate drawing of one or more building sites or lots as set forth in Section 2.09 of the City of McKinney Zoning Ordinance or as such may be amended. Notice shall be given in accordance with Section II, Paragraph 8 of this ordinance.

E. LANDSCAPE PLAN

A landscape plan shall be submitted to the City staff for approval, detailing the name, quantity, spacing, size and caliper at time of planting as required by City Landscape Ordinance or Landscape Manual, but no less intensive than proposed on Concept Plan.

F. PLATTING

1. Preliminary Platting

A Preliminary Plat, as prescribed in Article III, Section 3.03, Sub-Sections (2)-(9) of the City's Subdivision Code (Ordinance 1290), may be submitted for any portion of a Planning Area if a General Development Plan for the Planning Area has been submitted. The project data to be submitted in conjunction within a tentative plat application shall be as specified in the Subdivision Ordinance, except where it is in variance with the space limits and regulations specifically set forth herein. Notwithstanding anything in the Subdivision Ordinance to the contrary, lot frontage on a dedicated alley shall be deemed to satisfy street frontage requirements. Flag or key shaped lots are recognized with lot width to be measured at the building line. Greenbelt noted on the General Development Plan will be dedicated to the City of McKinney as Open Space during platting subject to acceptance by the City Council and will carry a flood plain designation, if applicable.

2. Final Plat

Final Plats shall be submitted for all, or any portion of an approved preliminary plat as prescribed in Article III, Section 3.04 of the City's Subdivision Code (Ordinance 1290), unless otherwise herein stated.

3. Preliminary-Final Plats

A combination Preliminary-Final Plat may be submitted in accordance with Article III, Section 3.03, Sub-Section (10) of the City's Subdivision Code (Ordinance 1290).

G. MISCELLANEOUS PROVISIONS

It is provided that the two (2) westerly most ML-1 tracts in Planning Area 6, comprising one hundred twenty-nine (129) acres, may be totally developed in R-1 uses. It is further agreed and understood that fifty-eight (58) additional acres of ML uses may be developed in R-1 uses at a floor area ratio of one to one (1:1), which are customarily considered to be of a service nature to office and manufacturing uses. These uses may occur on sites not greater than five (5) acres and shall be specified at time of General Development Plan, Concept Plan or Site Plan as may be appropriate.

SECTION III

GENERAL PROVISIONS

1. A Zoning/Thoroughfare Plan for purposes of this ordinance shall show conceptual alignments of thoroughfares and general locations and delineations of Planning Areas within the Flying M Ranch Planned Development. This Zoning/Thoroughfare Plan shall be accompanied by a Statistical Summary (Zoning Plan Matrix A) which identifies Planning Areas and establishes land uses (in acres) and the maximum permitted number of dwelling units within each Planning Area.

2. Existing land uses within the Flying M Ranch Planned Development are considered as permitted uses within these PD regulations.

3. Terms used in this ordinance shall have the same definitions as given in the McKinney Zoning Ordinance unless otherwise defined herein. Parking structures shall not be included in calculating coverage or floor area in non-residential zoning districts.

4. Any details or issues not specifically covered by this ordinance shall be subject to the provisions of the McKinney Zoning Ordinance. Where conflicts between this ordinance and other ordinances occur, this ordinance shall control. Where conflicts within this ordinance occur, if any, the more restrictive provision shall control.

5. All Planning Areas which allow for residential uses shall be developed so as to not exceed the maximum number of dwelling units indicated for the Planning Area in the Statistical Summary.

6. This ordinance is adopted pursuant to the regulations contained in Section 3.20 of the McKinney Zoning Ordinance, as amended. It is specifically intended by such adoption that the development standards contained herein shall regulate all development within the Flying M Ranch Planned Development.

7. Planning Area Boundaries:

   a. Except as otherwise indicated, dimensions are measured from center lines of streets.

   b. Minor adjustments in the Planning Area boundaries resulting from final road alignments geotechnical or engineering refinements to the plats shall not require amendment of the Zoning/ Thoroughfare Plan when such adjustments are consistent with the intent of these regulations, the City Zoning Ordinance, and the maximum number of dwelling units per Planning Area as shown on Matrix A and are generally proportional to the Planning Areas as

proposed at the time of ordinance approval. Such determinations shall be made in a manner consistent with provisions of the Implementation & Development Processing Procedures Section contained herein.

8. If an Application is made to amend this ordinance or a site plan approved pursuant to this ordinance for a specific tract of property located within the Flying M Ranch Planned Development, notice of said application shall be delivered only to owners of land located within two hundred (200) feet of said property.

SECTION IV

RESIDENTIAL USE REGULATIONS

A. PURPOSE AND INTENT

The purpose of this ordinance is to regulate the planning and development of the residential uses in the Flying M Ranch Planned Development.

This ordinance provides for a wide variety of residential uses, and allows for community facilities, community services facilities and uses, and structures accessory to the main uses.

The ultimate control for residential development is the maximum number of dwelling units permitted in each residential category and subtotal as indicated on the Statistical Summary. All Planning Areas shall be developed consistent with the total dwelling units indicated in the Statistical Summary. The total dwelling unit maximum for the land use category within the Statistical Summary shall be as specified therein.

Space limits for residential and other projects shall be as described herein, and subject to the review procedures as specified in Implementation Section contained herein. After first occupancy of an individual dwelling unit, the space limits contained in this ordinance and any applicable plat or site plan shall apply to that dwelling unit and shall only be modified subject to the variance or rezoning procedures contained in the City of McKinney Zoning Ordinance.

B. LOW DENSITY RESIDENTIAL

1. Purpose and Intent

This classification of residential uses is designed for development of single-family detached residences and other residential projects consistent with the permitted density of this classification. The low density classification provides for a maximum density of seven (7) dwelling units per acre.

2. Districts

a. "SF-1" Single-family Residence District regulations.

(1) Purpose: This zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life.

(2) Principal permitted uses:

(a) Single-family detached dwellings.

(b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories and other related living structures when located on the same site as the school or college.

(c) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.

(d) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(e) Public and quasi-public buildings for cultural use.

(f) Country clubs.

(g) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(h) Parks and recreation areas.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garage and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their

nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permits: No specific use permits.

(5) Space limits:

(a) Minimum lot area: Seven thousand two hundred (7,200) square feet.

(b) Minimum width of lot: Sixty (60) feet.

(c) Minimum depth of lot: One Hundred (100) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard. Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Ten percent (10%) of lot width.

(h) Minimum side yard on corner: Fifteen (15) feet.

(i) Maximum lot coverage: Sixty percent (60%).

(j) Maximum density: Four (4) dwelling units per acre.

(6) Miscellaneous provision:

Two (2) enclosed parking spaces shall be provided on each lot for each dwelling unit.

b. "SF-2" Single-family Residence District regulations.

(1) Purpose: This zone is designed to encourage a suitable family life.

(2) Principal permitted uses:

(a) Single-family detached dwellings.

(b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(c) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.

(d) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(e) Public and quasi-public buildings for cultural use.

(f) Country clubs.

(g) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(h) Parks and recreation areas.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permits: No specific use permits.

(5) Space limits:

(a) Minimum lot area: Six thousand (6,000) square feet.

(b) Minimum width of lot: Fifty (50) feet.

(c) Minimum depth of lot: Ninety (90) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Ten percent (10%) of lot width.

(h) Minimum side yard on corner: Fifteen (15) feet.

(i) Maximum lot coverage: Sixty percent (60%).

(j) Maximum density: Four and one-half (4.5) dwelling units per acre.

(6) Miscellaneous provision:

Two (2) enclosed parking spaces shall be provided on each lot for each dwelling unit.

c. "SF-3" Single-Family Residence District regulations--Zero lot line homes.

(1) Purpose: To provide single family homes on lots of moderate size. Any development in this category which proposes common amenities, common grounds, or common cluster parking (privately owned) shall furnish to the City of McKinney, at the time of platting, evidence of establishment of a homeowners' association to ensure that the common grounds of the property are properly maintained. The City shall have the right to approve the provision of said homeowners' association before filing of either the plat or the association covenants. The City will have the right, but not the obligation, to enforce the terms of said homeowners' association.

(2) Principal permitted uses:

(a) Single-family detached dwellings.

(b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(c) Churches, synagogues, chapels and similar places or religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.

(d) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(e) Public and quasi-public buildings for cultural use.

(f) Country clubs.

(g) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(h) Parks and recreation areas.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permits: No specific use permits.

(5) Space limits:

(a) Minimum lot area: Four thousand (4,000) square feet.

(b) Minimum width of lot: Thirty-five (35) feet.

(c) Minimum depth of lot: Eighty (80) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding

accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreational open space unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Zero one side with ten (10) feet separation between buildings.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage: Sixty percent (60%).

(j) Maximum density: Seven (7) dwelling units per acre.

(6) Miscellaneous provision:

Minimum of two and one-half (2.5) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed, and a minimum of one-half (.5) parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and is approved by the City during concept plan or plat review and a minimum separation between driveway radius returns of twenty (20) feet.

(7) Concept Plan: A concept plan shall be submitted for approval prior to platting. No concept plan is required for development of tracts in accordance with SF-1 or SF-2 space limits.

C. MEDIUM DENSITY RESIDENTIAL

1. Purpose and Intent

This density classification is intended to permit development of a range of residential uses including attached and/or detached single-family and multiple family residences. The medium density classification permits a maximum density of eighteen (18) dwelling units per acre. No more than two hundred seventy-eight and one-half (278.5) acres will be developed in excess of fourteen (14) dwelling units per acre. Any development which contemplates the sale of medium density, single family dwelling units shall furnish to the City of McKinney at the time of platting evidence of establishment of a homeowners' association to insure that the common grounds of the property are properly maintained. Any

development in this category which proposes common amenities, common grounds, or common cluster parking (privately owned) shall furnish to the City of McKinney, at the time of platting, evidence of establishment of a homeowners' association to ensure that the common grounds of the property are properly maintained. The City shall have the right to approve the provision of said homeowners' association before filing of either the plat or the association covenants. The City will have the right, but not the obligation, to enforce the terms of said homeowners' association.

2. Districts

a. "SF-4" Single-Family Residence District regulations--Zero lot line homes.

(1) Purpose: To provide single family homes on lots of moderate size.

(2) Principal permitted uses:

(a) Single-family detached dwellings.

(b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(c) Churches, synagogues, chapels and similar places or religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.

(d) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(e) Public and quasi-public buildings for cultural use.

(f) Country clubs.

(g) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(h) Parks and recreation areas.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permits: No specific use permits.

(5) Space limits:

(a) Minimum lot area: Two Thousand Eight Hundred (2,800) square feet.

(b) Minimum width of lot: Thirty (30) feet.

(c) Minimum depth of lot: Sixty-five (65) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreation or open space unless adjacent to

lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Zero one side with ten (10) feet separation between buildings.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage : Eighty percent (80%).

(j) Maximum density: Eleven (11) units per acre.

(6) Miscellaneous provision:

Minimum of two and one-half (2.5) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed, and a minimum of one-half (.5) parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and is approved by the City during concept plan or plat review and a minimum separation between driveway radius returns of twenty (20) feet.

(7) Concept Plan: A concept plan shall be submitted for approval prior to platting. No concept plan is required for development of tracts in accordance with SF-1 and SF-2 space limits.

b. "SFA-1" Duplex Residence District regulations.

(1) Purpose: This zone is designed to provide suitable family life for one- and two-family dwelling areas on lots of moderate size.

(2) Principal permitted uses:

(a) Residential buildings containing not more than two (2) dwelling units.

(b) Single-family detached dwellings.

(c) Public, parochial and private schools and colleges offering courses of general instruction, and children's homes, any and each of which shall be located on sites of at least three (3) acres, and including convents, monasteries, dormitories and other related living structures when located on the same site as the school or college.

(d) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a permanent structure.

(e) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities, and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(f) Public and quasi-public buildings for cultural use.

(g) Country clubs.

(h) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(i) Parks and recreation areas.

(j) Other uses allowed in the SF-4 zone.

(3) Permitted Accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(e) Uses allowed in the SF-4 zone.

(4) Specific use permits:

(a) Fraternity and sorority houses when directly associated with a college or university.

(b) Nonprofit community buildings and social welfare establishments other than those providing living accommodations.

(5) Space limits:

(a) Minimum lot area: Six thousand (6,000) square feet for a duplex.

(b) Minimum width of lot: Fifty (50) feet.

(c) Minimum depth of lot: Ninety (90) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreation or open space unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Ten percent (10%) of lot width.

(h) Minimum side yard at corner. Fifteen (15) feet.

(i) Maximum lot coverage: Sixty percent (60%).

(j) Maximum density: Ten (10) units per acre.

(6) Miscellaneous provisions:

(a) Minimum of two and one-half (2.5) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed, and a minimum of one-half (.5) parking spaces off the lot. The off lot parking spaces may be

provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and is approved by the City during concept plan or plat review and a minimum separation between driveway radius returns of twenty (20) feet.

(b) A duplex lot may be platted or replatted into two (2) fee simple tracts subject to all requirements of the City of McKinney relating to access, parking, and compliance with applicable building codes.

(c) Single-family detached residences shall be subject to the space limit provisions set forth in the "SF-3" district.

(7) Concept Plan: A concept plan shall be submitted for approval prior to platting. No concept plan is required for development of tracts in accordance with SF-1 or SF-2 space limits.

c. "SFA-2" General Residence District regulations.

(1) Purpose: This zone is designed to provide for a medium density residential environment allowing some latitude to the designers as to form but limiting the overall intensity of use of the land. Lot area requirements are modified to meet existing lot situations in a large part of the city.

(2) Principal permitted uses:

(a) Residential buildings containing not more than four (4) dwelling units.

(b) Single-family detached dwellings.

(c) Public, parochial and private schools and colleges offering courses of general instruction and children's homes any and each of which shall be located on sites of at least three (3) acres, and including convents, monasteries, dormitories and related living structures when located on the same site as the school or college.

(d) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a permanent structure.

(e) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(f) Public and quasi-public buildings for cultural use.

(g) Country clubs.

(h) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises except as provided for as a permitted home occupation.

(i) Parks and recreation areas.

(j) Other uses allowed in the SFA-1 zone, in accordance with SFA-1 development standards.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(e) Uses allowed in the SFA-1 zone.

(4) Specific use permits:

(a) Fraternity and sorority houses when directly associated with a college or university.

(b) Buildings of nonprofit community organizations and social welfare establishments other than those providing living accommodations.

(5) Space limits:

(a) Minimum lot area: Four thousand (4,000) square feet for one unit; six thousand (6,000) square feet for two (2) units; two thousand five hundred (2,500) square feet per unit for three (3) or four (4) units.

(b) Minimum width of lot: Thirty-five (35) feet.

(c) Minimum depth of lot: Eighty (80) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality considerations.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreation or open space unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Ten percent (10%) of lot width, unless adjacent to lake or other water body which would permit zero (0) setback.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage: Eighty percent (80%).

(j) Maximum density: Thirteen (13) units per acre.

(6) Miscellaneous provisions:

(a) Minimum of two and one-half (2.5) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed, and a

minimum of one-half (.5) parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and is approved by the City during concept plan or plat review and a minimum separation between driveway radius returns of twenty (20) feet.

(b) Single family detached residences shall be subject to space limit provisions set forth in the "SF-3" district.

(c) An SFA-2 lot may be platted or replatted, for purpose of ownership, into fee simple tracts subject to all requirements of the City of McKinney relating to access, parking and compliance with applicable building codes.

(7) Concept Plan: A concept plan shall be submitted for approval prior to platting. No concept plan is required for development of tracts in accordance with SF-1 or SF-2 space limits.

d. "SFA-3" General Residence Townhome regulations.

(1) Purpose: This zone is designed to provide for a medium density residential environment of attached townhome units.

(2) Principal permitted uses:

(a) Residential buildings containing townhome units.

(b) Residential dwellings containing not more than four (4) dwelling units.

(c) Single-family detached dwellings.

(d) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(e) Churches, synagogues, chapels and similar places or religious worship and instruction of a quiet nature when located in a substantial

structure and on a site of at least two (2) acres.

(f) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(g) Public and quasi-public buildings for cultural use.

(h) Country clubs.

(i) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(j) Parks and recreation areas.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permit:

(a) Fraternity and sorority houses when directly associated with a college or university.

(b) Buildings of nonprofit community organizations and social welfare establishments other than those providing living accommodations.

(5) Space limits:

(a) Minimum lot area: Two thousand (2,000) square feet.

(b) Minimum width of lot: Twenty (20) feet.

(c) Minimum depth of lot: Eighty (80) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreation or open space unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Fourteen (14) feet between ends of buildings, unless adjacent to open space, lake, golf course, or other amenity which would permit zero (0) setback.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage: Eighty percent (80%).

(j) Maximum density: Fourteen (14) units per acre.

(6) Miscellaneous provisions:

(a) Site plan approval at the planning and zoning commission shall be required prior to development.

(b) Single-family detached residences shall be subject to the space limit provisions set forth in the "SF-3" district.

(c) Minimum of two and one-half (2.5) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed, and a minimum of one-half (.5) parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and a minimum separation between driveway radius returns of twenty (20) feet.

(d) No structure containing attached townhome units shall exceed two hundred (200) feet in length.

e. "MF-1" General Residence District regulations.

(1) Purpose: This zone is designed to provide for moderately high density apartment development and other uses which have characteristics similar to those found in the operation of apartment houses.

(2) Principal permitted uses:

(a) Any principal permitted use allowed in the "SFA-3" zone, conforming to the rules and regulations of the "SFA-3" zone.

(b) Multiple dwellings conforming to the space limits of this zone.

(c) Hospitals and rest homes, nursing homes.

(d) Rooming houses and boardinghouses.

(e) Apartment hotels.

(f) Fraternity houses, sorority houses, lodges and similar establishments, but specifically excluding those establishments which have a name or legal basis as the aforesaid, but are in fact operated as a business enterprise, and also excluding concessions associated with the aforesaid which are operated as a business enterprise.

(g) Buildings of nonprofit community organizations and social welfare establishments.

(3) Permitted accessory uses: Any permitted accessory use allowed in the "SFA-3" zone when established according to the rules and regulations of the "SFA-3" zone.

(4) Space limits:

(a) Minimum lot area: One thousand eight hundred (1,800) square feet per dwelling unit.

(b) Minimum zoning lot: Five thousand (5,000) square feet.

(c) Minimum width of lot: Fifty (50) feet.

(d) Minimum depth of lot: One hundred (100) feet.

(e) Maximum height of building: Fifty (50) feet.

(f) Minimum front yard: Twenty (20) feet.

(g) Minimum rear yard: Ten (10) feet except when adjacent to residential districts with a greater rear yard. In such case, the greater rear yard shall be required.

(h) Minimum side yard: Seven (7) feet.

(i) Minimum side yard at corner: Fifteen (15) feet.

(j) Maximum lot coverage: Eighty percent (80%).

(k) Maximum density: Eighteen (18) dwelling units per acre.

(l) Minimum building separation (measured to the main building excluding protrusions for fireplaces, stairwells, etc.) shall be defined on the site plan but shall not be less than:

(i) Ten (10) feet if one building has no opening in the closest adjacent wall.

(ii) Twenty (20) feet if both buildings have openings in the closest adjacent walls.

(m) Minimum separation between parking and building - ten (10) feet.

(5) Miscellaneous provisions:

(a) Site plan approval at the planning and zoning commission shall be required prior to development.

(b) One (1) parking space for each dwelling unit, plus one-half (.5) space for each bedroom in all dwelling units.

(c) Single family detached residences shall be subject to the space limit provisions set forth in the "SF-3" district.

C. HIGH DENSITY RESIDENTIAL

1. Purpose and Intent

This residential classification is intended to permit development of townhouse and multiple family residences, and permits a maximum density of twenty-four (24) dwelling units per acre.

2. District - "MF-2" General Residence District regulations.

(1) Purpose: This zone is designed to provide for moderately high density apartment development and other uses which have characteristics similar to those found in the operation of apartment houses.

(2) Principal permitted uses:

(a) Any principal permitted use allowed in the "MF-1" zone, conforming to the rules and regulations of the "MF-1" zone.

(b) Multiple dwellings conforming to the space limits of this zone.

(c) Hospitals and rest homes, nursing homes.

(d) Rooming houses and boardinghouses.

(e) Apartment hotels.

(f) Fraternity houses, sorority houses, lodges and similar establishments, but specifically excluding those establishments which have a name or legal basis as the aforesaid, but are in fact operated as a business enterprise, and also excluding

concessions associated with the aforesaid which are operated as a business enterprise.

(g) Buildings of nonprofit community organizations and social welfare establishments.

(3) Permitted accessory uses: Any permitted accessory use allowed in the "SFA-3" zone when established according to the rules and regulations of the "SFA-3" zone.

(4) Space limits:

(a) Minimum lot area: One thousand five hundred (1,500) square feet per dwelling unit.

(b) Minimum zoning lot: Five thousand (5,000) square feet.

(c) Minimum width of lot: Fifty (50) feet.

(d) Minimum depth of lot: One hundred (100) feet.

(e) Maximum height of building: Fifty (50) feet.

(f) Minimum front yard: Twenty (20) feet.

(g) Minimum rear yard: Ten (10) feet except when adjacent to residential districts with a greater rear yard. In such case the greater rear yard shall be required.

(h) Minimum side yard: Seven (7) feet.

(i) Minimum side yard at corner: Fifteen (15) feet.

(j) Maximum lot coverage: Eighty percent (80%).

(k) Maximum density: Twenty-four (24) dwelling units per acre.

(l) Minimum building separation (measured to the main building excluding protrusions for fireplaces, stairwells, etc.) shall be as defined on the site plan but not less than:

(i) Ten (10) feet if one building has no opening in the closest adjacent wall.

(ii) Twenty (20) feet if both buildings have openings in the closest adjacent walls.

(m) Minimum separation between parking and building - ten (10) feet.

(5) Miscellaneous provisions:

(a) Site plan approval at the planning and zoning commission shall be required prior to development.

(b) One (1) parking space for each dwelling unit, plus one-half (.5) space for each bedroom in all dwelling units.

(c) Single family detached residences shall be subject to the space limit provisions set forth in the "SF-4" district.

SECTION V

NON-RESIDENTIAL USE REGULATIONS

A. PURPOSE AND INTENT

The purpose of these provisions is to regulate the planning, design and development of all non-residential classifications within the Flying M Ranch Planned Development.

Uses in the Office Districts are intended to provide for office buildings with attendant retail and service uses intended primarily for occupants of such office buildings.

Uses in the Retail Districts are intended to provide a wide range of retail, office and service establishments.

Uses in the Light Manufacturing Districts are intended to provide a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free.

B. "O-1" OFFICE DISTRICT REGULATIONS

(1) Purpose: This district provides for office buildings with attendant retail and service uses intended primarily for occupants of such office buildings.

(2) Principal permitted uses:

(a) Professional and administrative offices where services are provided only and no chattels or goods are offered for sale on the premises, including but not limited to doctors, dentists, attorneys, architects, engineers, insurance, real estate, travel agents, and similar offices.

(b) Business or commercial school, institutions of education, Government, and religious buildings.

(c) Clinics, medical and dental.

(d) Banks and other financial institutions.

(e) Research or scientific laboratories of primarily office nature.

(3) Permitted accessory uses:

(a) The incidental retail sale of food, beverages and other convenience items or services is permitted to the occupants, employees and guests, as long as the area dedicated to these accessory uses does not exceed five (5) percent of the

authorized floor area of the building in which the use is located.

(b) Drive-in facilities for banks or financial institutions.

(c) Accessory buildings and uses customarily incident to any of the above uses, provided that such be not objectionable because of odor, smoke, dust, noise, vibration, or similar nuisance.

(4) Specific use permits: Private Clubs.

(5) Space limits:

(a) Minimum lot area: None.

(b) Minimum width of lot: None.

(c) Minimum depth of lot: None.

(d) Maximum height of building: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed eight (8) stories, with a maximum height of one hundred twenty (120) feet, plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

(e) Minimum front yard: Twenty-five (25) feet

(f) Minimum rear yard: None, except twenty-five (25) feet required where abutting any district requiring a rear yard or where abutting golf course.

(g) Minimum side yard: None, except twenty-five (25) feet required where abutting any district requiring a side yard or where abutting golf course.

(h) Minimum side yard at corner: Twenty-five (25) feet.

(i) Maximum lot coverage: Fifty (50) percent.

(j) Maximum floor area ratio: One to one (1:1).

(6) Miscellaneous provisions:

(a) Concept plan approval at the planning and zoning commission and city council shall be required for tracts zoned 0-1 if development is to be such that it would not be detailed on a single site plan.

(b) Site plan approval at the planning and zoning commission and/or as provided in the city zoning ordinance, as amended, shall be required prior to development of any individual site within an O-1 District.

(c) Parking:

(i) Business or professional offices, studios or bank: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.

(ii) Other uses: As required by McKinney Zoning Ordinance, as amended.

(d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan.

C. "O-2" OFFICE DISTRICT REGULATIONS

(1) Purpose: This district provides for office buildings with attendant retail and service uses intended primarily for occupants of such office buildings.

(2) Principal permitted uses:

(a) Professional and administrative offices where services are provided only and no chattels or goods are offered for sale on the premises, including but not limited to doctors, dentists, attorneys, architects, engineers, insurance, real estate, travel agents, and similar offices.

(b) Business or commercial school, institutions of education, Government, and religious buildings.

(c) Clinics, medical and dental.

(d) Banks and other financial institutions.

(e) Research or scientific laboratories of primarily office nature.

(3) Permitted accessory uses:

(a) The incidental retail sale of food, beverages and other convenience items or services is permitted to the occupants, employees and guests, as long as the area dedicated to these accessory uses does not exceed five (5) percent of the authorized floor area.

(b) Drive-in facilities for banks or financial institutions.

(c) Accessory buildings and uses customarily incident to any of the above uses, provided that such be not objectionable because of odor, smoke, dust, noise, vibration, or similar nuisance.

(4) Specific use permits: Private Clubs.

(5) Space limits:

(a) Minimum lot area: None.

(b) Minimum width of lot: None.

(c) Minimum depth of lot: None.

(d) Maximum height of building: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed twenty (20) stories, with a maximum height of two hundred sixty (260) feet, plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

(e) Minimum front yard: Twenty-five (25) feet

(f) Minimum rear yard: None, except twenty-five (25) feet required where abutting any district requiring a rear yard.

(g) Minimum side yard: None, except fifteen (15) feet required where abutting any district requiring a side yard.

(h) Minimum side yard at corner: Twenty-five (25) feet.

(i) Maximum lot coverage: Fifty (50) percent.

(j) Maximum floor area ratio: One to one (1:1).

(6) Miscellaneous provisions:

(a) Concept plan approval at the planning and zoning commission and city council shall be required as set forth in this ordinance.

(b) Site plan approval at the planning and zoning commission shall be required prior to development of any individual site within an O-2 District.

(c) Parking:

(i) Business or professional offices, studios or bank: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.

(ii) Other uses: As required by McKinney Zoning Ordinance, as amended.

(d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan.

D. "R-1" RETAIL DISTRICT REGULATIONS

(1) Purpose: This district provides for medium-intensity concentrations of shopping and related commercial activities.

(2) Principal permitted uses:

(a) Any use permitted in district "BN."

(b) Banks and financial institutions.

(c) Funeral homes and mortuaries.

(d) Food stores.

(e) Business or commercial schools.

(f) Theater, indoor.

(g) Household appliance sales and repair.

(h) Automotive parts and tires sales, including indoor installations and minor repair, but not including repair garages, muffler or transmission shops, seat cover shops, or body repair shops.

(i) Greenhouses or plant nurseries with outside storage or display.

(j) Restaurants, drive-in type with outside sales window.

(k) Commercial amusements, indoor.

(l) Clothing, shoe, and department stores.

(m) Tennis or swim club.

(n) Animal hospital or veterinary clinic for small animals, without outside runs.

(o) Offices

(p) Uses similar to the above mentioned permitted uses, provided activities conducted observe the requirements of all city ordinances.

(3) Permitted accessory uses: Any permitted accessory use allowed in the "BN" zone under the conditions specified for that zone.

(4) Specific use permits:

(a) A specific use permit is required for the construction of a multifamily dwelling in the R-1 District.

(b) Private Clubs.

(5) Space limits:

(a) Minimum lot area: None.

(b) Minimum width of lot: None.

(c) Minimum depth of lot: None.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty-five (25) feet.

(f) Minimum rear yard: Twenty-five (25) feet when abutting any zone requiring a rear yard; none abutting business.

(g) Minimum side yard: Fifteen (15) feet when abutting any zone requiring a side yard; none abutting business.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage: Fifty (50) percent.

(j) Maximum floor area ratio: Eight-tenths to one (.8:1).

(6) Special provisions:

(a) Concept plan approval shall be required at the planning and zoning commission and city council for tracts zoned R-1 if development is to be such that it would not be detailed on a single site plan.

(b) Site plan approval at the planning and zoning commission and/or as provided in the city zoning ordinance, as amended, shall be required prior to development of any individual site within a R-1 District.

(c) Office uses may not exceed fifty (50) percent of total floor area of an individual site within an R-1 District.

(d) Parking:

(i) Business or professional office, studio or bank: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.

(ii) Retail store or professional service establishment: One (1) parking space for each two hundred (200) square feet of floor area or fraction thereof.

(iii) Multifamily dwelling: One (1) parking space for each dwelling unit, plus one-half (.5) space for each bedroom in all dwelling units.

(iv) Other uses: As required by McKinney Zoning Ordinance, as amended.

E. "R-2" RETAIL DISTRICT REGULATIONS.

(1) Purpose: This district provides for medium-intensity concentrations of shopping and related commercial activities.

(2) Principal permitted uses:

(a) Any use permitted in district "BN."

(b) Banks and financial institutions.

(c) Funeral homes and mortuaries.

(d) Food stores.

(e) Business or commercial schools.

(f) Theater, indoor.

(g) Household appliance sales and repair.

(h) Automotive parts and tires sales, including indoor installations and minor repair, but not including repair garages, muffler

or transmission shops, seat cover shops, or body repair shops.

(i) Greenhouses or plant nurseries with outside storage or display.

(j) Restaurants, drive-in type with outside sales window.

(k) Commercial amusements, indoor.

(l) Clothing, shoe, and department stores.

(m) Tennis or swim club.

(n) Animal hospital or veterinary clinic for small animals, without outside runs.

(o) Offices

(p) Uses similar to the above mentioned permitted uses, provided activities conducted observe the requirements of all city ordinances.

(3) Permitted accessory uses: Any permitted accessory use allowed in the "BN" zone under the conditions specified for that zone.

(4) Specific use permits:

(a) A specific use permit is required for the construction of a multifamily dwelling in the R-2 District.

(b) Private Clubs.

(5) Space limits:

(a) Minimum lot area: None.

(b) Minimum width of lot: None.

(c) Minimum depth of lot: None.

(d) Maximum height of building: Thirty-five (35) feet, except for office, hotel and/or high-rise multiple family uses which shall not exceed twenty (20) stories up to a maximum height of two hundred sixty (260) feet, plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc. An enclosed mall may exceed thirty-five (35) feet with site plan approval. No more than two (2) buildings in an R-2 District may exceed eight (8) stories.

(e) Minimum front yard: Twenty-five (25) feet.

(f) Minimum rear yard: Twenty-five (25) feet when abutting any zone requiring a rear yard; none abutting business unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Fifteen (15) feet when abutting any zone requiring a side yard; none abutting business.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage: Fifty (50) percent.

(j) Maximum floor area ratio: Four to one (4:1) of which no more than three tenths to one (.3:1) is retail.

(6) Special provisions:

(a) Concept plan approval shall be required at the planning and zoning commission and the city council if the development is to be such as the entire zoning area is not detailed on a single site plan.

(b) Site plan approval at the planning and zoning commission shall be required prior to development of any individual site within a R-2 District. When the first concept or site plan in a R-2 District is submitted to the City, the applicant must designate areas on the balance of the R-2 District that may be developed in excess of one hundred twenty (120) feet.

F. "ML-1" LIGHT MANUFACTURING DISTRICT REGULATIONS.

(1) Purpose: This zone provides for a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free. The zone specifically excludes residences on the theory that the mixture of residential uses, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area.

(2) Principal permitted uses:

(a) Any use allowed in the "BG" zone, except that all dwellings and other types of living accommodations shall be prohibited save that one quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than twenty thousand (20,000) square feet of lot area.

(b) Agriculture, including the raising of field crops, horticulture and animal husbandry.

(c) See schedule of uses in ML District in McKinney Zoning Ordinance.

(d) Any uses allowed in O-1 District or R-1 District.

(e) Clinic.

(f) College or University.

(g) Hospital.

(h) Hotel or motel.

(i) Research, testing and development facility.

(j) Helistop, in accordance with the McKinney Zoning Ordinance, but in no instance located nearer than three hundred (300) feet to the closest single-family zoning district.

(3) Specifically excluded uses:

The following uses are hereby declared incompatible with the purpose of the "ML" zone and are hereby expressly excluded;

(a) Dwellings except caretakers' and watchmen's quarters as set forth herein.

(b) Public, parochial and private schools, except trade schools and colleges.

(c) Rest homes and other institutions for the housing or care of human beings.

(d) Mobile home parks.

(e) Any use not enumerated as permitted in this zone but which is specifically provided for in another zone or zones.

(f) Water treatment plant.

(g) Electrical generation plant.

(h) Theater (outdoor).

(i) Railroad freight station.

(j) Railroad train truck.

(k) Creamery, dairy products.

(l) Sanitary landfill.

(m) Feed lots.

(n) Hatchery, poultry, egg farm.

(o) Livestock auction.

(p) Flashing sign.

(4) Permitted accessory uses:

(a) Any accessory use normally appurtenant to a permitted use shall be allowed.

(b) Recreational uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed.

(5) Space limits:

(a) Minimum lot area for business or industry: Ten thousand (10,000) square feet.

(b) Minimum width of lot: Fifty (50) feet.

(c) Minimum depth of lot: None.

(d) Maximum building height: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed eight (8) stories, with a maximum height of one hundred twenty (120) feet plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

(e) Minimum front yard: Twenty-five (25) feet (at least 25% of the minimum front yard must be reserved for landscaping).

(f) Minimum rear yard: None.

(g) Minimum side yard: None.

(h) Minimum side yard at corner: Twenty (20) feet.

(i) Maximum lot coverage: Seventy-five (75) percent.

(j) Maximum floor area ratio: One to one (1:1).

(6) Specific Use Permit: Private Clubs.

(7) Miscellaneous provisions:

(a) Concept plan approval shall be required at the planning and zoning commission and city council prior to platting.

(b) Site plan approval at the planning and zoning commission shall be required prior to development of any individual site within an ML-1 District.

(c) Parking:

(i) Business or professional offices, studios or bank: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.

(ii) Other uses: As required by McKinney Zoning Ordinance, as amended.

(d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan.

G. "ML-2" LIGHT MANUFACTURING DISTRICT REGULATIONS.

(1) Purpose: This zone provides for a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free. The zone specifically excludes residences on the theory that the mixture of residential uses, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area.

(2) Principal permitted uses:

(a) Any use allowed in the "BG" zone, except that all dwellings and other types of living accommodations shall be prohibited save that one quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than twenty thousand (20,000) square feet of lot area.

(b) Agriculture, including the raising of field crops, horticulture and animal husbandry.

(c) See schedule of uses in ML District in McKinney Zoning Ordinance.

(d) Any uses allowed in O-1 District or R-1 District.

(e) Clinic.

(f) College or University.

(g) Hospital.

(h) Hotel or motel.

(i) Research, testing or development facility.

(j) Helistop, in accordance with the McKinney Zoning Ordinance, but in no instance located nearer than three hundred (300) feet to the closest single-family zoning district.

(3) Specifically excluded uses: The following uses are hereby declared incompatible with the purpose of the "ML" zone and are hereby expressly excluded;

(a) Dwellings except caretakers' and watchmen's quarters as set forth herein.

(b) Public, parochial and private schools, except trade schools and colleges.

(c) Rest homes and other institutions for the housing or care of human beings.

(d) Mobile home parks.

(e) Any use not enumerated as permitted in this zone but which is specifically provided for in another zone or zones.

(f) Water treatment plant.

(g) Electrical generation plant.

(h) Theater (outdoor).

(i) Railroad freight station.

(j) Railroad train track.

(k) Creamery, dairy products.

(l) Sanitary landfill.

(m) Feed lots.

(n) Hatchery, poultry, egg farm.

(o) Livestock auction.

(p) Flashing sign.

(4) Permitted accessory uses:

(a) Any accessory use normally appurtenant to a permitted use shall be allowed.

(b) Recreational uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed.

(5) Space limits:

(a) Minimum lot area for business or industry: Three (3) acres.

(b) Minimum width of lot: One hundred fifty (150) feet.

(c) Minimum depth of lot: None.

(d) Maximum building height: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed eight (8) stories with a maximum height of one hundred twenty (120) feet plus a reasonable height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

(e) Minimum front yard: Twenty-five (25) feet, (of the minimum front yard must be reserved for at least 25% landscaping).

(f) Minimum rear yard: Ten (10) feet.

(g) Minimum side yard: Ten (10) feet.

(h) Minimum side yard at corner: Twenty (20) feet.

(i) Maximum lot coverage: Seventy-five (75) percent.

(j) Maximum floor area ratio: One to one (1:1).

(6) Specific Use Permit: Private Clubs.

(7) Miscellaneous provisions:

(a) Concept plan approval shall be required at the planning and zoning commission and city council prior to platting.

(b) Site plan approval at the planning and zoning commission shall be required prior to development of any individual site within an ML-2 District.

(c) Parking:

(i) Business or professional offices, studios or bank: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.

(ii) Other uses: As required by McKinney Zoning Ordinance, as amended.

(d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan.

SECTION VI

SIGN REGULATIONS

A. PURPOSE AND INTENT

The purpose of this section is to establish standards for the uniform regulation of signs throughout the Flying M Ranch Planned Development. In addition to the following guidelines, all signs located within the Flying M Ranch Planned Development must comply with the requirements of and be approved by the Master Developer of the Flying M Ranch, Flying M Ranch Architectural Control Committee, or its designee. Evidence of approval of said sign by the Master Developer of the Flying M Ranch, by the Flying M Ranch Architectural Control Committee, or by its designee, must be submitted to the City of McKinney at the time of application for any sign permit. Applications for all outside signs shall be accompanied by scale drawings indicating the size, sign copy, colors, method and intensity of illumination, height, sign area, general location of all signs on the building site, and the approval of the Master Developer of the Flying M Ranch, the Flying M Ranch Architectural Control Committee, or its designee.

The intent of this section is to permit adequate signing for those uses which need them and to prevent unnecessary and unsightly signs which mar the beauty and disrupt the function of the community. Accordingly, portable, neon, flashing, moving character or inappropriately colored signs will not be permitted. The following regulations shall apply to all residential and nonresidential uses in the Flying M Ranch Planned Development unless the City of McKinney Sign Ordinance as subsequently adopted or amended is more restrictive, in which case the general City Ordinance shall govern.

B. USES PERMITTED

1. Freestanding signs.

   a. One (1) identification ground sign may be permitted in a nonresidential zoning district as accessory to a main use for each building site with a street frontage in excess of ninety-nine (99) feet. Where the building site abuts more than one (1) street, one (1) additional such identification sign is permitted on each additional street frontage that is in excess of ninety-nine (99) feet in length. In no case shall there be more than one (1) such sign on each street frontage for each building site. Freestanding signs shall not exceed a vertical height of twenty-five (25) feet, a horizontal length of twenty (20) feet, nor a total size of one hundred fifty (150) square feet.

b. Temporary signs advertising the sale, lease or rental of the property upon which the sign is located. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of ten (10) feet, nor a total area of thirty-two (32) square feet.

c. Temporary signs denoting the architect, engineer or contractor placed on the premises where construction, repair or renovation is in progress. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of eight (8) feet, nor a total area of thirty-two (32) square feet.

d. Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs or societies, cemeteries and other public or nonprofit institutions. Such signs shall not be erected in the public safety area nor exceed a height of ten (10) feet, width of eight (8) feet, nor a total area of twenty-four (24) square feet.

e. Temporary signs advising of future construction on the site upon which the sign is located. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of eight (8) feet, nor a total area of thirty-two (32) square feet.

f. Community travel direction signs. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total of fifty (50) square feet.

g. Temporary onsite and offsite signs in connection with temporary sales offices and/or model homes sales offices. Such signs shall not exceed a vertical height of sixteen (16) feet, a horizontal length of eight (8) feet, nor a total area of one hundred (100) square feet.

h. Community facility signs. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.

i. Community identification signs. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.

j. Community event bulletin board. Such signs shall not exceed a vertical height of ten (10) feet, nor a total area of fifty (50) square feet.

k. Advertising signs. Billboards and other advertising signs, not specifically referenced herein, must comply with the McKinney Sign Ordinance, as amended.

2. Wall Signs.

a. Business or identification wall signs shall be permitted for each business (multiple dealerships do not constitute separate business for purposes of applying this section), industrial or nonresidential use and shall not exceed one (1) square foot of sign area for each linear foot of frontage of the building, or portion thereof. The total aggregate sign area for such signs shall not exceed one hundred (100) square feet for each such use. If the building frontage of any such use is less than twenty-five (25) feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each such use.

b. In multi-tenant buildings within light manufacturing parcels, each individual industry may have a wall sign over the entrance to identify the tenant. Said signs will be oriented toward the street, and shall not exceed one (1) square foot of sign area for each lineal foot of building frontage up to a maximum of twenty (20) square feet.

3. Automobile service station signs.

Signs for automobile service station sites must comply with the McKinney Sign Ordinance, as amended.

4. Inside Signs.

Signs located within malls, courts, arcades or other enclosed areas, where such signs are not visible from any point on the boundary of the premises, are permitted without limitation to size and number provided each has approval by the Master Developer of the Flying M Ranch, the Flying M Ranch Architectural Control Committee, or its designee.

SECTION VII

LANDSCAPING REGULATIONS

A. PURPOSE AND INTENT:

The purpose of this section is to establish standards for the uniform regulation of landscaping within the public rights-of-way and the nonresidential and multiple family zoning districts of the Flying M Ranch Planned Development.

The intent of this section is to provide a unique identity to the development with roadways having naturally graded slopes and berms with planting of groundcover, shrubs, and trees in an informal nature, as shown in the accompanying Landscape Design Standards. A meandering hike and bike trail will occur in certain parkways.

B. LANDSCAPE PLAN:

1. Plan Considerations. Landscape plans will be prepared in accordance with the following guidelines:

   (a) Automatic underground irrigation systems.

   (b) Sightlines at driveway or street intersections.

   (c) Preservation of existing trees to the extent possible.

   (d) Access to public and private utility lines and easements.

   (e) Recommended plant list.

   (f) Any subsequently adopted Landscape Ordinance or Landscape Manual.

2. Rights-of-Way Landscaping Standards. In addition to the plan considerations previously discussed, the landscape plans for the Public Rights-of-Way will consider the following guidelines

   (a) Roadway Medians. The landscape plan will provide a minimum of one (1) tree for each one hundred (100) linear feet of median with no more than one-half of the trees being ornamental in nature.

   (b) Parkways. The landscape plan will provide a minimum of one (1) tree for each one hundred (100) linear feet of parkway with no more than one-half of the trees being ornamental in nature.

(c) Entryways and intersections. The landscape plan will establish a sense of hierarchy through intensity of design elements and will establish design themes. The plan will include groundcover, shrubs, trees, special plantings, lighting, signage and special paving treatments.

3. Nonresidential and multiple family zoning district Landscaping Standards. In addition to the plan considerations previously discussed, the landscape plans for the nonresidential and multiple family zoning district will consider the following guidelines:

(a) Screening. See Section VIII herein.

(b) Loading Docks and Areas. See Section VIII herein.

(c) Trees. At least one (1) tree will be planted for each one thousand (1000) square feet of area between the building line and the street right of way.

(d) Yards. Except for parking areas, driveways and walkways, all yards and rights-of-way between the curb and property line shall be landscaped with ground covers, trees, shrubs or other landscaping materials.

(e) Parking Lots - As depicted on illustration of concept.

4. Plan Submittal:

(a) Public Rights-of-Way. A landscape plan will be submitted to the City for approval with the plat dedicating said rights-of-way for 4-lane and 6-lane divided thoroughfares. Median landscaping and construction of the hike and bike trail, where applicable, as developer responsibility, will be installed during roadway construction. Parkway landscaping will be installed prior to the issuance of Certificates of Occupancy for development on adjacent tracts.

(b) Nonresidential and multiple family zoning districts. A landscape plan, previously approved by the Master Developer of the Flying M Ranch, the Flying M Ranch Architectural Control Committee, on its designee, will be submitted to the City with the required site plans. Said landscaping will be installed prior to the issuance of Certificates of Occupancy for said developments.

5. Landscape Maintenance. All landscaping shall be maintained in accordance with approved landscape plans in a healthy condition per generally accepted standards or a City Landscape Manual. Such landscaping shall be maintained free of litter and vegetation not illustrated on the approved landscape plan.

6. Single Family Detached Acres. A typical subdivision streetscape supplemented by a typical front yard planting plan shall be submitted and approved for each subdivision at the time of concept plan or preliminary plat submittal, as appropriate.

SECTION VIII

SCREENING AND BUFFERING REGULATIONS

A. PURPOSE AND INTENT:

The purpose of this section is to establish standards for the uniform regulation of screening and buffering of land uses throughout the Flying M Ranch Planned Development.

The intent of this section is to encourage the most appropriate use of land and to conserve and protect the privacy and value of adjacent permitted uses. Regulations are prescribed for the location and type of various screening devises to be used in the various zoning districts.

B. SCREENING STANDARDS

Storage areas, incinerators, storage tanks, trucks based on the premises, loading docks, loading areas, roof objects (including fans, vents, cooling towers, skylights and all roof mounted equipment which rises above the roof line), trash containers and maintenance facilities, shall either be housed in closed buildings or otherwise screened from public view, considering such things as location (street side, rear or golf course side) and views from adjacent and nearby properties.

Where the side, rear or service side of a multiple family or non-residential zoning district is adjacent to any other residential district, screening not less than six (6) feet in height shall be erected separating the use from the adjacent residential district, said screening may be in accordance with any of the alternatives as set forth herein. No screening is required adjacent to a street except that screening six (6) feet in height shall be provided where the rear or service side of a non-residential use is adjacent to a public thoroughfare.

C. SCREENING ALTERNATIVES:

(1) Screening Alternate A

Screening Alternate A shall consist of a masonry or concrete wall to a minimum height of six (6) feet, unless otherwise specified in this ordinance, measured from the average grade of the nearest property line of the property adjacent to that on which the screening is required.

(2) Screening Alternate B

Screening Alternate B shall consist of a hedge row of evergreen shrubs of a variety which will normally grow to a height of the screening as specified in this ordinance. All plants shall have a minimum height at the time of planting of one-half (1/2) of the required screening height.

(3) Screening Alternate C

Screening Alternate C shall consist of a concrete or masonry wall as specified in Alternate A to a minimum height, as specified in this ordinance (measured from the average grade of the nearest property line of the property adjacent to that on which screening is required) and in trees. Such trees shall be a minimum of two (2) inches trunk diameter and shall be planted not more than thirty (30) feet on center.

(4) Screening Alternate D

Screening Alternate D shall consist of landscaped earthen berms to a minimum height as specified in this ordinance. Side slopes of berm shall have a minimum of three (3) feet of horizontal distance for each one (1) foot of height. Berms shall contain necessary drainage provisions as required by the City.

(5) Screening Alternate E

Screening Alternate E shall consist of any combination of Alternates A, B, C or D so as to provide screening to the required height.

D. BUFFERING:

(1) External

Where light manufacturing or office uses are adjacent to residential, agricultural or unzoned tracts at time of platting and are not separated by major thoroughfares, no building may be constructed within one hundred (100) feet of said residential, agricultural or unzoned tracts. No outside storage is allowed within the one hundred (100) foot setback and the first twenty-five (25) feet of said setback shall be a landscaped area with a screening six (6) feet in height. The thirty-five (35) foot building height limitation may be increased by one (1) foot for each one (1) foot the required setback is increased.

(2) Internal

In addition to the required screening described herein, the non-residential setback must be no less than that required on the adjacent tract. Notwithstanding anything contained herein to the contrary, there shall be a minimum setback of twenty (20) feet between different zoning classifications.

FLYING M RANCH

SITE DEVELOPMENT STANDARDS MATRIX B

ZONING CLASSIFICATION	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MINIMUM CORNER-SIDE YARD	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	MAXIMUM DENSITY/ FLOOR AREA RATIO
SF-1	7200 SF	60'	100'	20'	20' (j)	10% of lot width	15'	60%	35'	4.0 DU/AC
SF-2	6000 SF	50'	90'	20'	20' (a)	10% of lot width	15'	60%	35'	4.5 DU/AC
SF-3	4000 SF	35'	80'	20'	20' (a)	0' one side, 10' between buildings	15'	60%	35'	7.0 DU/AC
SF-4	2800 SF	30'	65'	20'	20' (a)	0' one side, 10' between buildings	15'	80%	35'	11.0 DU/AC
SFA-1	6000 SF for duplex	50'	90'	20'	20' (a)	10% of lot width	15'	60%	35'	10.0 DU/AC
SFA-2	4000 SF - 1 unit 6000 SF - 2 units 2500 SF/Unit - 3 or 4 units	35'	80'	20'	20' (a)	10% of lot width (j)	15'	80%	35'	13.0 DU/AC
SFA-3	2000 SF	20'	80'	20'	20' (a)	14' between ends of buildings (b)	15'	80%	35'	14.0 DU/AC
MF-1	1800 SF (c)	50'	100'	20'	10' (d)	7'	15'	80%	50'	18.0 DU/AC
MF-2	1500 SF (c)	50'	100'	20'	10' (d)	7'	15'	80%	50'	24.0 DU/AC
O-1	NONE	NONE	NONE	25'	0' (e)	0' (e)	25'	50%	120' (i)	1:1
O-2	NONE	NONE	NONE	25'	0' (e)	0' (f)	25'	50%	260' (i)	1:1
R-1	NONE	NONE	NONE	25'	0' (e)	0' (f)	15'	50%	35'	0.8:1
R-2	NONE	NONE	NONE	25'	0' (g)	0' (f)	15'	50%	35'(h)	4:1 (0.3:1 - Retail)
ML-1	10,000 SF	50'	NONE	25'	0'	0'	20'	75%	120' (i)	1:1
ML-2	3 AC	150'	NONE	25'	10'	10'	20'	75%	120' (i)	1:1

(a) Setback may be 10' when adjacent to private recreation open space or 0' when adjacent to lake or water body.
(b) Setback may be 0' when adjacent to open space, lake, golf course or other amenity.
(c) Minimum zoning lot is 5000 SF.
(d) When adjacent to residential district, the greater rear yard requirement of the two will prevail.
(e) 25 feet required when abutting any district requiring a rear (side) yard, or where abutting a golf course.
(f) 15 feet required when abutting any zone requiring a side yard; none abutting business.
(g) 25 feet required when abutting any zone reqiring a rear yard, none abutting business; 0 feet when adjacent to lake or water body.
(h) Except office, hotel or high-rise multiple family may not exceed 260'; enclosed mall may exceed 35' with site plan approval; no more than two buildings in an R-2 District may exceed eight stories.
(i) Building height may not exceed 35' unless required yards are increased by one foot for each one foot of additional building height.
(j) Setback may be 0' when adjacent to lake or water body.

ORDINANCE NO. 2003-02-015

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1621 OF THE CITY OF MCKINNEY, TEXAS AND AMENDING THE STONEBRIDGE RANCH MASTER GENERAL DEVELOPMENT PLAN FOR PLANNING AREAS 6, 8, AND 10; ADDING A NEW ZONING DISTRICT TO SECTION V OF ORDINANCE NO. 1621 FOR OFFICE USES AND CONTINUING CARE RETIREMENT COMMUNITY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of McKinney has considered the comprehensive rezoning of the Stonebridge Ranch Master General Development Plan for Planning Areas 6, 8, and 10; and

WHEREAS, the City of McKinney has determined that a necessity exists for the amendment of the Office District Regulations of Planned Development District Ordinance No. 1621 to add an additional office category of "O-1S"; and,

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

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

Section 1. The Master General Development Plan attached as Exhibit "A" shall replace and be substituted for the previous Master General Development Plan as the approved zoning of the depicted tracts until such tracts are rezoned by further action of the City Council under provisions of Ordinance No. 1621. The adoption of the Master General Development Plan shall hereby rezone any tract previously zoned through the original approval of Ordinance No. 1621 or any subsequent approval of a General Development Plan for any Planning Area. Any boundaries and uses in any Planning Area previously approved shall be further amended by the Master General Development Plan to be in conformity therewith. The Planning Area tables, attached hereto as Exhibit "B" and made a part hereof, shall be a component of the rezoning and further define the permitted uses on the tracts. If a conflict exists between the use categories described in Ordinance No. 1621 and this ordinance, and in particular in the Planning Area Tables, this ordinance and said tables shall govern. The development of the property in all Planning Areas shall further be governed by the General Provisions contained in Ordinance No. 1621, by the Table of Maximum Height and Floor Area Ratio (FAR) for Commercial Use Categories, attached hereto as Exhibit "C". If a conflict exists between the provisions of Exhibit "C" hereto and Ordinance No. 1621, the provisions of Exhibit "C" shall govern. The Master General Development Plan and Planning Area Tables (Exhibits "A" and "B") are hereby approved as the General Development Plan for each Planning Area required by Section II of the development regulations.

Section 2. That Section V concerning Non-Residential Use Regulations is hereby supplemented to include a new Subsection H, "O-1S" – Office District Regulations, which shall read as follows:

H. "O-1S" – Office District Regulations

(a) The "O-1S" district shall be developed in accordance wit the "O-1" district with the exception that a continuing care retirement community be allowed with approval of a specific use permit.

Section 3. This ordinance shall not repeal any of the provisions of Ordinance No. 1621 except in those instances where provisions of Ordinance No. 1621 are in direct conflict with the provisions of the this ordinance.

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 $2000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 6. That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development, or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 7. 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 20th DAY OF FEBRUARY, 2003.

DON DOZIER, Mayor

ATTEST:

JENNIFER SPROULL, City Secretary
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney

1 — DENOTES PLANNING AREA NUMBER

DENOTES PLANNING AREA BOUNDARY

DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - DRIVEWAY ACCESS MAY BE POSSIBLE

DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - NO DRIVEWAY ACCESS ALLOWED

DENOTES EXISTING MEDIAN OPENING LOCATIONS

DENOTES ACCESS POINTS FOR MAJOR PARCEL ENTRIES. ADDITIONAL MINOR ENTRIES MAY BE ADDED AT PLATTING. POSSIBLE MEDIAN LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW OF INDIVIDUAL TRACTS

SF-1, SF-2, SF-3, SF-3.5 — SINGLE FAMILY RESIDENTIAL

MF-1 — MULTI FAMILY RESIDENTIAL MEDIUM DENSITY

MF-2 — MULTI FAMILY RESIDENTIAL HIGH DENSITY

O-1, O-2 — OFFICE

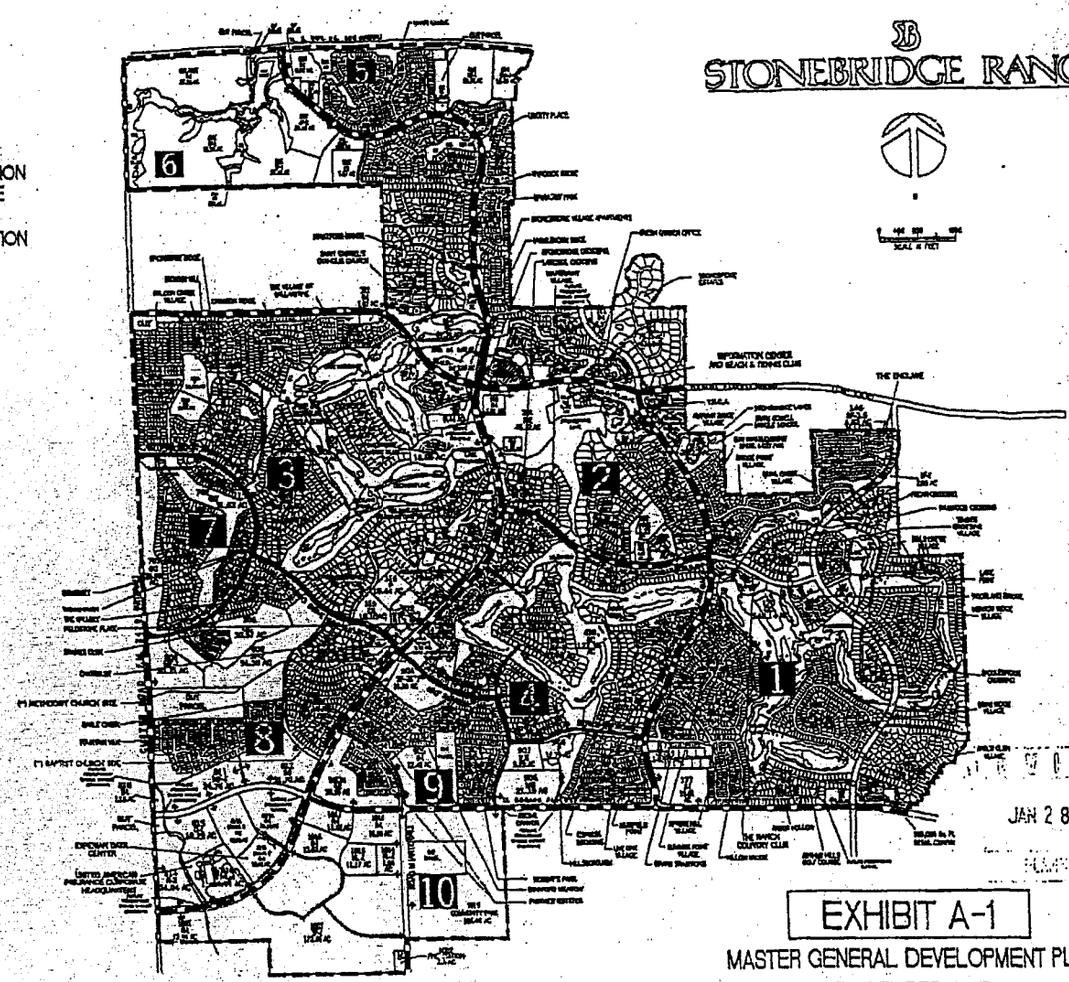
ML-1, ML-2 — LIGHT MANUFACTURING

R-1, R-2 — RETAIL

DENOTES HIKE/BIKE TRAIL

OS — OPEN SPACE

GC — GOLF COURSE



STONEBRIDGE RANCH

EXHIBIT A-1

JAN 2 8

PLANNING

EXHIBIT A-1

MASTER GENERAL DEVELOPMENT PLAN

DECEMBER, 1999

PETSCHE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants

EXHIBIT "A"

EXHIBIT "A"

DENOTES PLANNING AREA NUMBER

DENOTES PLANNING AREA BOUNDARY

DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - DRIVEWAY ACCESS MAY BE POSSIBLE

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SINGLE FAMILY RESIDENTIAL

MULTI FAMILY RESIDENTIAL MEDIUM DENSITY

MULTI FAMILY RESIDENTIAL HIGH DENSITY

OFFICE

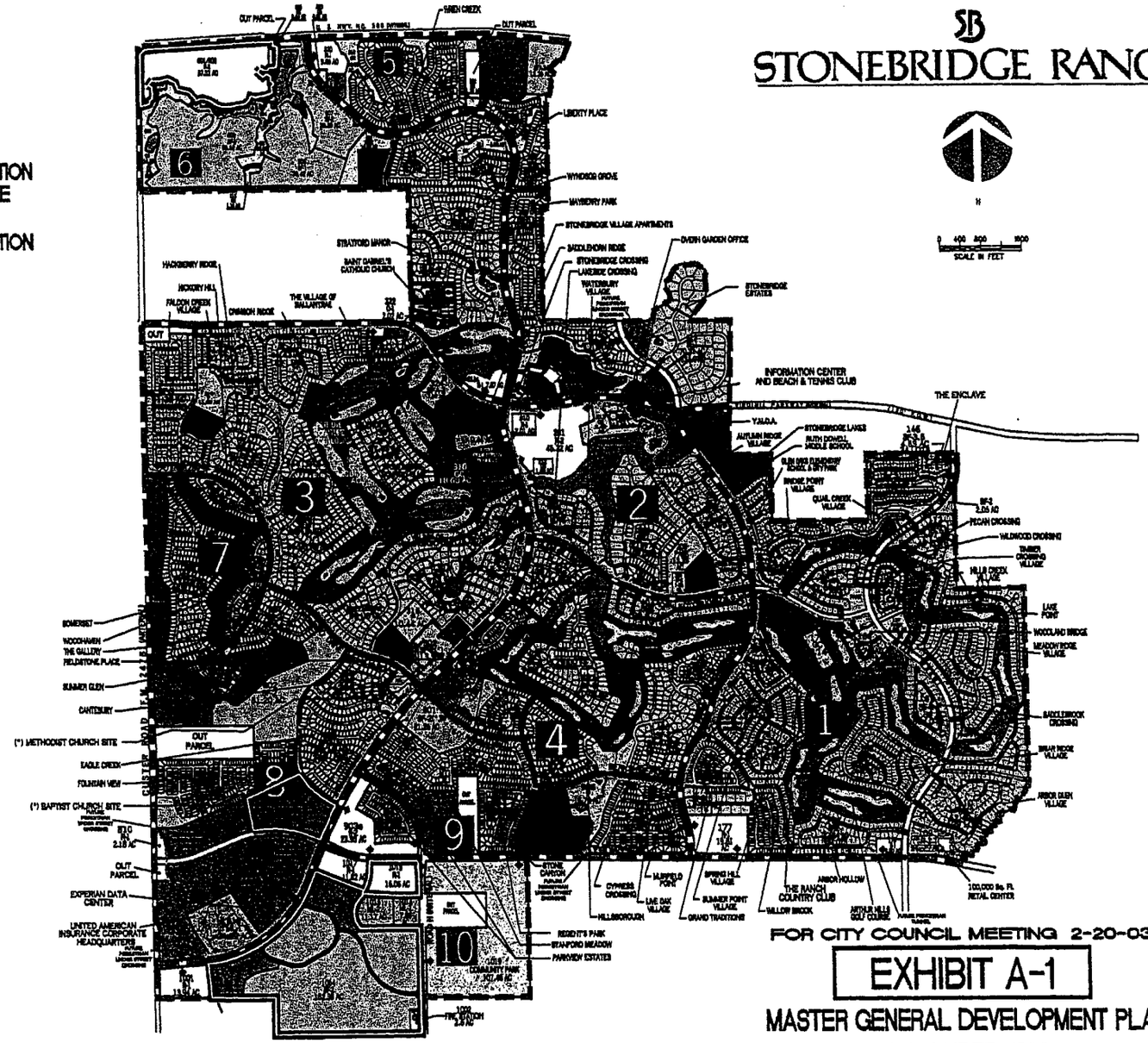
LIGHT MANUFACTURING

R-1 R-2 RETAIL

DENOTES HIKE/BIKE TRAIL

OS OPEN SPACE

GOLF COURSE



FOR CITY COUNCIL MEETING 2-20-03

EXHIBIT A-1

MASTER GENERAL DEVELOPMENT PLAN

DECEMBER, 1999

PETSCHE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (561) 640-3800
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 542-9506

This map is an artist's rendering and is subject to change at the sole discretion of Stonebridge Ranch. The location and depiction of those areas already developed and those areas to be developed are approximate and may not accurately reflect future developments. Westerra Stonebridge, L.P. and its affiliates make no representations or warranties as to when or if the development herein will occur.

- Revision No.1: Revise Planning Areas 5 & 6 to reflect application submitted on 7-25
- Revision No.2: Revise Planning Areas 5 & 6 to reflect City Council acceptance on 11-7-2000
- Revision No.3: Add Various Lot Layouts
- Revision No.4: Add Additional Lot Layouts and Subdivision Names

EXHIBIT A-1

COMPUTED MASTER PLAN

PLANNING AREA 1

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
105	57.47	1.22	56.25	5.99	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
106	18.24	1.90	16.34	1.90	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btn blds	60%	15'	3.8	62	3.0	186
107	64.07	2.67	61.40	6.68	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	3.4	207	3.0	621
109	14.31	2.54	11.77	1.49	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	0.8:1	N/A	N/A	N/A
110	54.06	1.66	52.40	5.63	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.5	129	3.0	387
111	53.38	0.47	52.91	5.56	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.9	151	3.0	453
112	26.71	1.64	25.07	2.78	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	1.8	46	3.0	138
136	17.11	1.76	15.35	1.78	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
137	5.76	0.88	4.88	0.60	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
138	34.67	2.00	32.67	3.61	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.1	67	3.0	201
139	10.10	1.91	8.19	1.05	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
140	25.22	1.95	23.27	2.63	MS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
141	78.12	3.46	74.66	8.14	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.1	382	3.0	1,146
142	17.13	1.50	15.63	1.79	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.6	72	3.0	216
146	5.31	0.48	4.83	0.55	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	7.0	34	3.0	102
165	5.36	1.13	4.23	0.56	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
166	11.67	0.84	10.83	1.22	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	2.8	30	3.0	90
167	21.86	0.47	21.39	2.28	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.3	50	3.0	150
168	63.51	1.67	61.84	6.62	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	4.3	268	3.0	804
170	144.67	1.53	143.14	15.08	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
170A	13.26	2.22	11.04	1.38	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
171	14.08	0.93	13.15	1.47	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.2	69	3.0	207
172	50.08	2.23	47.85	5.22	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	4.1	197	3.0	591
173	15.87	0.77	15.10	1.65	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	7.0	106	3.0	318
174	35.59	2.75	32.84	3.71	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.9	97	3.0	291
175	5.07	1.27	3.80	0.53	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
176	53.26	2.94	50.32	5.55	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.8	239	3.0	717
177	22.45	2.64	19.81	2.34	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
178	21.19	0.00	21.19	2.21	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	4.1	88	3.0	264
TOTAL:	959.58	47.43	912.15	100.00												2,294		6,882

PLANNING AREA 2

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
201	49.66	4.34	45.32	17.55	R-2	N/A	N/A	N/A	35'(f)	25'(h)	0'(b)	0'(d)	50%	15'	1.0 FAR	N/A	N/A	N/A
202	15.02	0.77	14.25	5.31	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
203	7.63	1.67	5.96	2.70	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
204	10.60	0.92	9.68	3.75	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	EXISTING	N/A	N/A	N/A
205	58.28	4.82	53.46	20.60	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.3	175	3.0	525
206	57.89	0.20	57.69	20.46	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.0	114	3.0	343
207	38.35	3.20	35.15	13.55	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	1.9	68	3.0	204
208	13.77	0.44	13.33	4.87	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
209	10.02	0.74	9.28	3.54	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
210	2.04	0.36	1.68	0.72	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	N/A	N/A	N/A	N/A
211	6.46	0.69	5.77	2.28	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.0	11	3.0	33
212	2.49	0.80	1.69	0.88	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
213	8.80	0.40	8.40	3.11	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
214	1.96	0.56	1.40	0.69	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	282.97	19.91	263.06	100.00												368		1,105

FEB 1 8 200
PLANNING

EXHIBIT "B"

PLANNING AREA 3

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
301	37.45	0.00	37.45	4.51	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.2	195	3.0	585
302	15.40	1.41	13.99	1.85	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	N/A	N/A	N/A	N/A
303	30.00	0.37	29.63	3.61	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.5	75	3.0	225
304	17.39	2.04	15.35	2.09	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	1.8	27	3.0	81
305	30.94	2.47	28.47	3.72	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	3.7	105	3.0	315
306	88.16	0.00	88.16	10.61	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	3.9	339	3.0	1,017
307	92.89	1.76	91.13	11.18	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	3.1	283	3.0	849
308	16.83	1.19	15.64	2.03	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	282	1.8	508
309	208.33	1.97	206.36	25.08	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
310	19.42	0.82	18.60	2.34	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
311	12.80	1.26	11.54	1.54	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
312	64.10	2.72	61.38	7.72	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.0	246	3.0	738
313	46.18	1.75	44.43	5.56	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.4	152	3.0	456
314	50.57	0.00	50.57	6.09	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.8	141	3.0	423
315	10.10	0.00	10.10	1.22	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
316	10.54	0.10	10.44	1.27	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
317	26.50	1.66	24.84	3.19	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	3.9	97	3.0	291
318	4.39	0.00	4.39	0.53	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.8	21	3.0	63
319	11.66	0.00	11.66	1.40	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
320	8.00	0.00	8.00	0.96	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
321	9.11	0.00	9.11	1.10	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
322	3.20	1.18	2.02	0.39	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	. N/A
323	5.55	0.72	4.83	0.67	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	87	1.8	157
324	8.69	0.72	7.97	1.05	SFA-3	4000 SF	35'	60'	35'	20'(e)	20' (a)(e)	0' One Side/10' btwn bldgs	60%	15%	12.0	96	3.0	288
325	1.10	0.66	0.44	0.13	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
326	1.41	0.34	1.07	0.17	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	830.71	23.14	807.57	100.00												2,146		5,995

PLANNING AREA 4

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
401	39.20	0.00	39.20	8.99	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.1	200	3.0	600
402	21.71	0.00	21.71	4.98	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.3	72	3.0	216
403	34.04	3.87	30.17	7.80	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.4	73	3.0	219
404	19.67	1.68	17.99	4.51	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.2	75	3.0	225
405	67.38	2.77	64.61	15.45	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.0	131	3.0	393
406	42.76	0.00	42.76	9.80	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.3	141	3.0	423
407	35.01	3.21	31.80	8.03	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	159	3.0	477
408	9.06	0.00	9.06	2.08	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.3	39	3.0	117
409	33.84	3.58	30.26	7.76	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.9	88	3.0	264
410	126.25	1.46	124.79	28.94	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
411	7.28	1.00	6.28	1.67	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	113	1.8	203
TOTAL:	436.20	17.57	418.63	100.00												1,091		3,137

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PLANNING AREA 5

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
501	52.45	4.17	48.28	12.81	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.5	266	3.0	798
502	23.33	2.27	21.06	5.70	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.5	116	3.0	348
503	17.40	1.38	16.02	4.25	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	56	3.0	168
504	12.71	0.00	12.71	3.10	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(c)	7'	80%	15'	18.0	250	1.8	450
505	15.44	1.59	13.85	3.77	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
506	18.13	3.30	14.83	4.43	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
507	2.74	0.63	2.11	0.67	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	N/A	N.I.C.	N/A	N/A
510	2.62	0.61	2.01	0.64	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	N/A	N.I.C.	N/A	N/A
511	8.29	1.32	6.97	2.02	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
512	73.36	3.15	70.21	17.91	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	0.9	60	3.0	180
513	6.99	0.44	6.55	1.71	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
514	13.39	0.00	13.39	3.27	SFA-3	4000 SF	35'	60'	35'	20'(e)	20' (a)(e)	0' One Side/10' btwn bldgs	60%	15%	12.0	161	3.0	483
515	13.14	1.26	11.88	3.21	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
516	26.03	0.11	25.92	6.36	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	467	1.8	841
517	32.02	1.30	30.72	7.82	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.5	169	3.0	507
518	13.78	0.20	13.58	3.36	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
519	50.20	2.36	47.84	12.26	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.0	191	3.0	573
520	9.91	0.82	9.09	2.42	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
521	3.97	0.60	3.37	0.97	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
522	1.50	0.31	1.19	0.37	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
523	1.39	0.53	0.86	0.34	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
524	10.72	1.16	9.56	2.62	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.50	53	3.0	159
TOTAL:	409.51	27.51	382.00	100.00												1,789		4,507

PLANNING AREA 6

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
601\603	57.52	0.00	57.52	11.28	R-2	N/A	N/A	N/A	35'(f)	25'	0'(b)	0'(d)	50%	15'	1.0 FAR	N/A	N/A	N/A
602	15.36	0.07	15.29	3.01	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
604	40.13	0.81	39.32	7.87	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
605	66.29	0.77	65.52	13.00	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	229	3.0	687
606	39.14	0.72	38.42	7.68	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	134	3.0	402
607	27.79	2.20	25.59	5.45	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.0	102	3.0	306
608	0.65	0.00	0.65	0.13	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
609	22.17	1.78	20.39	4.35	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.50	112	3.0	336
610	40.64	3.33	37.31	7.97	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	131	3.0	393
611	6.45	0.46	5.99	1.26	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
612	21.09	1.09	20.00	4.14	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	4.0	80	3.0	240
613	11.44	1.76	9.68	2.24	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
614	22.85	1.46	21.39	4.48	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
615A	10.21	2.34	7.87	2.00	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
615B	9.67	1.15	8.52	1.90	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
616	58.10	3.09	55.01	11.39	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	193	3.0	579
617	37.55	0.91	36.64	7.36	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	128	3.0	384
618	1.40	0.04	1.36	0.27	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
621	11.12	1.12	10.00	2.18	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
622	10.32	0.65	9.67	2.02	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	509.89	23.75	486.14	100.00												1,109		3,327

PLANNING AREA 7

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
701	32.97	3.99	28.98	19.15	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
702	31.63	0.00	31.63	18.38	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
703	73.03	0.00	73.03	42.43	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.9	285	3.0	855
704	14.16	0.00	14.16	8.23	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	71	3.0	213
705	20.34	0.00	20.34	11.82	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	102	3.0	306
TOTAL:	172.13	3.99	168.14	100.00												458		1,374

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PLANNING AREA 8

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
801	31.60	2.06	29.54	6.06	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.1	92	3.0	276
802	51.64	0.44	51.20	9.91	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.9	148	3.0	444
803	13.49	0.57	12.92	2.59	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.7	73	3.0	219
804	44.33	1.97	42.36	8.51	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.1	88	1.8	158
805	21.76	1.45	20.31	4.18	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	366	1.8	659
806	30.71	0.14	30.57	5.89	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
807	0.92	0.43	0.49	0.18	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
808	66.69	1.39	65.30	12.80	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.5	292	3.0	876
809	56.91	3.47	53.44	10.92	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	3.09	165	3.0	495
810	3.14	0.96	2.18	0.60	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
811	27.26	2.50	24.76	5.23	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	446	1.8	803
812	34.79	3.09	31.70	6.68	O-1 S	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
813A	34.43	2.61	31.82	6.61	O-2	N/A	N/A	N/A	260'(g)	25'	0'(b)	0'(d)	50%	25'	.75 FAR	N/A	N/A	N/A
813B	29.33	4.03	25.30	5.63	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
814	27.77	3.73	24.04	5.33	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
815	19.54	1.25	18.29	3.75	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
816	26.77	1.78	24.99	5.14	ML-1	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	N/A	N.I.C.	N/A	N/A
TOTAL:	521.08	31.87	489.21	100.00												1,670		3,930

PLANNING AREA 9

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
901	23.27	2.01	21.26	7.42	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	N/A	N/A	N/A	N/A
902	14.88	2.18	12.70	4.74	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.3	54	3.0	162
903a	30.02	6.07	23.95	9.57	R-2	N/A	N/A	N/A	35'(f)	25'	0'(b)	0'(d)	50%	15'	1.0 FAR	N/A	N/A	N/A
903b	21.55	1.86	19.69	6.87	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.8	95	3.0	285
904	57.38	2.53	54.85	18.28	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.1	224	3.0	672
905	24.68	2.26	22.42	7.86	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
906	23.35	2.16	21.19	7.44	MS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
907	10.05	0.76	9.29	3.20	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
908	17.75	0.96	16.79	5.66	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
909	31.53	1.90	29.63	10.05	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.6	135	3.0	405
910	57.62	5.62	52.00	18.36	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.0	209	3.0	627
911	0.94	0.45	0.49	0.30	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
912	0.79	0.50	0.29	0.25	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	313.81	29.26	284.55	100.00												717		2,151

PLANNING AREA 10

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1001	16.35	2.41	13.94	4.32	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.4 FAR	N/A	N/A	N/A
1002	3.15	0.65	2.50	0.83	FIRE STATION	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1003	18.47	1.67	16.80	4.88	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1004	156.61	4.23	152.38	41.37	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.7	550	3.0	1,650
1014	8.74	0.88	7.86	2.31	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1015	11.17	0.00	11.17	2.95	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1016	18.35	1.03	17.32	4.85	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1017	13.99	2.17	11.82	3.70	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1018	18.50	2.44	16.06	4.89	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1019	113.22	5.76	107.46	29.91	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	378.55	21.24	357.31	100.00												550		1,650

Footnotes:

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

FEB 1 8 2003

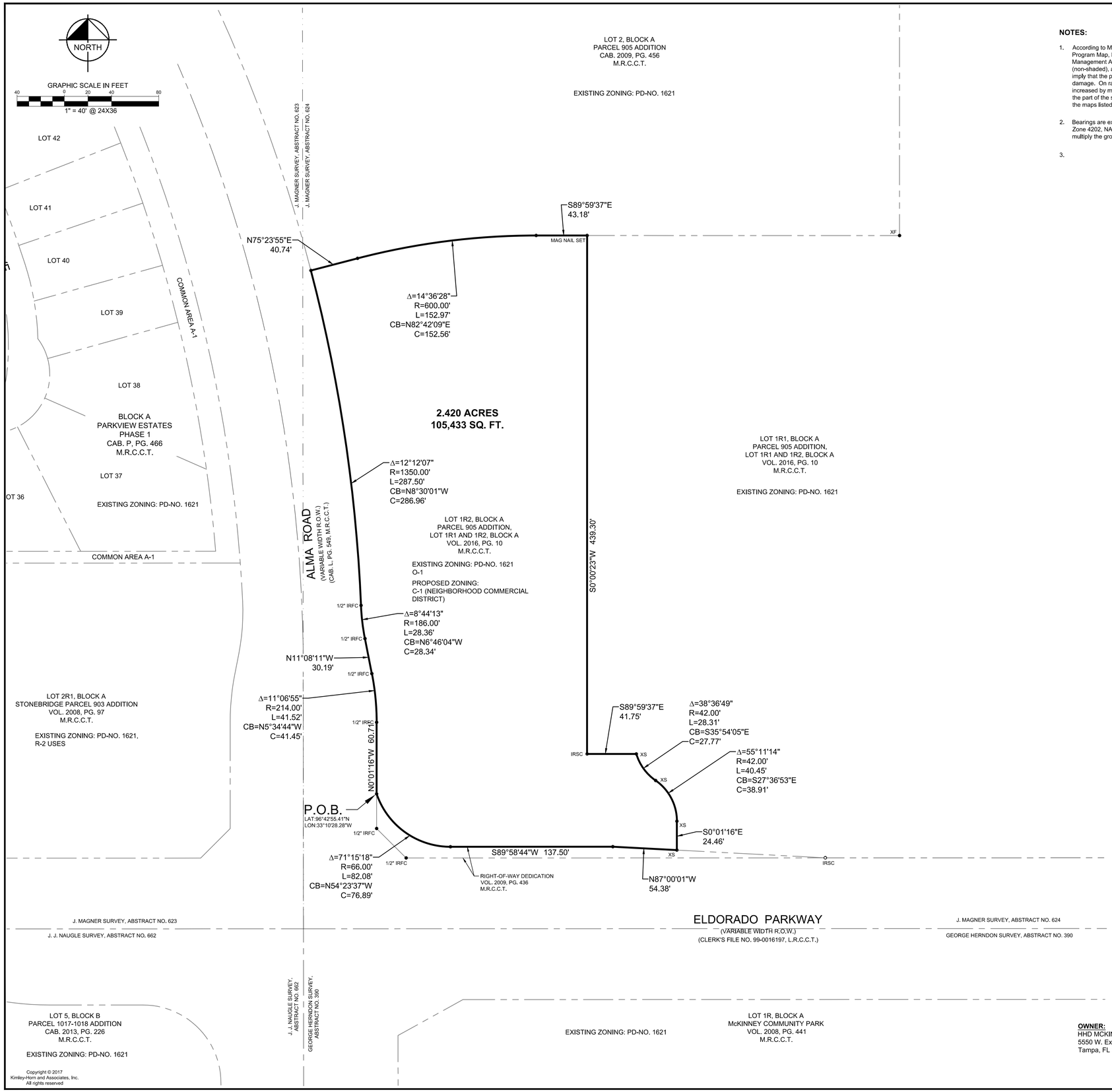
Table of Maximum Height and Floor Area Ratio (FAR)
for Commercial Use Categories

Zoning Designation (Tract)	Acres	Maximum Height (Ft.)	Maximum FAR	Maximum Resulting Floor Area (SF)
R-1	209.48	35	0.40	3,649,980
R-2*	150.83	65	0.75	4,927,616
O-1	95.95	35	0.50	2,089,791
O-2*	31.82	65	0.75	1,039,559
O-3	54.12	35	0.50	1,178,734
ML-1 (816)	24.99	65	1.00	1,088,564
ML-2	19.03	65	0.50	414,473
R-1 (109/510)	13.78	35	N/A	N/A
O-1 (204/507)	11.79	35	N/A	N/A
Total	611.79	N/A	N/A	14,388,717

*O-1 Tracts not exceeding the number of acres shown may be designated O-2 through the usual process of rezoning property, according to the McKinney Zoning Ordinance. With approval of Specific Use Permits, tracts not exceeding 20% of the total land area of the R-2 and O-2 tracts may be developed with a Floor-Area Ratio (FAR) not exceeding one to one (1:1) and a height not exceeding eight (8) stories, with a maximum height of one hundred twenty (120) feet. A specific use permit is also required for the development of a multiple family dwelling in an R-2 District.

EXHIBIT "C"

H:\SHEETS\95200-01\FAR Exhibit C.wpd



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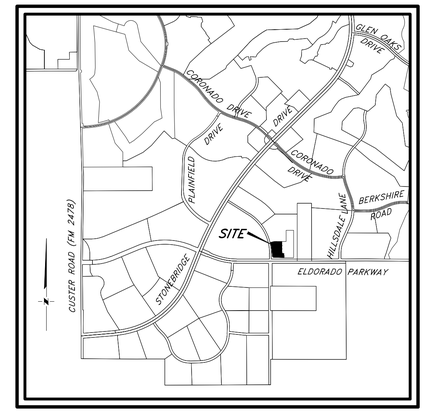
NOTES:

1. According to Map No. 48085C0265 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (non-shaded), and is not within a 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. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The floodplain shown is an approximate location as depicted from the maps listed, and is not the result of a flood study performed by the surveyor or KHA.

2. Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum), as determined by GPS observations. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999851402.

3.



VICINITY MAP
SCALE: 1" = 2,000'

LEGAL DESCRIPTION

BEING a tract of land situated in the J. Magner Survey, Abstract No. 624, City of McKinney, Collin County, Texas, and being all of Lot 1R2, Block A, Parcel 905 Addition, according to the plat thereof recorded in Volume 2016, Page 10, Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the westerly, southwest corner of said Lot 1R2, same being the intersection of the northerly right-of-way line of Eldorado Parkway, as created in Parcel 905, Lots 1 and 2, Block A, an addition to the City of McKinney, Texas, according to the Record Plat, recorded in Volume 2009, Page 436, Map Records of Collin County, Texas, with the easterly right-of-way line of Alma Road, a variable width right-of-way, as created in Cabinet L, Page 549, Map Records of Collin County, Texas;

THENCE along the westerly line of said Lot 1R2, and the easterly right-of-way line of said Alma Road, the following:

North 00°01'16" West, a distance of 60.71 feet to a 1/2-inch iron rod with a cap found for corner at the beginning of a tangent curve to the left having a central angle of 11°06'55", a radius of 214.00 feet, a chord bearing and distance of North 05°34'44" West, 41.45 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 41.52 feet to a 1/2-inch iron rod with a cap found for corner at the end of said curve;

North 11°08'11" West, a distance of 30.19 feet to a 1/2-inch iron rod with a cap found for corner at the beginning of a tangent curve to the right having a central angle of 8°44'13", a radius of 186.00 feet, a chord bearing and distance of North 06°46'04" West, 28.34 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 28.36 feet to a 1/2-inch iron rod with a cap found for corner at the beginning of a reverse curve to the left having a central angle of 12°12'07", a radius of 1350.00 feet, a chord bearing and distance of North 08°30'01" West, 286.96 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 287.50 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the western-most northwest corner of said Lot 1R2, common to the southwest corner of Lot 2, Block A, Parcel 905 Addition, according to the plat thereof recorded in Volume 2009, Page 456, said Map Records of Collin County, Texas;

THENCE along a northerly line of said Lot 1R2, and the southerly line of said Lot 2, the following:

North 75°23'55" East, a distance of 40.74 feet to the beginning of a tangent curve to the right having a central angle of 14°36'28", a radius of 600.00 feet, a chord bearing and distance of North 82°42'09" East, 152.56 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 152.97 feet to the end of said curve;

South 89°59'37" East, a distance of 43.18 feet to a MAG nail set for the northeast corner of said Lot 1R2, same being the westerly, northwest corner of Lot 1R1, Block A of said Parcel 905 Addition, recorded in Volume 2016, Page 10, Map Records of Collin County, Texas;

THENCE in a southerly direction, along the easterly line of said Lot 1R2, and the westerly line of said Lot 1R1, the following:

South 00°00'23" West, a distance of 439.30 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;

South 89°59'37" East, a distance of 41.75 feet to an "X" cut set at the beginning of a non-tangent curve to the left having a central angle of 38°36'49", a radius of 42.00 feet, a chord bearing and distance of South 35°54'05" East, 27.77 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 28.31 feet to an "X cut set for corner at the beginning of a reverse curve to the right having a central angle of 55°11'14", a radius of 42.00 feet, a chord bearing and distance of South 27°36'53" East, 38.91 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 40.45 feet to an "X cut set for corner at the point of tangency of said curve;

South 00°01'16" East, a distance of 24.46 feet to the southeast corner of said Lot 1R2 and the southwest corner of said Lot 1R1, same being on the northerly right-of-way line of aforesaid Eldorado Parkway;

THENCE along the southerly line of said Lot 1R2, and the northerly right-of-way line of said Eldorado Parkway, the following:

North 87°00'01" West, a distance of 54.38 feet to a corner;

South 89°58'44" West, a distance of 137.50 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 71°15'18", a radius of 66.00 feet, a chord bearing and distance of North 54°23'37" West, 76.89 feet;

In a westerly direction, with said curve to the right, an arc distance of 82.08 feet to the **POINT OF BEGINNING** and containing 2.420 acres (105,433 square feet) of land, more or less.

LEGEND

M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
IRFC	IRON ROD FOUND W/ PLASTIC CAP
IRSC	IRON ROD SET W/ PLASTIC CAP

ZONING EXHIBIT
PARCEL 905 ADDITION
LOT 1R2, BLOCK A
BEING 2.420 ACRES SITUATED IN THE
J. MAGNER SURVEY, ABSTRACT NO. 624
CITY OF McKINNEY
COLLIN COUNTY, TEXAS
CITY PROJECT NO. 14-241MP

OWNER:
HHD MCKINNEY MV, LLLP
5550 W. Executive Drive, Suite 550
Tampa, FL 33609-1009

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: David Kochalka, PE

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	12/01/2017	063486525	1 OF 1

DWG NAME: K:\FRL_SURVEY\063486525-HARROD MCKINNEY\DWG\063486525 ZONING EXHIBIT.DWG PLOTTED BY MARX, MICHAEL 12/12/2017 11:08 AM LAST SAVED 11/20/2017 4:08 PM

Parcel 905 Addition Rezone

17-0008Z

McKINNEY™
TEXAS
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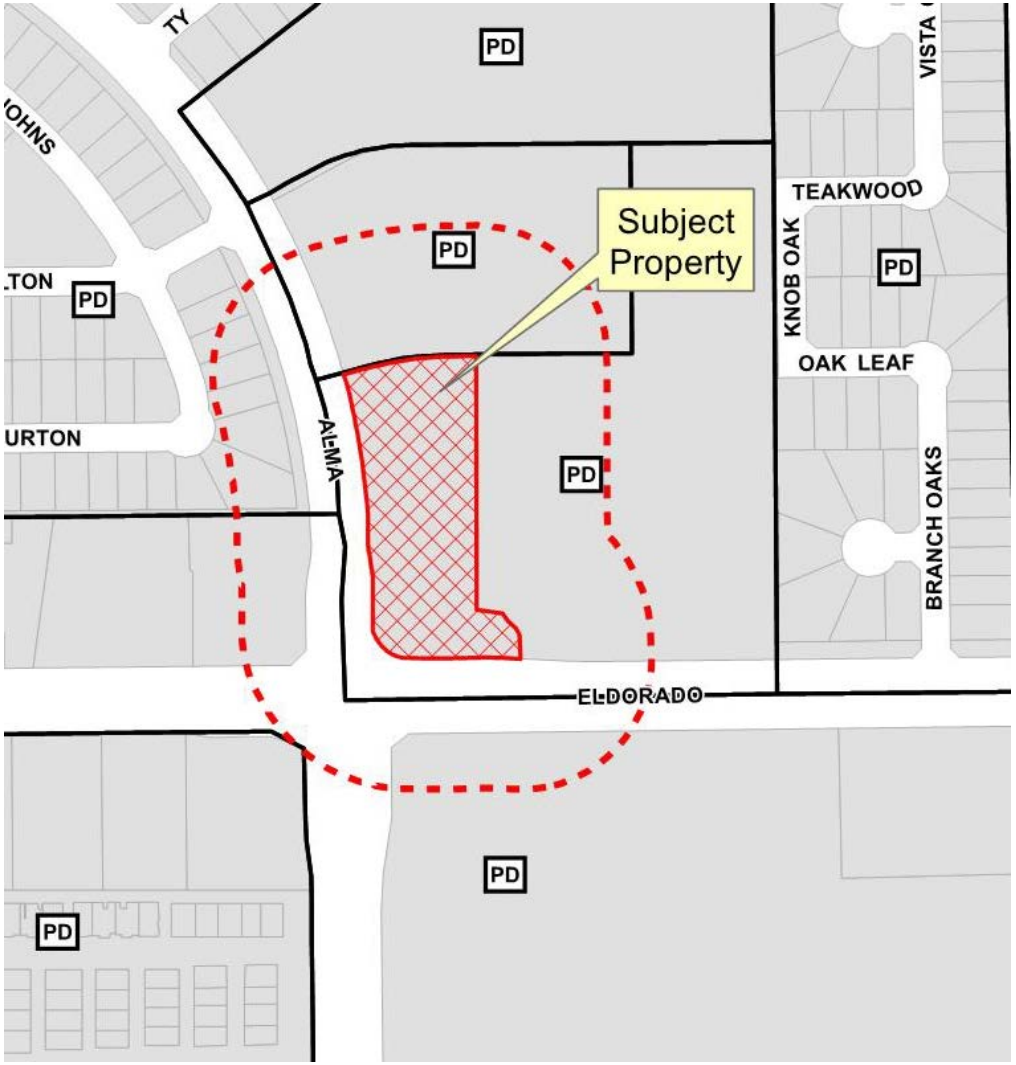
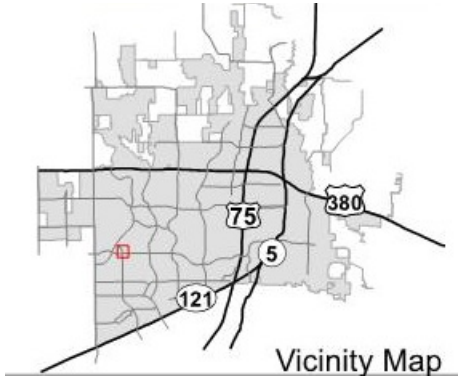
Location Map





McKINNEY TEXAS
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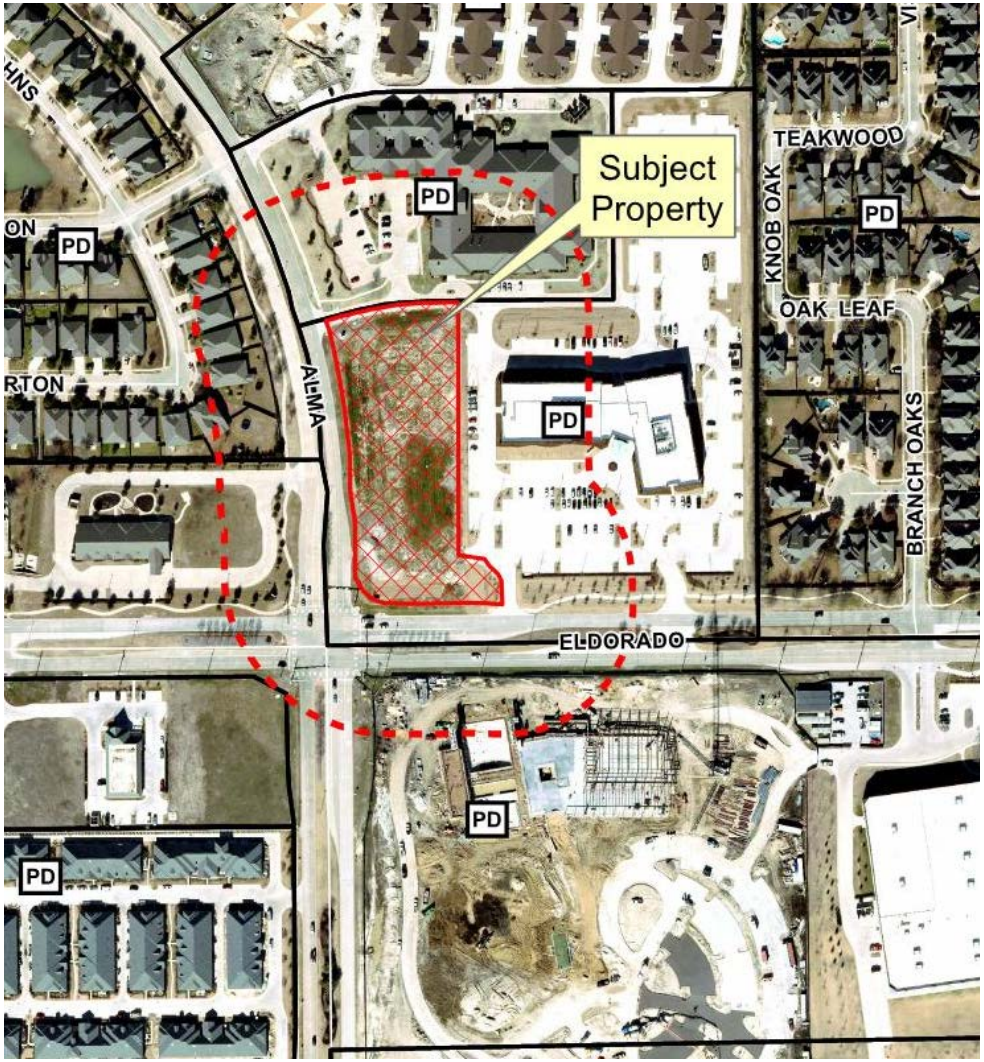
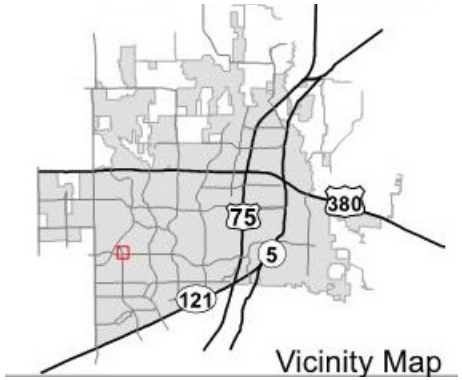
Aerial Map





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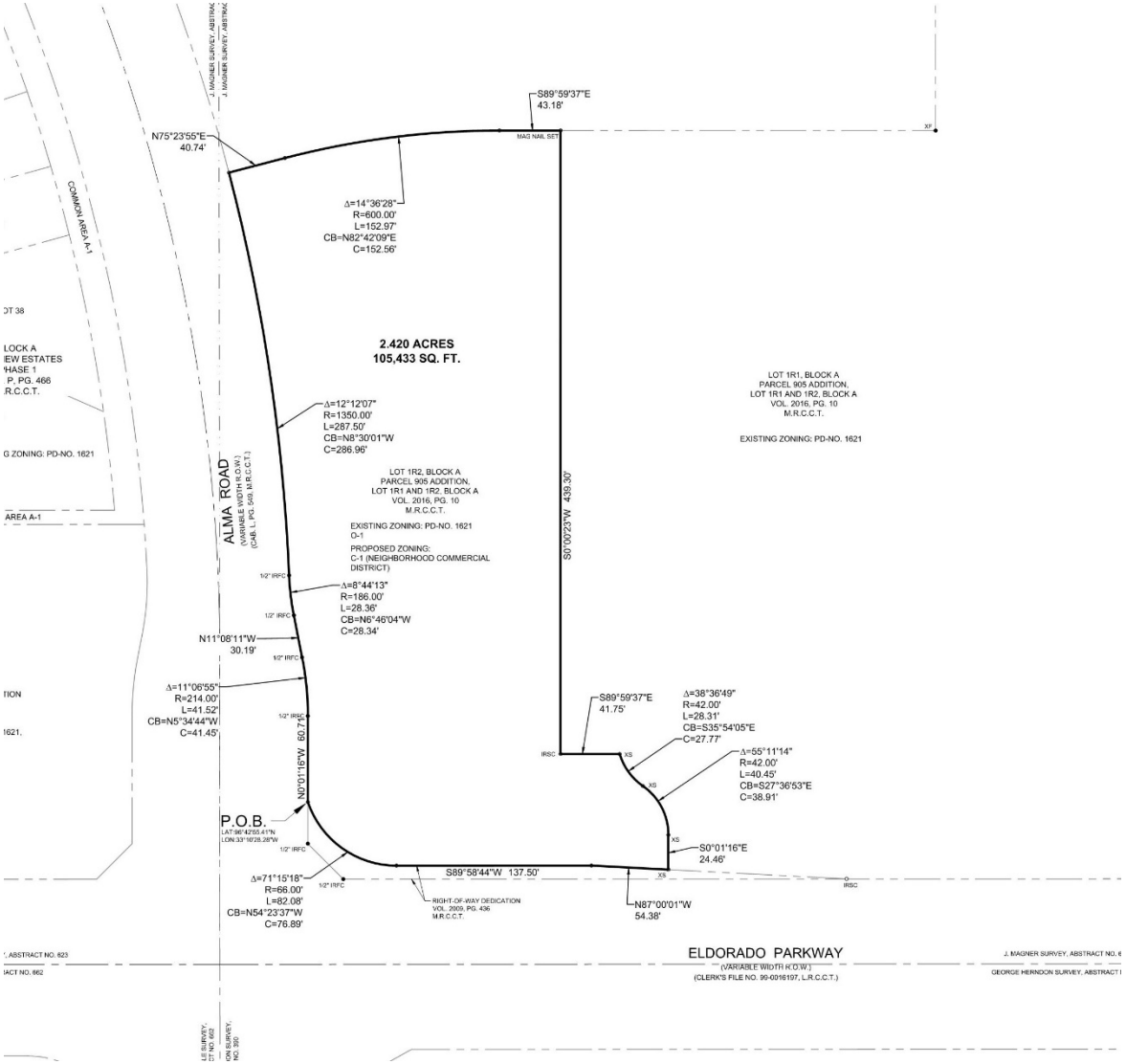
Proposed Zoning Exhibit



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16-216SP3

TITLE:	Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Office and Storage Facility (Public Safety Building), Located Approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 12, 2017

DEPARTMENT: Planning

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

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the following variance:

1. The City of McKinney receive approval of an alternate screening device to screen the overhead door located on the north side of the building from public right-of-way (Taylor Burk Drive).

APPLICATION SUBMITTAL DATE: December 6, 2017 (Original Application)

ITEM SUMMARY: The City of McKinney has constructed a 27,501 square foot office and storage facility (Public Safety Building) on 16.595 acres of land, located approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive. The proposed office and storage facility will be maintained and operated by the City of McKinney.

Though the site plan was previously approved and the site now constructed, the City is now requesting approval of a variance for an alternate screening device to screen the bay door located on the north side of the building from public right-of-way (Taylor Burk Drive). The variance request is detailed further below.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A of the City of McKinney Public Safety Building Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2004-08-082 (Government Complex Uses)	McKinney Public Safety Building
North	"RS-60" - Single Family Residence District (Single Family Residential Uses) and "PD" - Planned Development District Ordinance No. 1574 (Residential Uses)	Summit Pointe Estates Phase II and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 1440 (Office Uses)	Collin College Campus
East	"C" - Planned Center District (Commercial Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2007-05-047 (Single Family Residential Uses)	Community North Baptist Church

ACCESS/CIRCULATION:
Adjacent Streets: Taylor Burk Drive, 60' Right-of-Way, Collector

Community Avenue, 80' Right-of-Way, Minor Arterial

PARKING: The City has satisfied the minimum parking requirements as specified within Section 146-130 (Vehicle Parking) of the Zoning Ordinance.

LOADING SPACES: The City has satisfied the minimum loading space requirements as specified within Section 146-131 (Off-Street Loading) of the Zoning Ordinance.

SOLID WASTE CONTAINERS: The sanitation container screening walls will be brick, stone masonry or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney Design Specifications. The City has provided the required notation on the proposed site plan.

LANDSCAPING REQUIREMENTS: The City has satisfied all landscaping requirements as specified in Section 146-135 (Landscape Requirements) of the Zoning Ordinance.

SCREENING REQUIREMENTS: Per Section 146-132 (Fencing, walls, and screening requirements), loading docks, bays, and bay doors shall be screened from view of

public right-of-way, from adjacent residential property and from adjacent non-residential property, other than industrial.

Allowed screening devices per Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance include the following:

- Brick masonry, stone masonry, or other architectural masonry finish;
- Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a screening effect;
- Living plant screen, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process; or
- Alternate equivalent screening, upon approval by the Planning and Zoning Commission and/or City Council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.

The City is requesting an alternate screening for device the bay door located on the north side of the building from public right-of-way (McLarry Drive), consisting of fourteen (14) Eastern Red Cedars to be planted along an existing wrought iron fence. The Zoning Ordinance states that a variance can be granted during site plan approval if the City Council finds that:

- Unique circumstances exist on the property that make application of specific items in this section (Sec. 146-132) unduly burdensome on the applicant;
- The variance will have no adverse impact on current or future development;
- The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- The variance will have no adverse impact on public health, safety, and general welfare.

The City has indicated their request to use an alternate screening device, consisting of fourteen (14) Eastern Red Cedars to be planted along an existing wrought iron fence. Given the existing wrought iron fence with masonry columns along the property line and the additional Easter Red Cedars to be planted along an existing wrought iron fence, it is Staff's professional opinion that the City has met the intent of the Zoning Ordinance. As such, Staff has no objections to the variance request to utilize an alternate screening device for the bay door on the north side of the building.

The City has satisfied all other minimum requirements as specified in Section 146-132 (Fences, Walls, and Screening Requirements) of the Zoning Ordinance.

LIGHTING AND GLARE REGULATIONS: The City will be responsible for complying with Chapter 58 (Lighting and Glare Regulations) of the City of McKinney Code of Ordinances. The City has provided the required notation stating that the lighting will be in conformance to the requirements of the City of McKinney Code of Ordinances on the site plan.

ARCHITECTURAL STANDARDS: The City will be responsible for meeting the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Ordinance. Architectural building elevations are subject to review and approval by the Chief Building Official, prior to issuance of a building permit.

TREE PRESERVATION ORDINANCE: The City will be responsible for complying with the Tree Preservation Ordinance. The City has stated on a signed affidavit that there are no protected trees on the subject property, subject to review and approval of the City's Landscape Architect.

PUBLIC IMPROVEMENTS:

Sidewalks:	Not Required
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 City 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:	Not Applicable (Ordinance No. 2013-11-108)
Utility Impact Fees:	Not Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not applicable

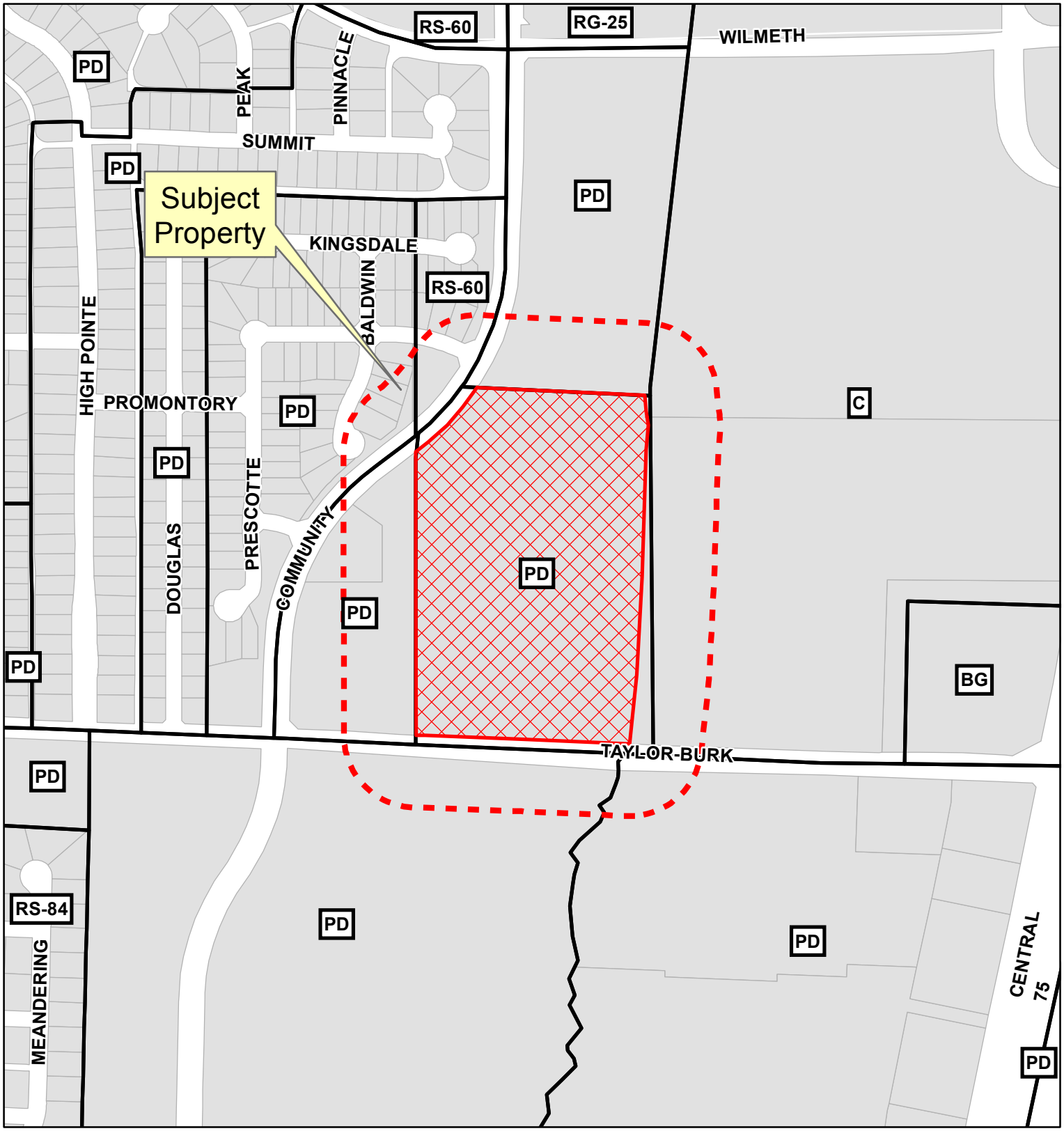
Park Land Dedication Fees: Not applicable

Pro-Rata: As determined by the City Engineer

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

SUPPORTING MATERIALS:

Location Map and Aerial Exhibit
Letter of Intent
Proposed Site Plan
Proposed Landscape Plan
PowerPoint Presentation

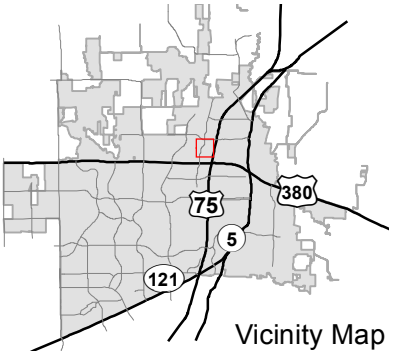


0 250 500 Feet

Notification Map

Case: 16-216SP

200' Buffer



Vicinity Map

McKINNEY TEXAS
Unique by nature.

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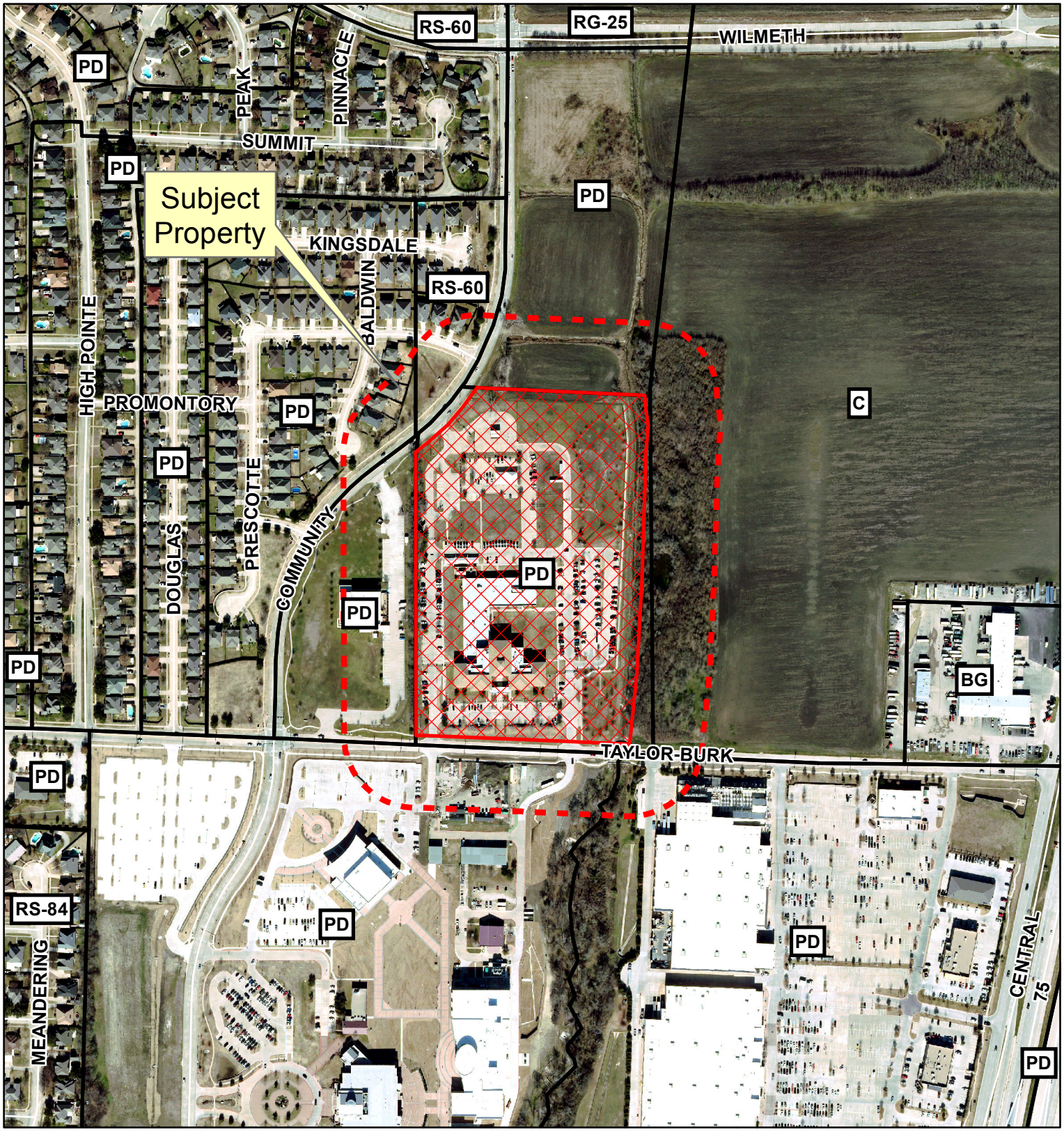

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Notification Map

Case: 16-216SP

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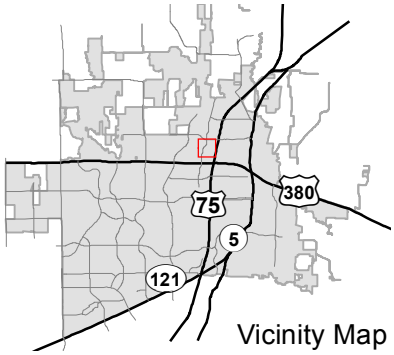

Vicinity Map

McKINNEY TEXAS
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Path: X:\Development Services\Planning\2017LocationMaps\16-216SP.mxd

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City of McKinney
Site Plan Resubmittal Letter of Intent-16-216 SP

This project is intended to provide additional storage and warehousing space to both McKinney Police and Fire Departments, as well as provide additional functional space for Police evidence activities. The project will be built on site of the current McKinney Public Safety Building on an area previously set aside for this purpose.

- As per owner direction (14) eastern red cedars where added to the site plan, along the north side of the drive.
- One red oak tree was removed from the scope of work; along the northwest corner. One red oak tree was relocated from the northeast island adjacent to the canopy to north parking lot.
- As per owner direction the screening wall was removed from the northeast parking lot.

Applicant:
Qiana Oden
Brinkley Sargent Wiginton Architects
5000 Quorum Drive, Suite 600
Dallas, TX 75254
972.960.9970
qoden@bsw-architects.com

On Behalf of Owner:
Patricia Jackson, PE, RAS
City of McKinney
222 N. Tennessee Street
McKinney, TX 75069
972.547.7439
pjackson@mckinneytexas.org

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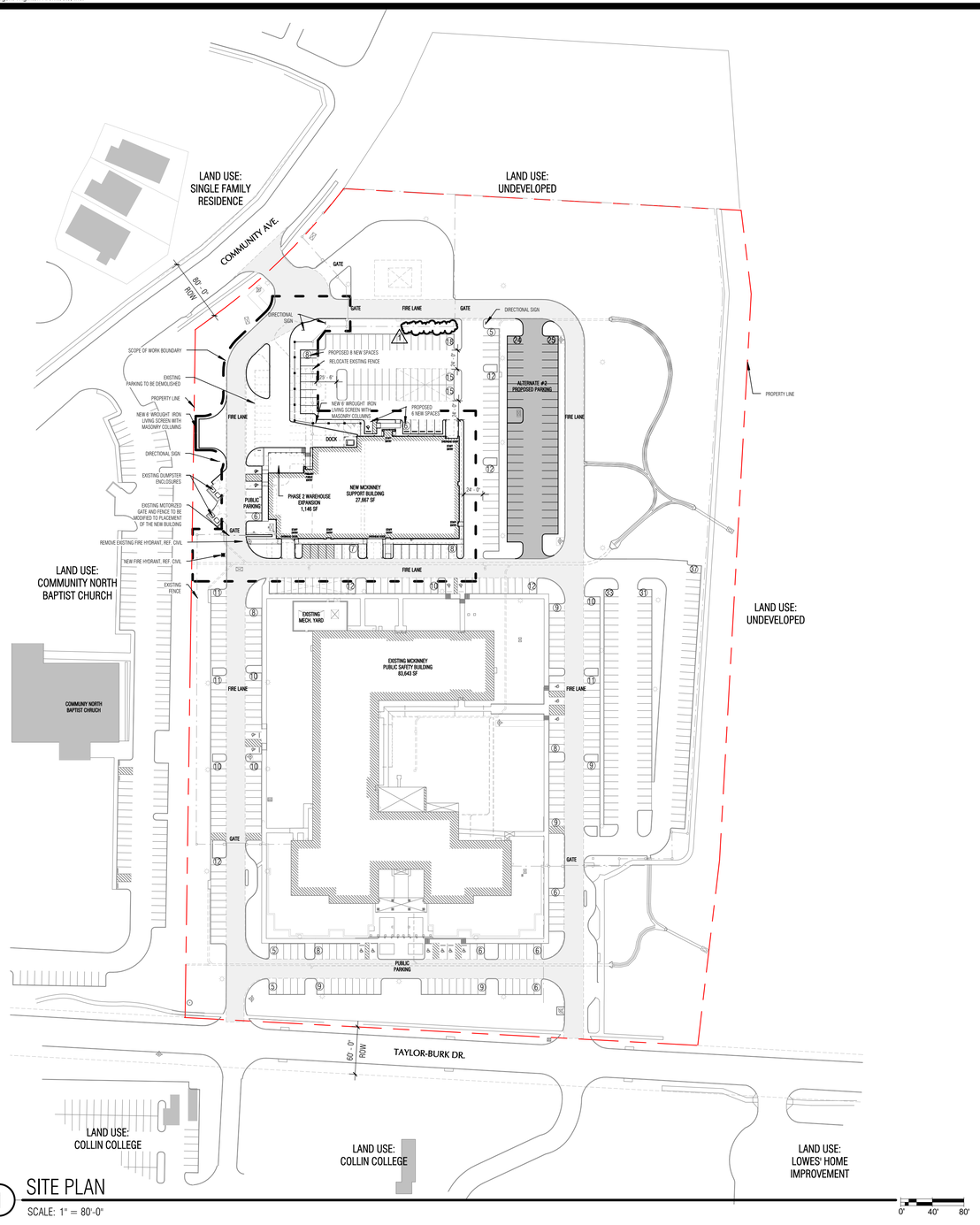


1 SITE PLAN

SCALE: 1" = 80'-0"

PARKING TABLE

EXISTING MCKINNEY PUBLIC SAFETY BUILDING PARKING:
OFFICE:(BUSINESS,PROFESSIONAL/RESEARCH):1:400 SF;
83,643 SF/400=209 SPACES

REQUIRED: 209 SPACES
(7 HC REQUIRED, 1 VAN)

PROVIDED: 72 PUBLIC SPACES
(6 HC, 4 VAN)
329 STAFF SPACES
(7 HC, 4 VAN)
TOTAL PROVIDED: 401 SPACES
(13 HC, 8 VAN)

PROPOSED MCKINNEY SUPPORT BUILDING PARKING:
OFFICE:1:400 SF; 11,076 SF/400=28 SPACES
WAREHOUSE:1:4,000 SF; 16,600 SF/4000=4 SPACES

REQUIRED: 32 SPACES
(2 HC REQUIRED, 1 VAN)

PROVIDED: 6 PUBLIC SPACES
(2 HC, 1 VAN)
29 STAFF SPACES
(1 HC, VAN)
TOTAL PROVIDED: 35 SPACES
(3 HC, 2 VAN)

PROJECT SUMMARY:
TOTAL REQUIRED: 240 SPACES
(9 HC REQUIRED, 2 VAN)

TOTAL PROVIDED: 436 SPACES
(15 HC, 10 VAN)

ALTERNATE#1; PROPOSED MCKINNEY SUPPORT BUILDING PARKING:
PROVIDED: 6 PUBLIC SPACES
(2 HC, 1 VAN)
52 STAFF SPACES
(1 HC, VAN)
TOTAL PROVIDED: 58 SPACES
(3 HC, 2 VAN)

PROJECT SUMMARY:
TOTAL REQUIRED: 240 SPACES
(9 HC REQUIRED, 2 VAN)

TOTAL PROVIDED: 461 SPACES
(15 HC, 10 VAN)

ALTERNATE#2; PROPOSED MCKINNEY SUPPORT BUILDING PARKING:
PROVIDED: 6 PUBLIC SPACES
(2 HC, 1 VAN)
78 STAFF SPACES
(1 HC, VAN)
TOTAL PROVIDED: 84 SPACES
(3 HC, 2 VAN)

PROJECT SUMMARY:
TOTAL REQUIRED: 240 SPACES
(9 HC REQUIRED, 2 VAN)

TOTAL PROVIDED: 487 SPACES
(15 HC, 10 VAN)

PHASE 2-FUTURE WAREHOUSE EXPANSION:
WAREHOUSE: 1:4,000 SF; 1,146 SF/4000=1 SPACE
REQUIRED: 1 SPACE
(0 HC, VAN)

REF. SHEET A021 FOR PARKING CALCULATIONS

SITE COVERAGE TABLE

GROSS SITE AREA: 16.595 GROSS ACRES, (722,878 SF/149.36 AC.)
16.378 NET ACRES,(697,045.8 SF)
PROPOSED NET/DISTURBED SITE AREA: 1.41 NET ACRES (61,319 SF/12.67 AC.)

IMPERVIOUS COVERAGE RATIOS:
EXISTING MCKINNEY BUILDING:
697,045.8 NET SF
-83,643 BUILDING SF
-268,540 PAVING SF
344,862 SF PERVIOUS
EXISTING MCKINNEY BUILDING
49% PERVIOUS (344,862/697,045.8)

PROPOSED SUPPORT BUILDING:
697,045.8 NET SF
-27,667 BUILDING SF
-268,540 PAVING SF
400,829 SF PERVIOUS
383,288 SF PERVIOUS-(ALTERNATE #2)
PROPOSED SUPPORT BUILDING
57% PERVIOUS (401,004/697,045.8)

TOTAL BUILDING LOT COVERAGE:
697,045.8 NET SF
-83,643 EXISTING BLDG SF
-27,667 PROPOSED SUPPORT BLDG SF
-268,540 PAVING SF
317,186.8 SF PERVIOUS
299,616 SF PERVIOUS-(ALTERNATE #2)

TOTAL BUILDING LOT COVERAGE-PHASE 2:
317,186.8 SF PERVIOUS
-1,146 SF
316,040 SF PERVIOUS

TOTAL BUILDING /LOT COVERAGE
45% PERVIOUS (317,186.8 SF/697,045.8)
43% PERVIOUS (299,616 SF/697,045.8)-(ALTERNATE #2)

EXISTING MCKINNEY SUPPORT BUILDING COVERAGE:
83,643 SF / 697,045.8 X 100%=12%
PROPOSED SUPPORT BUIDLING COVERAGE:
27,676 SF / 697,045.8 X 100%=4%
TOTAL EXISTING & PROPOSED BUILDING COVERAGE:
83,643 SF +27,676 / 697,045.8 X 100%=16%

TOTAL LOT COVERAGE PECENTAGE:
379,684 SF /697,045.8 SF X 100%=55%

PHASE 2
TOTAL LOT COVERAGE PERCENTAGE:
380,830 SF / 697,045.8 X 100%=55%

SITE TABLE

PHYSICAL ADDRESS: LOT 1, BLOCK 1A
2200 TAYLOR-BURK DR.
MCKINNEY, TX 75071

ZONING CURRENT USE: PD (BY ORDINANCE 2004-08-082)
PROPOSED USE: OFFICE/WAREHOUSE BUILDING

BUILDING HEIGHTS DATA:
EXISTING MCKINNEY PUBLIC SAFETY BUILDING:
ROOF RIDGE HEIGHT: 52'-0" AFF
CUPOLA HEIGHT: 64'-0" AFF =14'-0" MAST

PROPOSED MCKINNEY SUPPORT BUILDING:
TOP OF PARAPET;PEAK HEIGHT: 19'-4" AFF
TOP OF PARAPET; LOWER HEIGHT: 17'-4" AFF

BUILDING AREAS DATA:
EXISTING MCKINNEY PUBLIC SAFETY BUILDING:
EXISTING LEVEL 1: 56,807 SF
EXISTING LEVEL 2: 26,836 SF
TOTAL EXISITNG BUILDING 86,643 SF

PROPOSED MCKINNEY SUPPORT BUILDING:
OFFICE USE: 11,067 SF
WAREHOUSE USE: 16,600 SF
TOTAL BUILDING AREA: 27,667 SF (1 STORY)

PHASE 2-FUTURE EVIDENCE EXPANSION
WAREHOUSE USE: 1,146 SF

SITE LINE TYPE

- SCOPE OF WORK
- SITE PROPERTY LINE
- PARKING DEMOLITION
- FENCE-(EXISTING)
- FENCE-(NEW)

GENERAL NOTES:

REF. CIVIL DRAWINGS FOR:
- TREE PROTECTION
- PLANTING & IRRIGATION
- FURTHER INFORMATION INCLUDING GRADING & DRAINAGE AT NOTED AREAS
- FLATWORK FINISHES
- PAVEMENT SLEEVES

REF. CIVIL DRAWINGS FOR:
- EROSION CONTROL
- HORIZONTAL CONTROL
- PAVING SECTIONS & SUBGRADE PREPARATION
- GRADING & DRAINAGE
- UTILITIES & OFF-SITE SCOPE OF WORK

STANDARD NOTATIONS: SECTION 146-45(3)(A)(18)

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.

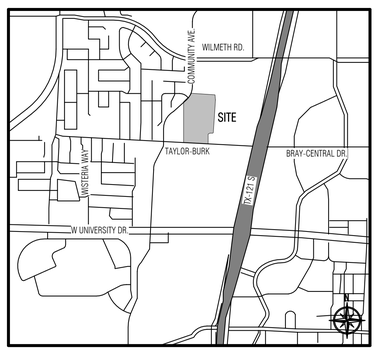
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

OWNER:
CITY OF MCKINNEY
PATRICIA JACKSON
FACILITIES CONSTRUCTION MANAGER
222 N. TENNESSEE STREET
MCKINNEY, TX 75069
972-547-7439

APPLICANT:
BRINKLEY SARGENT WIGINTON ARCHITECTS
5000 QUORUM DRIVE, SUITE 600
DALLAS, TX 75254
972-960-9970

SURVEYOR:
PACHECO KOCH
CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
972-235-3031



VICINITY MAP

Architect: Brinkley Sargent Wigginton Architects (972) 960-9970
Civil/Landscape: Pacheco Koch (972) 235-3031
Structural: L.A. Fuess Partners, Inc. (214) 871-7010
MEP: MD Engineers (469) 467-0200
Technology: M-E Engineers (303) 421-6655

BRINKLEY SARGENT WIGINTON ARCHITECTS

MCKINNEY SUPPORT BUILDING

2750 COMMUNITY AVE., MCKINNEY, TEXAS 75071

HISTORY

#	DATE	DESCRIPTION
1	11/28/2017	PR23

11/28/2017

SITE PLAN

21527.00
11/28/2017

A1.1

PERMIT SET

12/6/2017 1:16:27 AM

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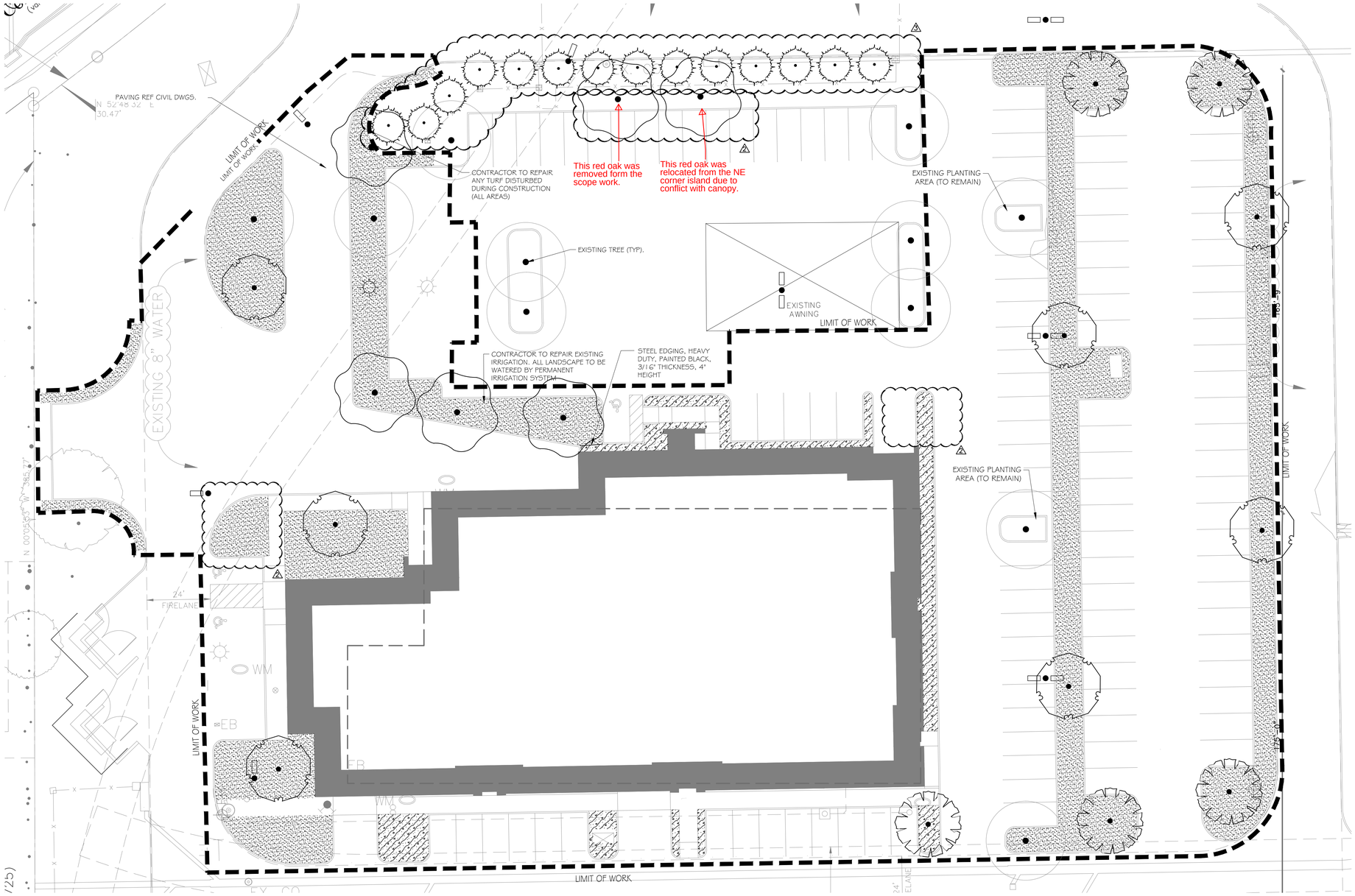

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND ENSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
6. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
7. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
9. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES
10. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

PLANT LEGEND

TREES	COMMON NAME
	EXISTING TREE
	EASTERN RED CEDAR JUNIPERUS VIRGINIANA `GLAUCA`
	SHUMARD RED OAK QUERCUS SHUMARDII
	SOUTHERN LIVE OAK QUERCUS VIRGINIANA
	CEDAR ELM ULMUS CRASSIFOLIA

GROUND COVERS	COMMON NAME
	ASIAN JASMINE TRACHELOSPERMUM ASIATICUM

SOD/SEED	COMMON NAME
	BERMUDA GRASS CYNODON DACTYLON
— — — —	STEEL EDGING

MCKINNEY CITY LANDSCAPE REQUIREMENTS		
SITE REQUIREMENTS	REQUIRED	FULFILLED
Have a landscaped area with at least one tree within 65 feet of every parking space.	Y	Y
Have a minimum of one tree planted in the parking area for every 10 parking spaces within parking lots with more than 20 spaces.	Y	Y
Landscaping, except required grass and low ground cover, shall not be located closer than three feet from the edge of any parking space.	Y	Y

PLANTING SCHEDULE

CANOPY AND ORNAMENTAL TREES						
QTY.	UNIT	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
8	EA	SHUMARD RED OAK	*QUERCUS SHUMARDII*	4" CAL., B&B	PER PLAN	SINGLE, STRAIGHT LEADER, MATCHING, 12' HT MIN.
5	EA	SOUTHERN LIVE OAK	*QUERCUS VIRGINIANA*	4" CAL., B&B	PER PLAN	SINGLE, STRAIGHT LEADER, MATCHING, 12' HT MIN.
5	EA	CEDAR ELM	*ULMUS CRASSIFOLIA*	4" CAL., B&B	PER PLAN	SINGLE, STRAIGHT LEADER, MATCHING, 12' HT MIN.
GROUNDCOVER & TURF GRASS						
QTY.	UNIT	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING	REMARKS
4,787	EA	ASIAN JASMINE	*TRACHELOSPERMUM ASIATICUM*	#1 GAL.	12" O.C.	FULL, MATCHING
15,366	SF	COMMON BERMUDAGRASS	*CYNODON DACTYLON*	SOLID SOD	TO COVER	ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED AND DISEASE FREE
MATERIALS						
QTY.	UNIT	TYPE	BRAND/STYLE	COLOR	SIZE	REMARKS
10	LF	STEEL EDGING	BORDER CONCEPTS/BORDER LINE	BLACK	3/16" THICK	4" HEIGHT. STAKES WELDED TO PLATE. APPLY TOUCH-UP PAINT.

0 10 20 40 60
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION
3	11/28/2017	TREES ADDED PER. OWNERS REQUEST
2	09/26/2017	TREES MOVED PER. OWNERS REQUEST
1	12/30/2016	ADDENDUM #1

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

REGISTERED LANDSCAPE ARCHITECT
MARK EDWIN DENNIS
2963
STATE OF TEXAS

12/30/2016

PLANTING PLAN

McKINNEY SUPPORT BUILDING

McKINNEY PUBLIC SAFETY COMPLEX

Lot 1, Block A, Safety Bldg Add.

CITY OF McKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MED	GBH/KJH	SEPT 2017	1"=20'			L1.1

McKinney Support Building

Public Safety Building Expansion Site Plan

16-216SP

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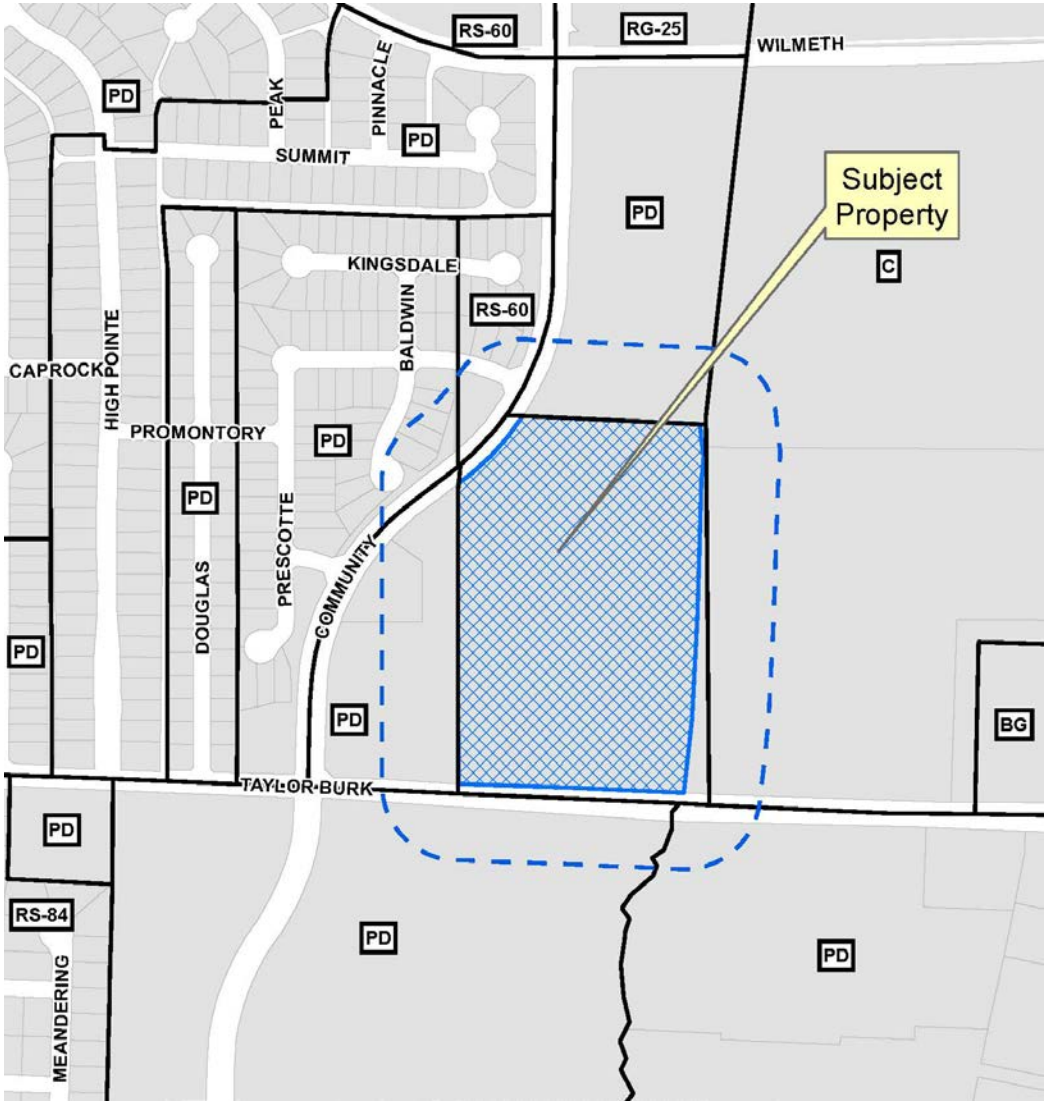
Location Map



McKINNEY TEXAS
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Aerial Map

McKINNEY TEXAS
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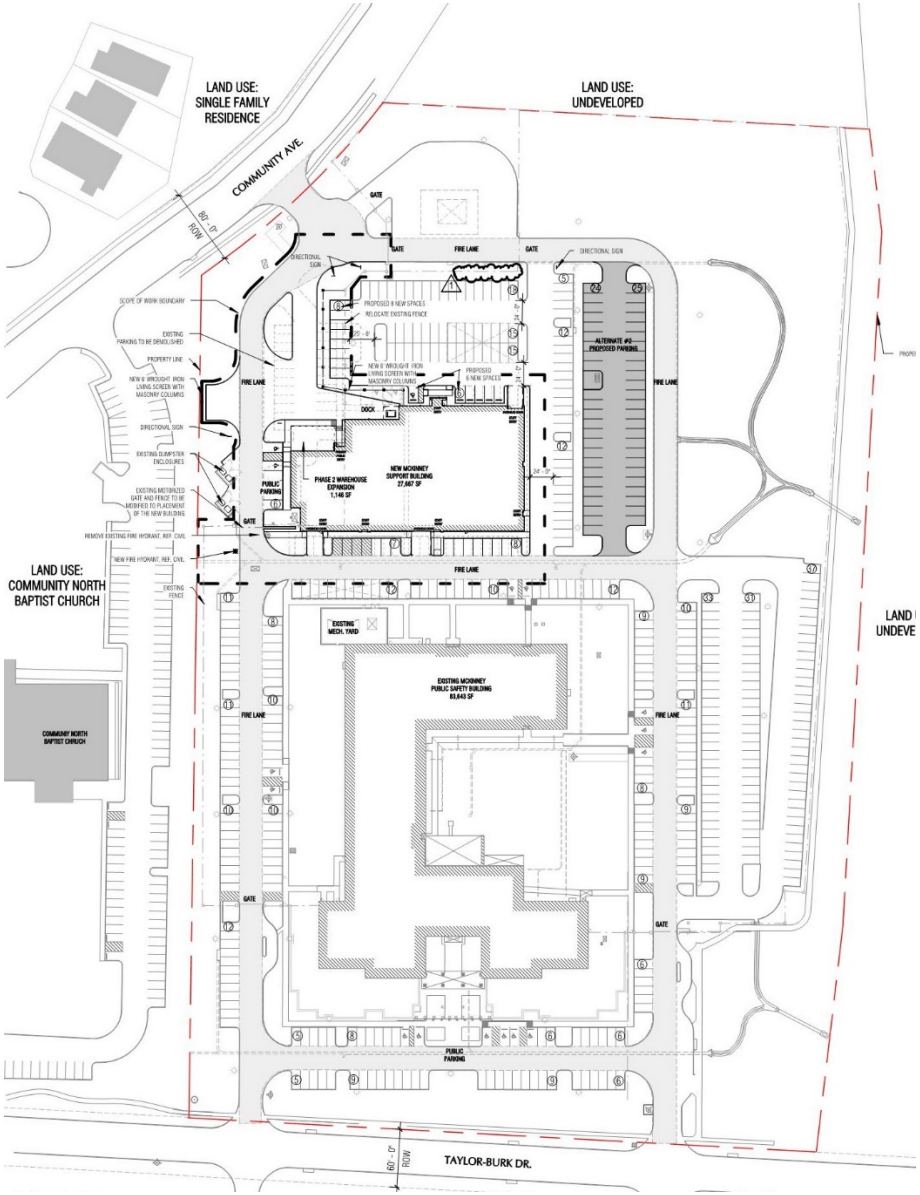
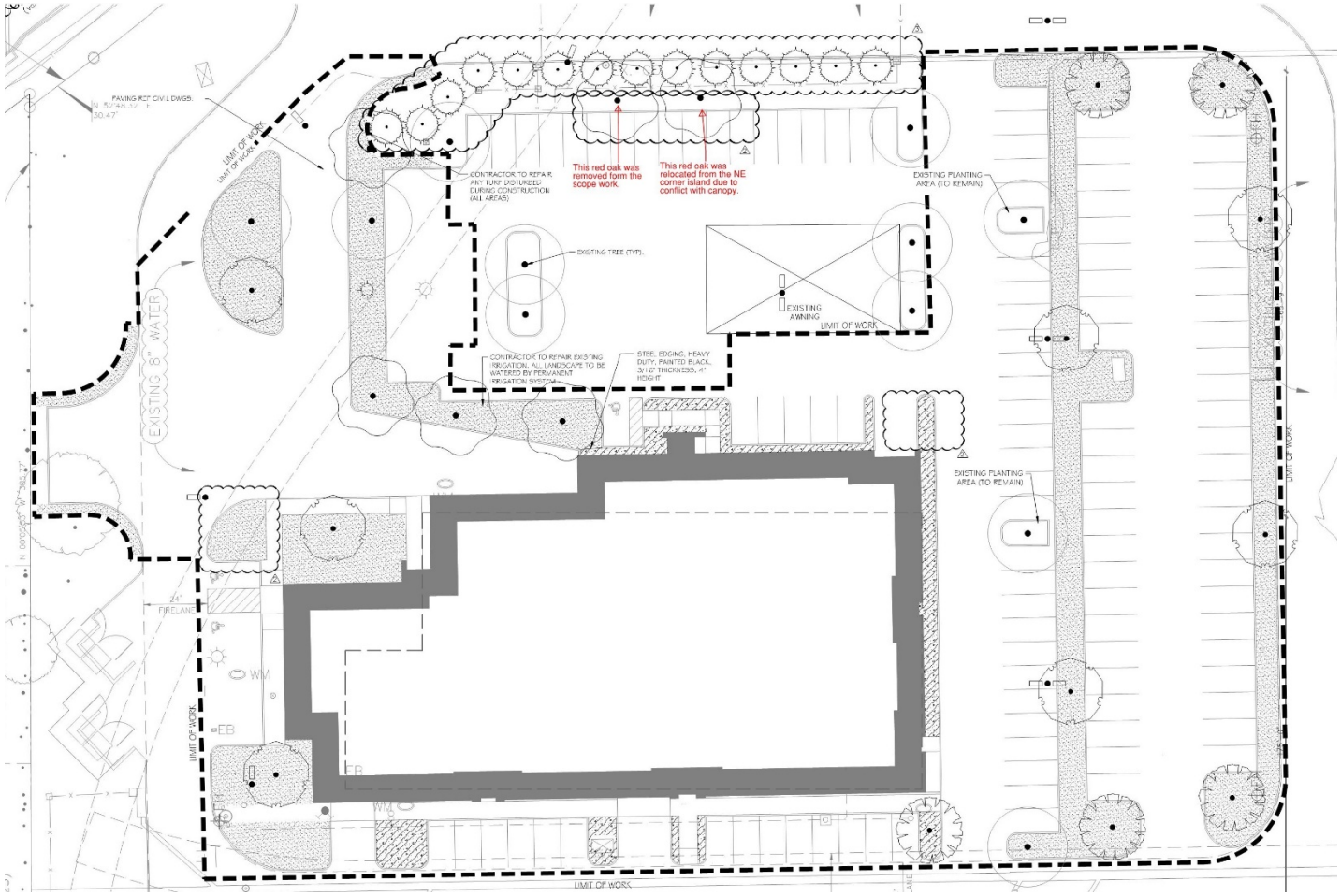
Site Plan


LAND USE:
SINGLE FAMILY
RESIDENCE
LAND USE:
UNDEVELOPED
COMMUNITY AVE.
60' - 0"
ROW
GATE
FIRE LANE
DIRECTIONAL SIGN
SCOPE OF WORK BOUNDARY
EXISTING
PARKING TO BE DEMOLISHED
PROPERTY LINE
NEW 6' WROUGHT IRON
LIVING SCREEN WITH
MASONRY COLUMNS
DIRECTIONAL SIGN
EXISTING DUMPSTER
ENCLOSURES
EXISTING METERED
GATE AND FENCE TO BE
MODIFIED TO PLACEMENT
OF THE NEW BUILDING
REMOVE EXISTING FIRE HYDRANT, REF. CIVIL
NEW FIRE HYDRANT, REF. CIVIL
EXISTING
FENCE
PROPOSED 8 NEW SPACES
RELOCATE EXISTING FENCE
NEW 6' WROUGHT IRON
LIVING SCREEN WITH
MASONRY COLUMNS
PROPOSED
6 NEW SPACES
DOCK
ALTERNATE #2
PROPOSED PARKING
PUBLIC
PARKING
PHASE 2 WAREHOUSE
EXPANSION
1,146 SF
NEW MCKINNEY
SUPPORT BUILDING
27,667 SF
LAND USE:
COMMUNITY NORTH
BAPTIST CHURCH
COMMUNITY NORTH
BAPTIST CHURCH
EXISTING
MECH. YARD
EXISTING MCKINNEY
PUBLIC SAFETY BUILDING
61,643 SF
PUBLIC
PARKING
60' - 0"
ROW
TAYLOR-BURK DR.

Landscape Plan



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McKINNEY™
TEXAS
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17-259MRP

TITLE:	Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 2, Block A, of Homco Addition, Located at the Northwest Corner of Lavon Drive and Industrial Boulevard

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 12, 2017

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Director of Planning, AICP, CPM

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

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

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.

2. The applicant revise 10' drainage easement on Lot 2 to be a 15' drainage easement.

3. The applicant revise two street names, Pucket Street and Burrus Street, to be named correctly.

APPLICATION SUBMITTAL DATE: September 6, 2017 (Original Application)
September 25, 2017 (Revised Submittal)
November 21, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide one lot into two lots, proposed Lot 1R (approximately 14.371 acres) and proposed Lot 2 (approximately

3.896 acres) for industrial uses. The applicant has indicated that the site will be developed for concrete storage uses.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block A, of the Homco Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"MH"-- Heavy Manufacturing District and "ML"- Light Manufacturing District (Industrial Uses)	Timber Blind & Shutter Company and West End Roofing
North	"ML"- Light Manufacturing District (Industrial Uses)	Timber Blind Company and Encore Wire Corporation
South	"ML"- Light Manufacturing District (Industrial Uses)	Encore Wire and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2006-09-101 (Industrial Uses) and "RS-60" - Single Family Residence District (Single Family Residential Uses)	Encore Wire and Lavon Heights Subdivision
West	"RS-60" - Single Family Residence District (Single Family Residential Uses), "RG-25" - General Residence District (Residential Uses) and "ML"- Light Manufacturing District (Industrial Uses)	Schroeder's Important Automotive, Perkins Place Subdivision, and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Lavon Drive, 50' Right-of-Way, Local

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:	Required along Lavon Drive
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)
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 minor replat.

SUPPORTING MATERIALS:

Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Minor Replat
PowerPoint Presentation

Standard Conditions for Minor Replat Approval Checklist

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

☒ Approval of construction plans including, but not limited to, 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 the plat for record:

☒ 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 it 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.)*

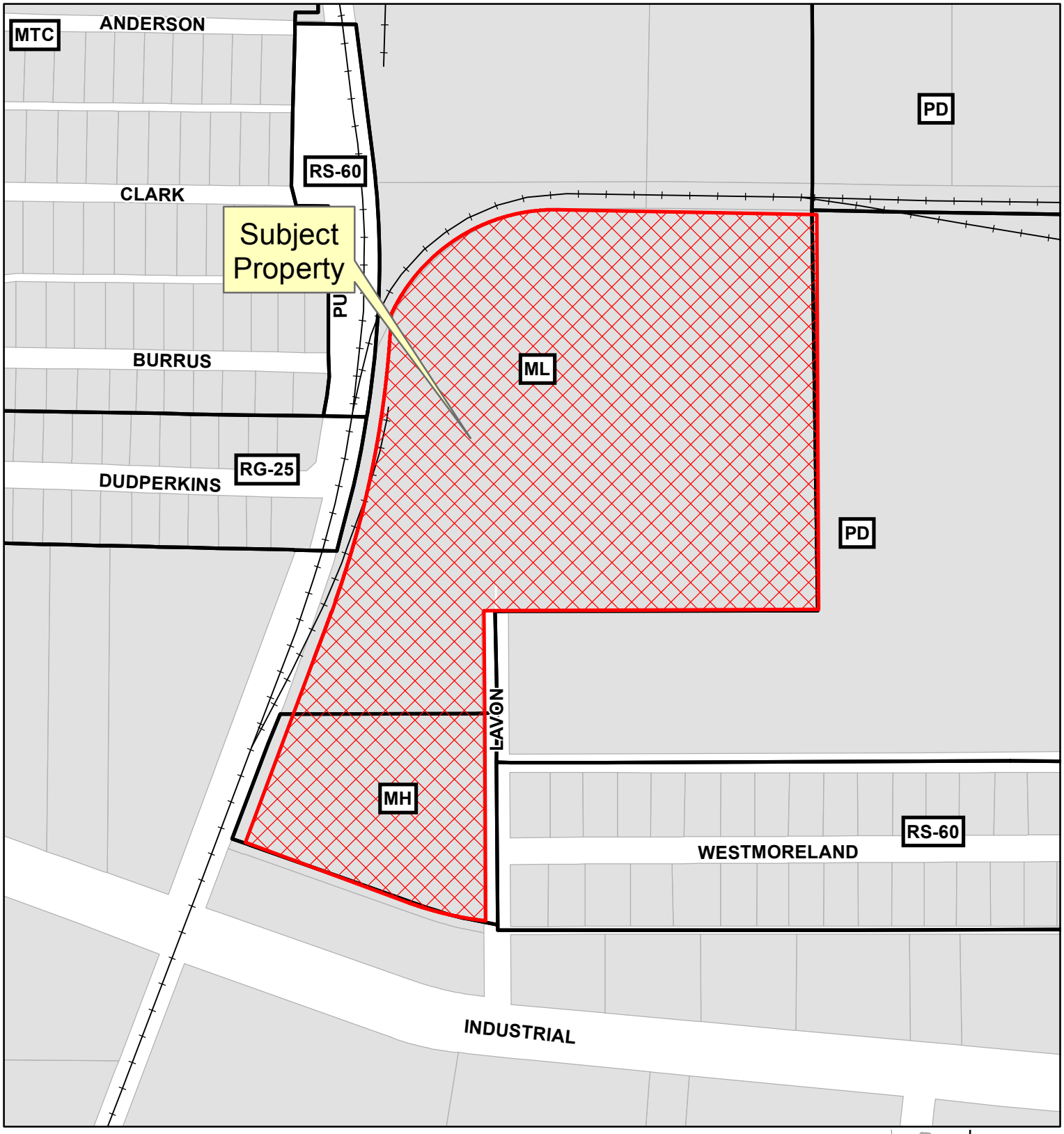
☐ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.

☒ Payment of pro-rata fees, as determined by the City Engineer.

☐ 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.

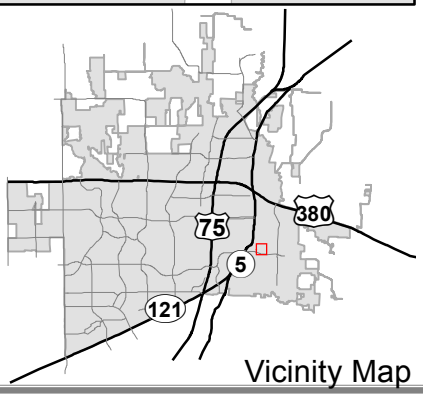


0 150 300 Feet

Location Map

Case: 17-259MRP

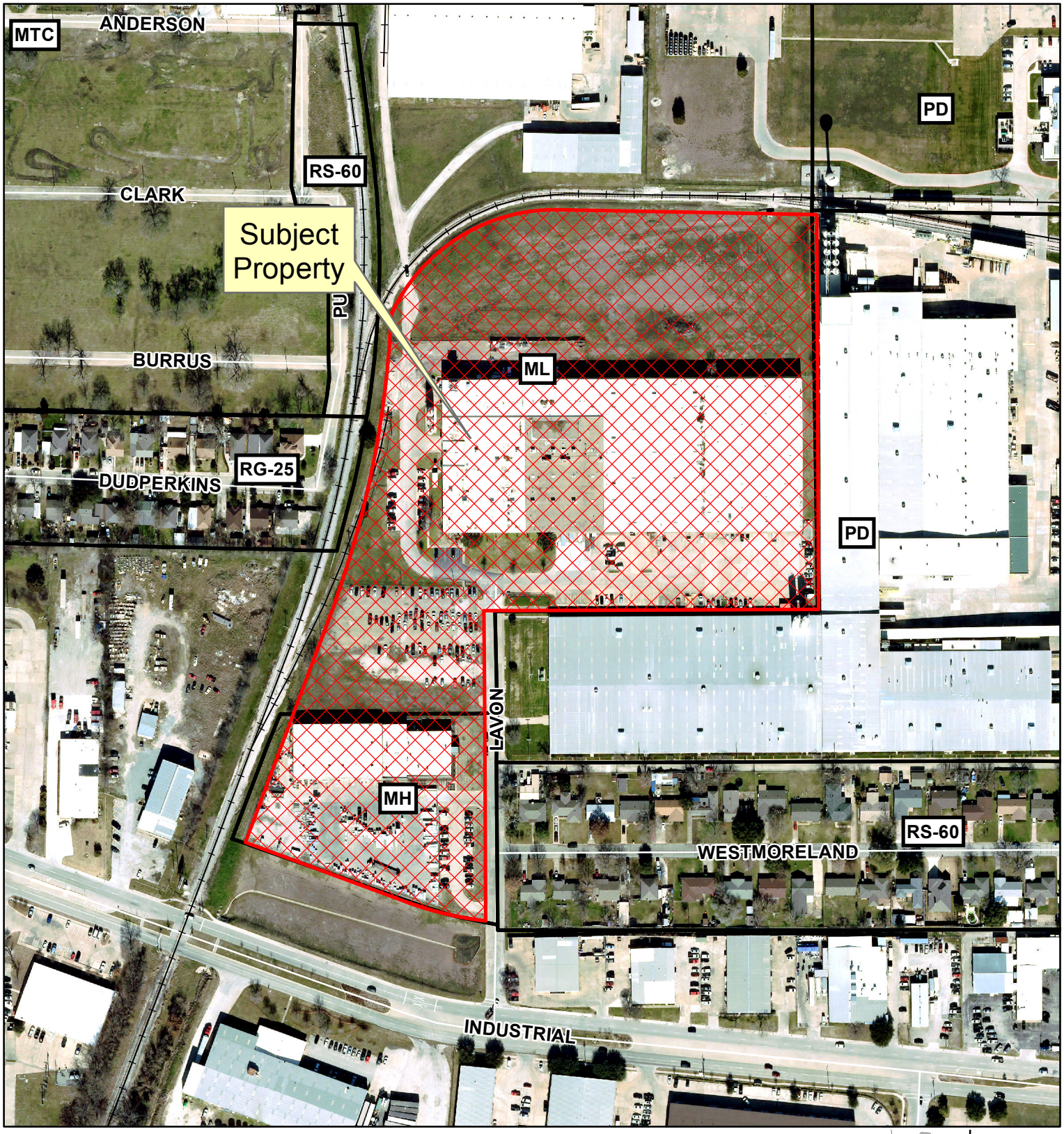
200' Buffer



Vicinity Map

Path: X:\Development Services\Planning\2017LocationMaps\17-259MRP.mxd

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.

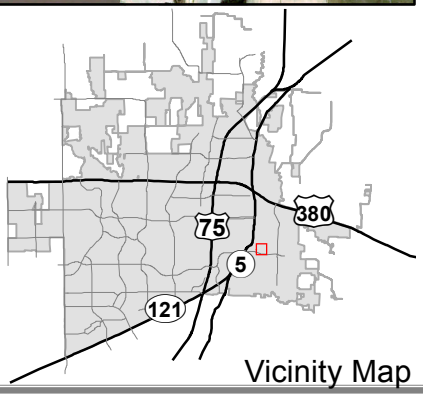


0 150 300 Feet

Location Map

Case: 17-259MRP

200' Buffer



Vicinity Map

McKINNEY TEXAS
Unique by nature.

Path: X:\Development Services\Planning\2017LocationMaps\17-259MRP.mxd

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RECEIVED
By Planning Department at 2:34 pm, Sep 06, 2017

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. • McKinney, Texas 75069
972.562.4409 • Fax 972.562.4471

August 14, 2017

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

Attn: Mr. Brian Lockley, Director of Planning

Re: Minor Plat/Replat Request – 1602 Lavon Drive

Dear Brian:

Please accept this letter as our request for a Minor Plat/Replat for 1602 Lavon Drive in McKinney, Texas. The Property is currently Zoned LM. This development will include the addition of a concrete maneuvering and storage area just north of the existing building. This concrete area will be for trucks to drop off and store building materials related to the roofing business currently occupying the facility. No building expansion is proposed. The project will include Re-Platting the property to include 1602 into an existing Plat, Homco Addition. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney for Building and Engineering Design. Project details are listed in detail below:

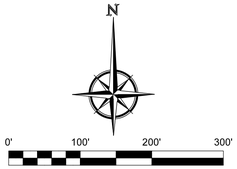
- The subject property is 3.86 acres.
- The subject property is currently LM.
- The proposed use is for a concrete truck maneuvering and storage area for building materials.

Thank you for your consideration of this Minor Plat/Replat Plan Request. Please call if you have any questions.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

WR Perman

Bill Perman
Project Manager



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The Bearings for the above prepared Survey and metes & bounds description are geodetic and are based upon GPS observations from City of McKinney GPS Control Monuments No. 43 and 44. NAD-83 Surface Data, Texas North Central Zone.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0290J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting,such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

MONUMENT NOTE:

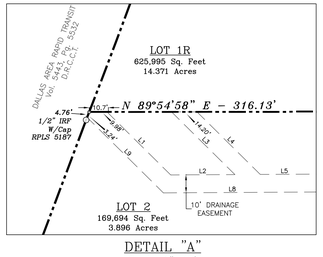
All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Minor Replat is to Plat a 2.948 acre tract of land (Lot 2) and reconfigure Lot 1, Block A of Homco Addition.

NOTE:

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district



DETAIL "A"
Scale-1"=40'

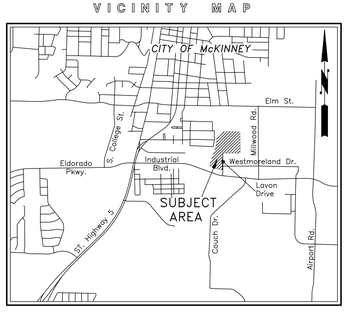
LINE TABLE

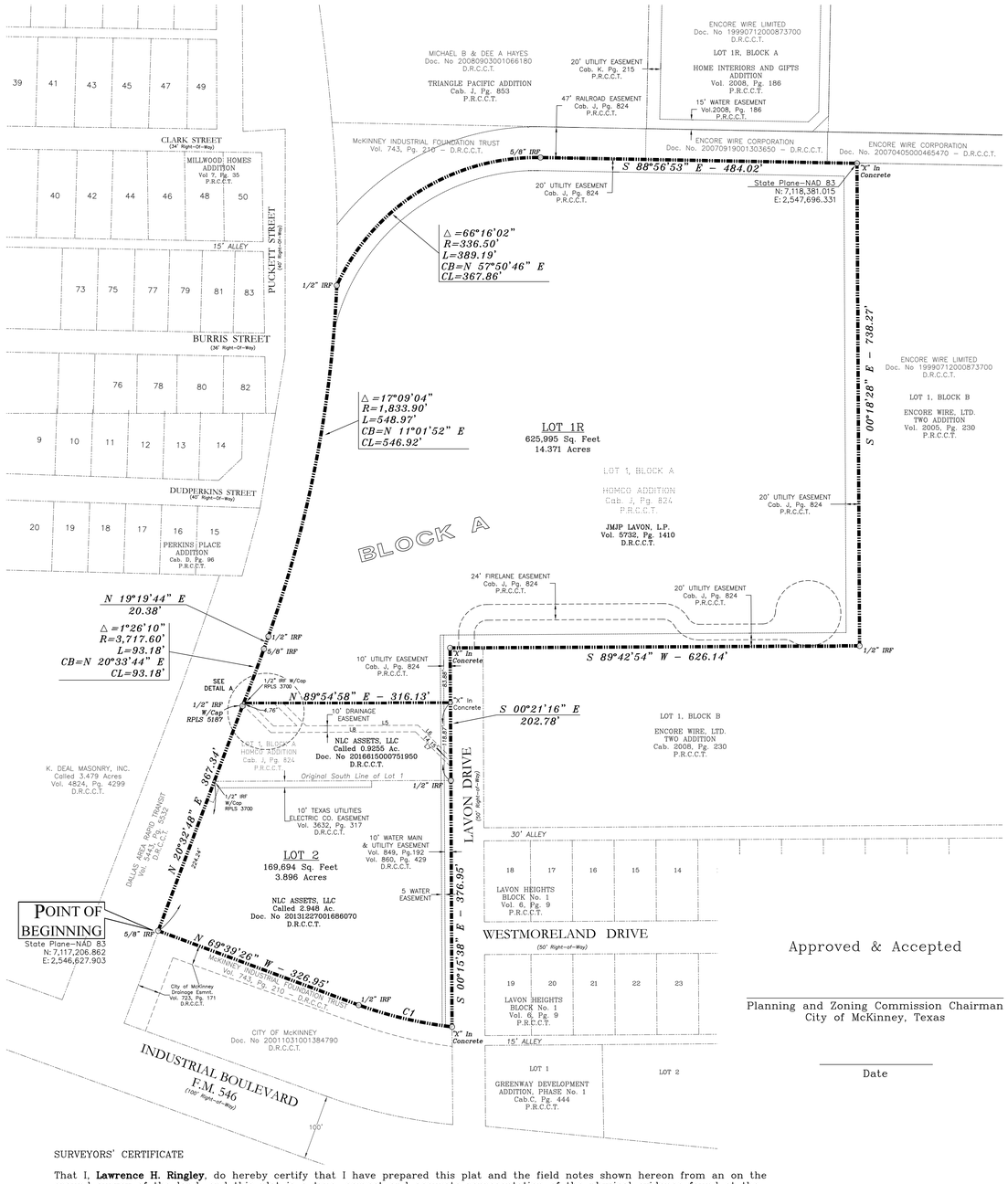
LINE	BEARING	DISTANCE
L1	S 45°18'56" E	50.03'
L2	N 89°41'04" E	35.88'
L3	N 45°18'56" W	49.82'
L4	S 45°18'56" E	49.74'
L5	N 89°41'04" E	171.19'
L6	S 45°18'56" E	70.17'
L7	N 45°18'56" W	76.04'
L8	S 89°41'04" W	221.21'
L9	N 45°18'56" W	59.96'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	13°11'54"	637.39'	146.82'	N 76°52'07" W	146.50'

VICINITY MAP





Approved & Accepted

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

SURVEYORS' CERTIFICATE

That I, **Lawrence H. Ringley**, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2017.

PRELIMINARY
FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHERAS, NLC ASSETS, L.L.C. and JMJP LAVON, L.P. are the owners of those certain tracts of land situated in the City of McKinney, in the William S. Richardson Survey, Abstract No. 747 of Collin County, Texas and being all of the following: that certain called 2.948 acre tract of land described in a deed to NLC Assets, L.L.C., recorded in Document No. 2013122700168607O, Deed Records, Collin County, Texas (D.R.C.C.T.); all of that certain called 0.9255 acre tract of land described in a deed to NLC Assets, L.L.C., recorded in Document No. 2016615000751950, D.R.C.C.T. and the remainder of Lot 1, Block A of Homco Addition, an addition to the City of McKinney according to the plat thereof, recorded in Cab. J, Page 824, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to JMJP Lavon, L.P., recorded in Volume 5732, Page 1410, D.R.C.C.T. and the consolidation of these three parcels being more particularly described by metes & bounds as follows:

BEGINNING at 5/8 inch iron rod found on the eastern right-of-way line of a railroad described in a deed to Dallas Area Rapid Transit (DART), recorded in Vol. 5443, Page 5532, D.R.C.C.T. for the southwest corner of the above described 2.948 acre tract and same being the northwest corner of the remainder of Tract 2, described in a deed to McKinney Industrial Foundation Trust, recorded in Volume 743, Page 210, D.R.C.C.T. and same being the northwest corner of a City of McKinney Drainage Easement, recorded in Volume 723, Page 171, D.R.C.C.T.

THENCE: North 20 deg. 32 min. 48 sec. East, along the common line of said 2.948 acre tract and DART right-of-way, at 224.24 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 3700", found for the northwest corner of said 2.948 acre tract and same being the original southwest corner of the above described Lot 1, Block A of Homco Addition and the above described 0.9255 acre tract and continuing on for a total distance of 367.34 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5187", found for corner at the beginning of a curve to the left having a radius of 3,717.60 feet, a central angle of 01 deg. 26 min. 10 sec. and chord that bears North 20 deg. 33 min. 44 sec. East - 93.18 feet;

THENCE: Continuing along said common line and with said curve to the left, at an arc distance of 4.76 feet, passing 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 3700", found for the northwest corner of said 0.9255 acre tract and continuing on for a total arc distance of 93.18 feet to a 5/8 inch iron rod found for corner at the end of said curve;

THENCE: North 19 deg. 19 min. 44 sec. East, along the common line of said DART right-of-way and Homco Addition, a distance of 20.38 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left, having a radius of 1,833.90 feet, a central angle of 17 deg. 09 min. 04 sec. and a chord that bears North 11 deg. 01 min. 52 sec. East - 546.92 feet;

THENCE: Continuing along said common line and with said curve to the left, an arc distance of 548.97 feet to a 1/2 inch iron rod found for corner at the end of said curve and for the most southerly corner of the remainder of Tract 2 described in a deed to McKinney Industrial Foundation Trust, recorded in Volume 743, Page 210, D.R.C.C.T. and said point also being the beginning of a non-tangent curve to the right, having a radius of 336.50 feet, a central angle of 66 deg. 16 min. 02 sec. and a chord that bears North 57 deg. 50 min. 46 sec. East - 367.86 feet;

THENCE: Along the common line of said Homco Addition and the McKinney Industrial Foundation tract and along said curve to the right, an arc distance of 389.19 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE: South 88 deg. 56 min. 53 sec. East, along the northern line of said Homco Addition and the south line of said McKinney Industrial Foundation tract and also the south line of that certain tract of land described in a deed to Encore Wire Corporation, recorded in Doc. No. 2007091900130365O, D.R.C.C.T., a distance of 484.02 feet to an "X" found in concrete for the northeast corner of said Homco Addition and same being the most northerly northwest corner of Lot 1, Block B of Encore Wire, LTD. Two Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2005, Page 230, P.R.C.C.T.;

THENCE: South 00 deg. 18 min. 28 sec. East, along the common line of said Homco Addition and Encore Wire Two Addition, a distance of 738.27 feet to a 1/2 inch iron rod found for the most easterly southeast corner of said Homco Addition and same being an inside ell corner of said Encore Wire Two Addition;

THENCE: South 89 deg. 42 min. 54 sec. West, continuing along said common line, a distance of 626.14 feet to an "X" found in concrete for the inside ell corner of said Homco Addition and same being the northwest corner of Lavon Drive (50' wide right-of-way);

THENCE: South 00 deg. 21 min. 16 sec. East, along the common line of said Homco Addition and Lavon Drive, at 83.88 feet, passing an "X" in concrete found for the northeast corner of the above mentioned 0.9255 acre tract and continuing on for a total distance of 202.78 feet to a 1/2 inch iron rod found for the southeast corner of said 0.925 acre tract and same being the original southerly southeast corner of said Homco Addition and same being the northeast corner of the above mentioned 2.948 acre tract;

THENCE: South 00 deg. 15 min. 38 sec. East, along the common line of said 2.948 acre tract and Lavon Drive, a distance of 376.95 feet to an "X" found in concrete for the southeast corner of said 2.948 acre tract and the northeasterly corner of the above mentioned McKinney Industrial Foundation Trust tract and City of McKinney Drainage Easement and said point being the beginning of a non-tangent cure to the right, having a radius of 637.39, a central angle of 13 deg. 11 min. 54 sec. and a chord that bears North 76 deg. 52 min. 07 sec. West - 146.50 feet;

THENCE: Along the common line of said 2.948 acre tract, McKinney Industrial Foundation tract and drainage easement and with said curve to the right, an arc distance of 146.82 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: North 69 deg. 39 min. 26 sec. West, continuing along said common line, a distance of 326.95 feet to the POINT OF BEGINNING and containing 795,689 square feet or 18.267 acres.

DEDICATION

STATE OF TEXAS)(
COUNTY OF COLLIN)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, NLC ASSETS, L.L.C. and JMJP LAVON, L.P., do hereby adopt this Minor Replat, designating the herein above described property as **HOMCO ADDITION, LOTS 1R & 2, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and being a replat of Lot 1, Block A of Homco Addition, an addition to the City of McKinney, according to the plat recorded in Cabinet J, Page 824, Plat Records, Collin County, Texas, and a 2.948 acre tract, described in a deed recorded in Doc. No. 2013122700168607O, Deed Records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND in COLLIN COUNTY, Texas, this the _____ day of _____ , 2017.

_____
RICK MONROE
NLC Assests, L.L.C.,a Texas limited liability company
Owner of Lot 2

_____
MICHAEL B. HAYES, President
PJMM, L.L.C., a Texas limited liability company,
General Partner to JMJP Lavon, L.P.
Owner of Lot 1R

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **RICK MONROE**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____ , 2017.

Notary Public, State of Texas

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **MICHAEL B. HAYES**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____ , 2017.

Notary Public, State of Texas

PRELIMINARY
FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

MINOR REPLAT

HOMCO ADDITION
LOTS 1R & 2, BLOCK A
18.267 Acres

being a replat of

Lot 1, Block A of Homco Addition, recorded in Cab. J, Pg. 824, Plat Records of Collin County, Texas, and a 2.948 Acre Tract described in Doc. No. 2013122700168607O, Deed Records of Collin County. Texas and situated in the William S. Richardson Survey, Abstract No. 747 City of McKinney Collin County, Texas

OWNER ~ LOT 1R

JMJP LAVON, LP
Contact: Michael B. Hayes
800 Elm Street
McKinney, Texas 75069
972-569-9100

OWNER ~ LOT 2

NLC ASSETS, L.L.C.
Contact: Rick Monroe
1602 Lavon Drive
McKinney, Texas 75069
214-534-5487
ram@monroeroofing.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING•MAPPING•PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Steak	08/14/17	1" = 100'	17030	17030-RP.DWG	1 of 1

Homco Addition Minor Replat

17-259MRP

McKINNEY™ TEXAS
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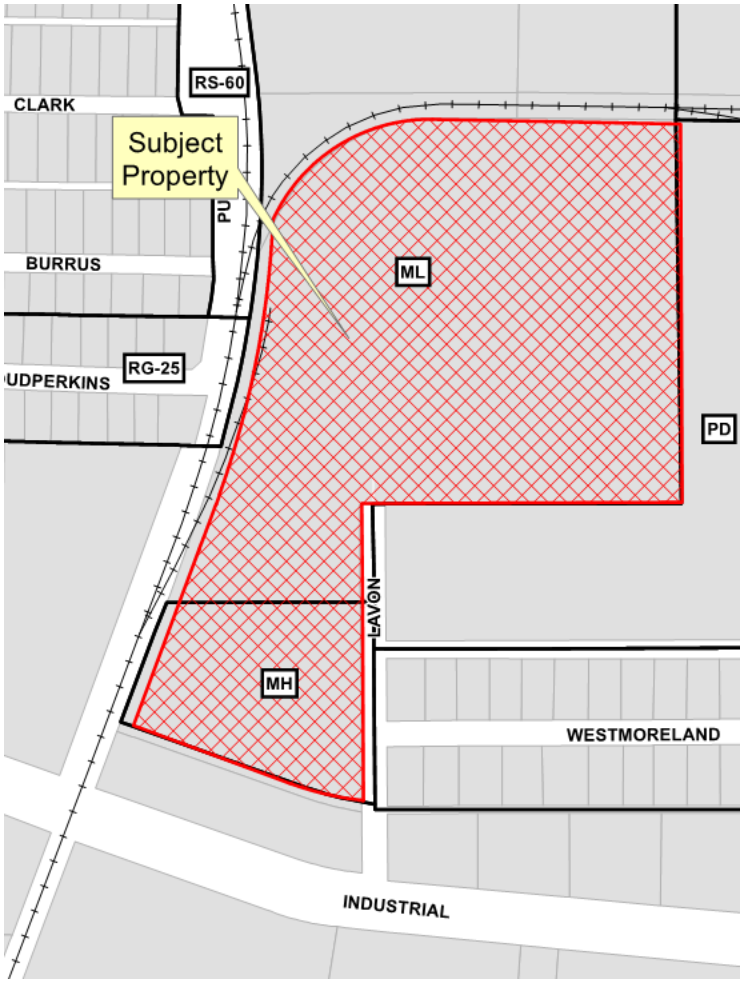
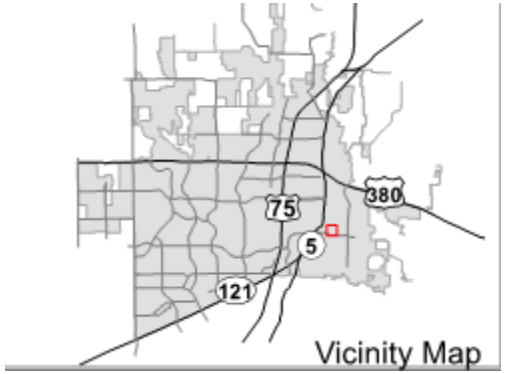
Location Map





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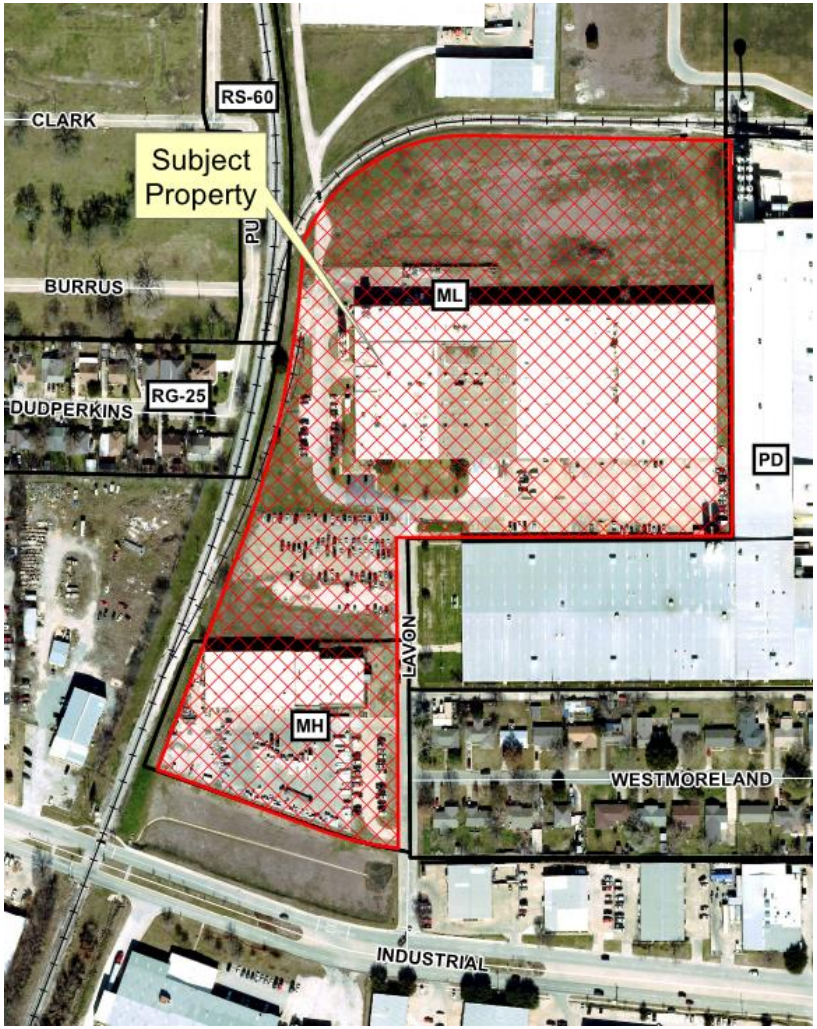
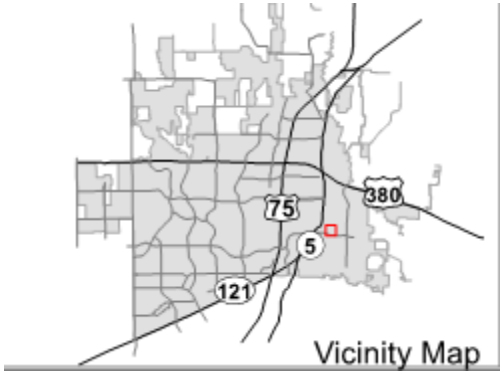
Aerial Exhibit





McKINNEY TEXAS
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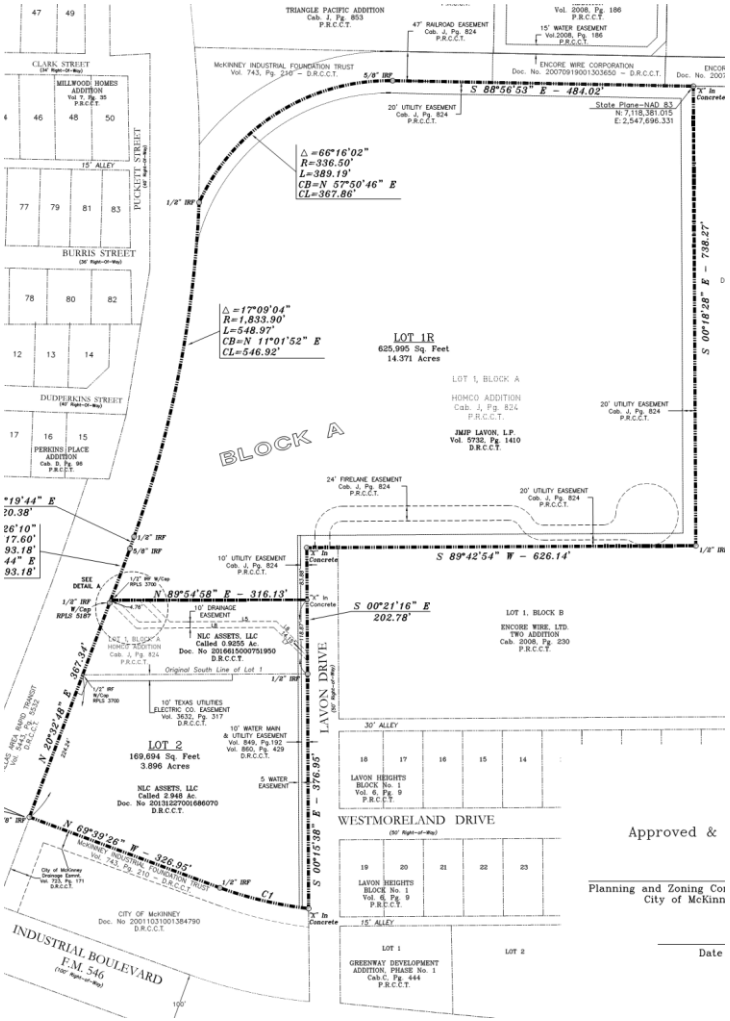
Proposed Minor Replat



McKINNEY™
TEXAS
Unique by nature.℠

17-0001M

TITLE:	Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

COUNCIL GOAL: Financially Sound Government

MEETING DATE: December 12, 2017

DEPARTMENT: Planning

CONTACT: Aaron Bloxham, Planner II
Jennifer Arnold, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council on January 16, 2018.

STAFF RECOMMENDATION: Staff recommends filing of the semiannual report with respect to the progress of the Capital Improvements Plan for roadway and utility impact fees.

ITEM SUMMARY: Staff is presenting the 2016-2017 end of year semiannual report on the progress of the Capital Improvements Plan for roadway and utility impact fees as required by Chapter 395 of the Texas Local Government Code. Staff has established a schedule of presenting the semiannual report at the mid-point of the fiscal year as well as at the end of the fiscal year (the fiscal year being October to September). The 2016-2017 mid-fiscal year report was presented at the Planning and Zoning Commission meeting on May 23, 2017 and accepted by City Council on June 20, 2017.

The Planning and Zoning Commission has been appointed as the Capital Improvements Advisory Committee for the City of McKinney. Per state law, the committee serves in an advisory capacity and is established to:

(1) Advise and assist the political subdivision in adopting land use assumptions;

(2) Review the capital improvements plan and file written comments;

(3) Monitor and evaluate implementation of the capital improvements plan;

(4) File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

Semiannual Report

The Capital Improvements Plan used for this semiannual report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update and was recently amended in February 2017 (Utility CIP only). The semiannual report is required to report the progress of the Capital Improvements Plan and report any perceived inequities in the implementation of the CIP. ***The Planning & Zoning Commission meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.***

The City of McKinney's semiannual report includes a summary of the total roadway and utility impact fee funds collected, transferred, and available for capital improvement projects. It also lists ongoing capital improvement projects partially funded by impact fee revenue.

Utility Impact Fee Amendment

In February 2017, City Council approved an amendment to the Utility Impact Fee Ordinance to reflect changes in the types and sizes of water meters issued by the City for new construction and redevelopment projects subject to impact fees.

Construction Costs and Consumer Price Index

As part of the semiannual report, Staff has included a review of regional construction costs and the national Consumer Price Index.

From October 2016 to October 2017, the Construction Cost Index in the Dallas area increased 3.9% as compared to the National Average, which increased 3.7% during the same period. (Source: Construction Cost Index at www.enr.com).

From October 2016 to October 2017, the Consumer Price Index (CPI) rose 2.0%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 1.8% (Source: US Department of Labor, Bureau of Labor Statistics).

Staff feels that the impact fee schedule currently in place is commensurate with trends in construction costs and inflation rates.

ONE McKinney 2040 Comprehensive Plan Update

In July 2015, the City launched a major update the Comprehensive Plan, which is a policy document that establishes the City's future land use plan and master thoroughfare plan, among other items. The updated Comprehensive Plan is anticipated to be approved in 2018. Because the future land use plan and master thoroughfare plan play a significant role in determining impact fees, staff will begin a major update to the impact fee program immediately following adoption of the ONE McKinney 2040 Comprehensive Plan.

Roadway Impact Fees Fund Activity (FY 16-17)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$0	$0	$0	$0	$0	$0
C	$710,481	$733,482	($1,086,900)	$357,063	$0	$357,063
D	$174,852	$105,250	($187,500)	$92,602	$0	$92,602
E	$338,299	$147,168	($378,150)	$107,317	$0	$107,317
F	$0	$0	$0	$0	$0	$0
G	$544,679	$453,338	$3,665	$1,001,682	$0	$1,001,682
H	$484,907	$485,890	($353,467)	$617,330	$0	$617,330
I	$1,587,774	$1,735,254	$1,920	$3,324,948	$0	$3,324,948
J	$1,943	$924,935	$218,255	$1,145,133	$0	$1,145,133
K	$1,071,414	$205,537	($1,187,292)	$89,658	$0	$89,658
L	$1	$0	$0	$1	$0	$1
M	$0	$0	$0	$0	$0	$0
TOTAL	**$4,914,349**	**$4,790,854**	**($2,969,469)**	**$6,735,734**	**$0**	**$6,735,734**

- Totals as of 9/30/2017
- YTD - Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.

Utility Impact Fees Fund Activity (FY 16-17)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/ Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	$5,691,145	$3,189,177	($2,539,064)	($3,000,000)	$3,341,258
Wastewater	$2,643,258	$361,273	($805,506)	($1,800,000)	$399,025
Total	**$8,334,403**	**$3,550,450**	**($3,344,570)**	**($4,800,000)**	**$3,740,283**

- Totals as of 9/30/2017
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD - Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD - Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

CIP PROJECT STATUS (FY 2016-2017)

The CIP Roadway and Utility Projects List is included as an attachment to this report and lists Capital Improvement Program roadway and utility projects for which impact fee funds have been allocated and/or spent during this fiscal year.

SUMMARY OF PREVIOUS FISCAL YEARS

Roadway Impact Fees Fund Activity (FY 15-16)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$0	$0	$0	$0	$0	$0
C	$173,537	$535,744	$1,200	$710,481	($37,500)	$672,981
D	$137,613	$537,239	($500,000)	$174,852	($37,500)	$137,352
E	$107,348	$230,951	$0	$338,299	($37,500)	$300,799

F	$0	$0	$0	$0	$0	$0
G	$289,092	$246,859	$8,728	$544,679	$0	$544,679
H	$391,200	$404,417	($310,710)	$484,907	$0	$484,907
I	$1,068,553	$376,821	$142,400	$1,587,774	($37,500)	$1,550,274
J	$1,911,890	$1,354,570	($3,264,517)	$1,943	$0	$1,943
K	$813,468	$711,591	($453,645)	$1,071,414	($450,000)	$621,414
L	$1	$0	$0	$1	$0	$1
M	$0	$0	$0	$0	$0	$0
TOTAL	**$4,892,701**	**$4,398,193**	**($4,376,545)**	**$4,914,350**	**($600,000)**	**$4,314,350**

Note: Fiscal Year Totals as of September 30, 2016

Utility Impact Fees Fund Activity (FY 15-16)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	$6,549,787	$2,720,894	($3,579,536)	($7,500,000)	($1,808,855)
Wastewater	$2,444,311	$304,085	($105,138)	($2,600,000)	$43,258
Total	**$8,994,098**	**$3,024,979**	**($3,684,674)**	**($10,100,000)**	**($1,765,597)**

Note: Fiscal Year Totals as of September 30, 2016

Roadway Impact Fees Fund Activity (FY 14-15)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$0	$0	$0	$0	$0	$0
C	$178,537	$0	($5,000)	$173,537	$0	$173,537
D	$1,081,293	$56,319	($1,000,000)	$137,613	$0	$137,613
E	$247,740	$84,608	($225,000)	$107,348	$0	$107,348
F	$0	$0	$0	$0	$0	$0

G	$221,754	$504,938	($437,600)	$289,092	$0	$289,092
H	$39,875	$358,709	($7,384)	$391,200	$0	$391,200
I	$2,130,858	$701,060	($1,963,500)	$868,418	$0	$868,418
J	$1,217,367	$1,301,823	($607,300)	$1,911,890	$0	$1,911,890
K	$591,166	$224,512	($2,210)	$813,468	$0	$813,468
L	$1	$0	$0	$1	$0	$1
M	$0	$0	$0	$0	$0	$0
Professional Services				**$0**	($150,000)	($150,000)
TOTAL	**$5,708,591**	**$3,231,970**	**($4,247,994)**	**$4,692,566**	**($150,000)**	**$4,542,566**

Note: Fiscal Year Totals as of September 30, 2015

Utility Impact Fees Fund Activity (FY 14-15)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	$5,441,257	$2,889,645	($1,781,115)	($2,745,000)	$3,804,787
Wastewater	$2,123,681	$327,403	($6,774)	$0	$2,444,311
Total	**$7,564,939**	**$3,217,048**	**($1,787,889)**	**($2,745,000)**	**$6,249,098**

Note: Fiscal Year Totals as of September 30, 2015

Roadway Impact Fees Fund Activity (FY 13-14)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$7,367	$0	($7,367)	$0	$0	$0
C	$584,808	$157,300	($563,571)	$178,537	$0	$178,537
D	$976,344	$104,949	$0	$1,081,293	$0	$1,081,293
E	$158,332	$392,944	($303,536)	$247,740	$0	$247,740
F	$0	$0	$0	$0	$0	$0
G	$375,491	$349,763	($503,500)	$221,754	$0	$221,754
H	$90,613	$104,051	($154,789)	$39,875	$0	$39,875
I	$2,915,301	$1,393,224	($2,177,666)	$2,130,858	($1,400,000)	$730,858
J	$874,600	$349,767	($7,000)	$1,217,367	($600,000)	$617,367
K	$715,565	$295,820	($420,218)	$591,166	$0	$591,166
L	$1	$0	$0	$1	$0	$1
M	$0	$0	$0	$0	$0	$0
Unknown	$0	$0	$0	$0	($150,000)	($150,000)
TOTAL	**$6,698,422**	**$3,147,817**	**($4,122,913)**	**$5,708,591**	**($2,150,000)**	**$3,558,591**

Note: Fiscal Year Totals as of September 30, 2014

Utility Impact Fees Fund Activity (FY 13-14)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	$6,946,921	$2,318,108	($3,823,773)	($4,450,000)	$991,257
Wastewater	$1,858,662	$270,347	($5,328)	($1,200,000)	$923,681
Total	**$8,805,584**	**$2,588,455**	**($3,829,101)**	**($5,650,000)**	**$1,914,939**

Note: Fiscal Year Totals as of September 30, 2014

Roadway Impact Fees Fund Activity (FY 12-13)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$0	$0	$0	$0	$0	$0
C	$511,016	$98,210	($25,000)	$584,808	$0	$584,808
D	$784,214	$123,613	$67,540	$976,344	$0	$976,344
E	$85,229	$97,945	($25,000)	$158,332	$0	$158,332
F	$0	$0	$0	$0	$0	$0
G	$168,403	$361,165	($154,453)	$375,491	$0	$375,491
H	$155,834	$173,236	($231,183)	$97,980	$0	$97,980
I	$1,812,501	$2,457,773	($1,357,885)	$2,915,301	($2,100,000)	$815,301
J	$710,292	$206,132	($42,700)	$874,600	($600,000)	$274,600
K	$354,289	$407,697	($47,138)	$715,565	($410,000)	$305,565
L	$1	$0	$0	$1	$0	$1
M	$10,685	$0	$0	$10,685	$0	$10,685
Unknown	$0	$0	$0	$0	($150,000)	($150,000)
Total	**$4,592,463**	**$3,925,770**	**($1,815,819)**	**$6,709,107**	**($3,260,000)**	**$3,449,107**

Note: Fiscal Year Totals as of September 30, 2013

Utility Impact Fees Fund Activity (FY 12-13)

Utility Impact Fee Account	Beginning LTD Balance	YTD Revenues	Transfers out to Projects/Refunds YTD	Interest YTD	Allocated to Future Projects	Available Funds LTD
Water	$3,830,382	$2,938,157	$171,453	$6,930	($3,785,000)	$3,161,921
Wastewater	$1,193,253	$371,754	$291,802	$1,854	$0	$1,858,662

Total	**$5,023,634**	**$3,309,911**	**$463,255**	**$8,784**	**($3,785,000)**	**$5,020,584**

Note: Fiscal Year Totals as of September 30, 2013

SUPPORTING MATERIALS:

Project List EOY 2017
Presentation

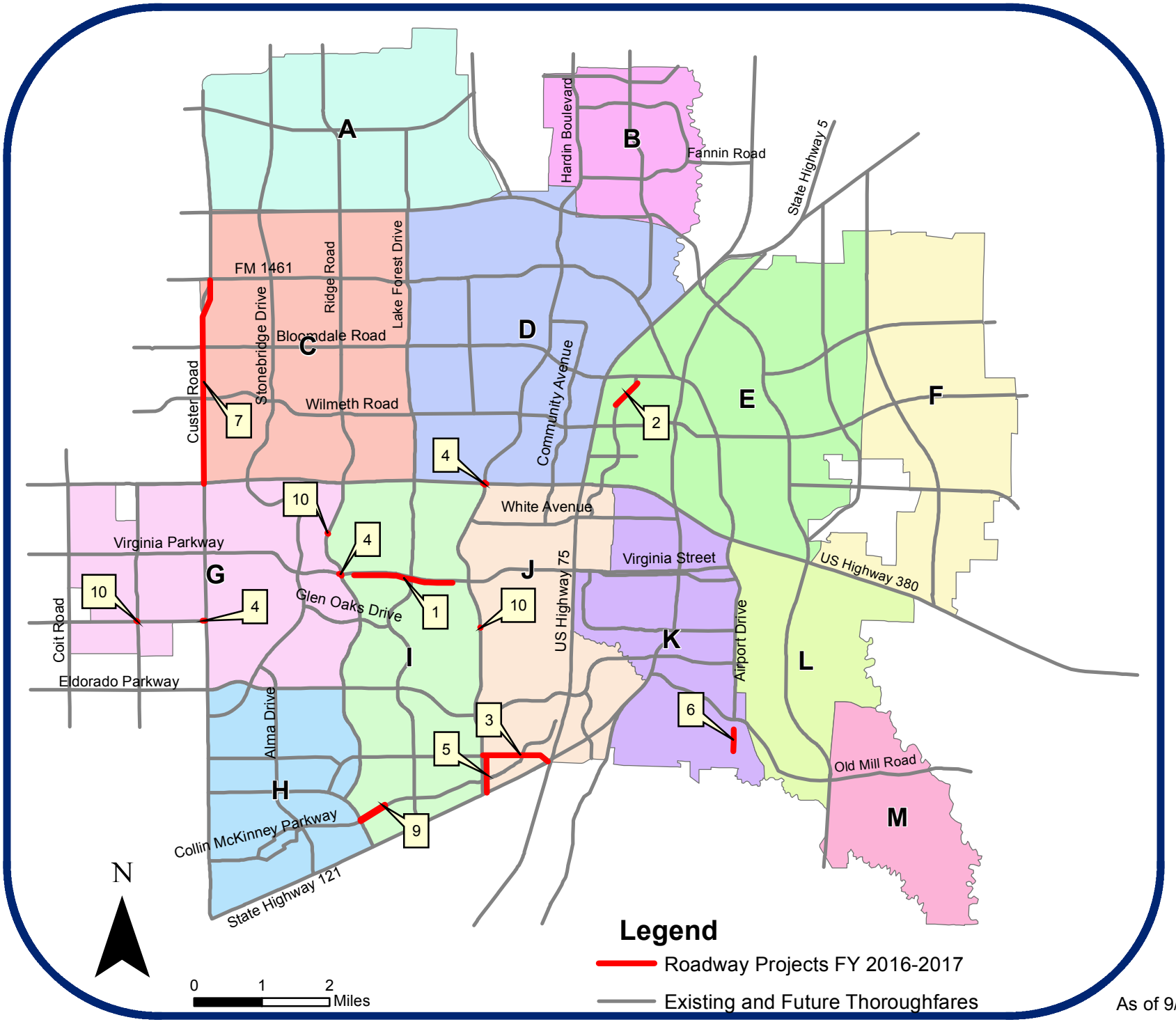
Active Roadway and Utility Impact Fee CIP Projects
2016-2017 END OF YEAR

Includes:

Roadway Impact Fee CIP Projects Map
Utility Impact Fee CIP Projects Map
Project Summary Sheets*

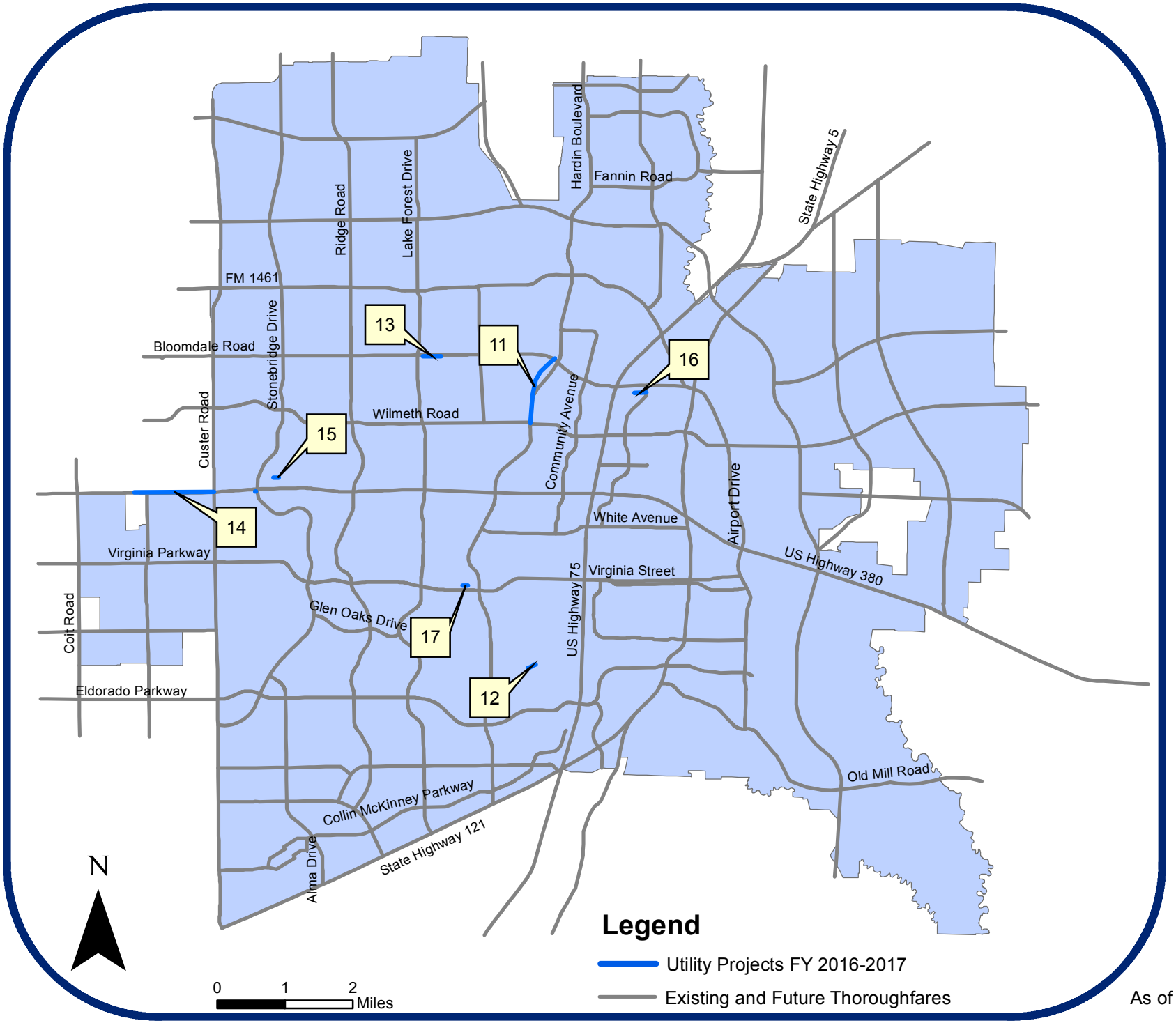
**Project Summary Sheets are included for completed and active CIP projects for which impact fees have been utilized and/or allocated during this fiscal year. Completed projects may be shown for those that were closed out during the current fiscal year.*

ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2016 - 2017)



As of 9/30/2017

ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2016-2017)



As of 9/30/2017

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
VIRGINIA PKWY LANES 5 & 6	ST1231	**1**

Project Description	Estimated Completion
Construct lanes 5 & 6 in the median of Virginia Pkwy from Ridge Rd to Bellegrove Dr.	Feb-2019

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 1,550,000	$ 1,791,124	$ 878,876			**$ 4,220,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 4,220,000

% of Project Funded by Impact Fees
36.73%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
REDBUD LANES 3 & 4	ST1612	**2**

Project Description	Estimated Completion
Construct Lanes 3 & 4 from Bloomdale Rd. to McLarry Dr.	Dec-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 350,000	$ 1,550,000	$ -	$ -	$ -	**$ 1,900,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 1,900,000

% of Project Funded by Impact Fees
18.42%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
MCKINNEY RANCH PKWY	ST1614	**3**

Project Description	Estimated Completion
Adding 2 lanes and reconstruct McKinney Ranch Pkwy from Hardin Blvd to US 75.	Mar-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 2,150,000	$ -	$ -	$ 123,504	$ -	**$ 2,273,504**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -		**$ -**

GRAND TOTAL
$ 2,273,504

% of Project Funded by Impact Fees
94.57%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
VARIOUS ARTERIAL CAPACITY IMPROVEMENTS	ST1618	**4**

Project Description	Estimated Completion
Capacity improvements to intersections located at US 380 & Hardin Blvd, Westridge Blvd & Custer Rd, and Virginia Pkwy & Ridge Rd.	TBD

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 500,000	$ 2,500,000	$ -	$ -	$ -	**$ 3,000,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -		**$ -**

GRAND TOTAL
$ 3,000,000

% of Project Funded by Impact Fees
16.67%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
HARDIN BLVD LANES 5 & 6	ST3211	**5**

Project Description	Estimated Completion
Construct lanes 5 and 6 in the median of Hardin Blvd from SH 121 to McKinney Ranch Pkwy.	Mar-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 2,300,000	$ -	$ -	$ -	$ -	**$ 2,300,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -		**$ -**

GRAND TOTAL
$ 2,300,000

% of Project Funded by Impact Fees
100.00%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
COUNTRY LANE EXTENSION	ST4372	**6**

Project Description	Estimated Completion
Extend existing Country Lane to the new FM 546 roadway.	TBD

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 1,000,000	$ 500,000	$ -	$ -	$ -	**$ 1,500,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -		**$ -**

GRAND TOTAL
$ 1,500,000

% of Project Funded by Impact Fees
66.67%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
CUSTER ROAD (DESIGN)	ST9115	**7**

Project Description	Estimated Completion
Design study for the future widening of the road to four lanes (ultimately six lanes generally between US 380 and FM 1461) and realignment at the north end near FM 1461.	Jul-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 600,000	$ 2,010,000	$ 1,250,000	$ 59,824	$ -	**$ 3,919,824**

Funding Sources (Thru Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ 4,690,000	$ -	$ -	$ -	$ 4,690,000

GRAND TOTAL
$ 8,609,824

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

% of Project Funded by Impact Fees
6.97%

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
COLLIN MCKINNEY PKWY PUBLIC-PRIVATE PARTNERSHIP (CONSTRUCTION)	FA4314	**8**

Project Description	Estimated Completion
Participate with private developer in cost-sharing for the construction of Collin McKinney Pkwy between Stacy Rd and Village Park Dr.	Complete

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 150,000	$ -	$ -	$ 730,000	$ -	**$ 880,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 880,000

% of Project Funded by Impact Fees
17.05%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
COLLIN MCKINNEY PKWY PUBLIC-PRIVATE PARTNERSHIP (ACQUISITIONS)	FA4408	**9**

Project Description	Estimated Completion
Participate with private developer in cost-sharing for the acquisition of right-of-way and easements associated with the construction of Collin McKinney Pkwy between Stacy Rd and Village Park Dr.	N/A

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 120,000	$ -	$ -	$ 30,000	$ -	**$ 150,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 150,000

% of Project Funded by Impact Fees
80.00%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
TRAFFIC SIGNALIZATION CONSTRUCTION	TR1620	**10**

Project Description	Estimated Completion
New signals at the intersections of Independence Pkwy & Westridge Blvd, Hardin Blvd & Winding Brook Dr, Custer Rd & Silverado Trl, and Ridge Rd & Habersham.	Aug-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 300,000	$ 650,000	$ -	$ -	$ -	**$ 950,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 950,000

% of Project Funded by Impact Fees
31.58%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
HARDIN BLVD 36" WATER LINE	WA2029	**11**

Project Description	Estimated Completion
5,800 LF of 36 inch water line from Wilmeth Rd to Bloomdale Rd along Hardin Blvd. This project is complete.	Complete

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 600,000	$ -	$ -	$ -	$ 200,000	**$ 800,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 800,000

% of Project Funded by Impact Fees
75.00%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
CLUB LAKE 8 INCH WATER LINE LOOP	WA4226	**12**

Project Description	Estimated Completion
Design and construct secondary water source to area	Jan-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 85,000	$ 280,000	$ -	$ -	$ -	**$ 365,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 365,000

% of Project Funded by Impact Fees
23.29%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
BLOOMDALE PUMP STATION LINE (850 PP)	WA4340	**13**

Project Description	Estimated Completion
6,900 LF of 42 inch water line, 1,300 LF of 54 inch water line, and 450 LF of 54 inch water line from the Bloomdale Rd Pump Station Site to Hardin Blvd along Bloomdale Rd.	Apr-2019

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 1,300,000	$ 5,935,000	$ -	$ -	$ -	**$ 7,235,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 7,235,000

% of Project Funded by Impact Fees
17.97%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
US380 WATERLINE IMPROVEMENT	WA4415	**14**

Project Description	Estimated Completion
Constructing a master planned 24" waterline and replacing the existing water lines.	Dec-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 3,200,000	$ 1,535,000	$ -	$ -	$ -	**$ 4,735,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 4,735,000

% of Project Funded by Impact Fees
67.58%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
UNIVERSITY PUMP STATION (10 MG GROUND STORAGE TANK)	WA6116	**15**

Project Description	Estimated Completion
Construct second 10 million gallon ground storage tank at University Pump Station. This project is complete.	Complete

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 5,700,000	$ 2,510,000	$ -	$ -	$ -	**$ 8,210,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 8,210,000

% of Project Funded by Impact Fees
69.43%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
REDBUD PUMP STATION SITE	WA8132	**16**

Project Description	Estimated Completion
Construct a new water pump station & ground storage facility.	2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 2,700,000	$ 24,700,000	$ -	$ -	$ -	**$ 27,400,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 27,400,000

% of Project Funded by Impact Fees
9.85%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
HARDIN BLVD ELEVATED STORAGE TANK	WA9117	**17**

Project Description	Estimated Completion
Constructed 2 million gallon elevated storage tank located near the intersection of Hardin Blvd and Virginia Pkwy; 1,300 LF of 24" water line and 350 LF of 16" water line. This project is complete.	Complete

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 220,500	$ 5,573,830	$ -	$ -	$ -	**$ 5,794,330**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 5,794,330

% of Project Funded by Impact Fees
3.81%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
STONEBRIDGE LIFT STATION	WW4359	**18**

Project Description	Estimated Completion
Decomissioning of an existing lift station and replacing with a 24" gravity trunk line.	2020

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 800,000	$ -	$ -	$ -	$ -	**$ 800,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 1,890,000	$ -	$ -	$ -	$ -	**$ 1,890,000**

GRAND TOTAL
$ 2,690,000

% of Project Funded by Impact Fees
100.00%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Impact Fee Semiannual Report

(End of Year 2016-2017)
17-001M

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Semiannual Report 2016 - 2017

- **The Semiannual Report was last presented at the Planning and Zoning Commission meeting on May 23, 2017.**

- **The Semiannual Report is required to**:
  - Report the progress of the Capital Improvements Plan
  - Report any perceived inequities in the Capital Improvements Plan implementation

- **The City of McKinney Semiannual Report includes**:
  - A summary of total Roadway and Utility Impact Fee funds collected, transferred, and available for capital improvement programs
  - A list of capital improvement projects for which impact fees have been allocated

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Semiannual Report 2016 - 2017

- **The Capital Improvements Plan used for the Semiannual Report was adopted on November 19, 2013 (as part of the 2012-2013 Impact Fee Update) and amended February 13, 2017 (Utility CIP only)**
- **This is not the same as the City's overall Capital Improvements Program**
- **The Capital Improvements Plan for Impact Fees is:**
  - *The adopted plan which identifies all capital improvements and their costs for each service area, which are necessitated by the new development in that service area for a period not to exceed 10 years, which are to be financed, in part, through the imposition of roadway and utility impact fees.*

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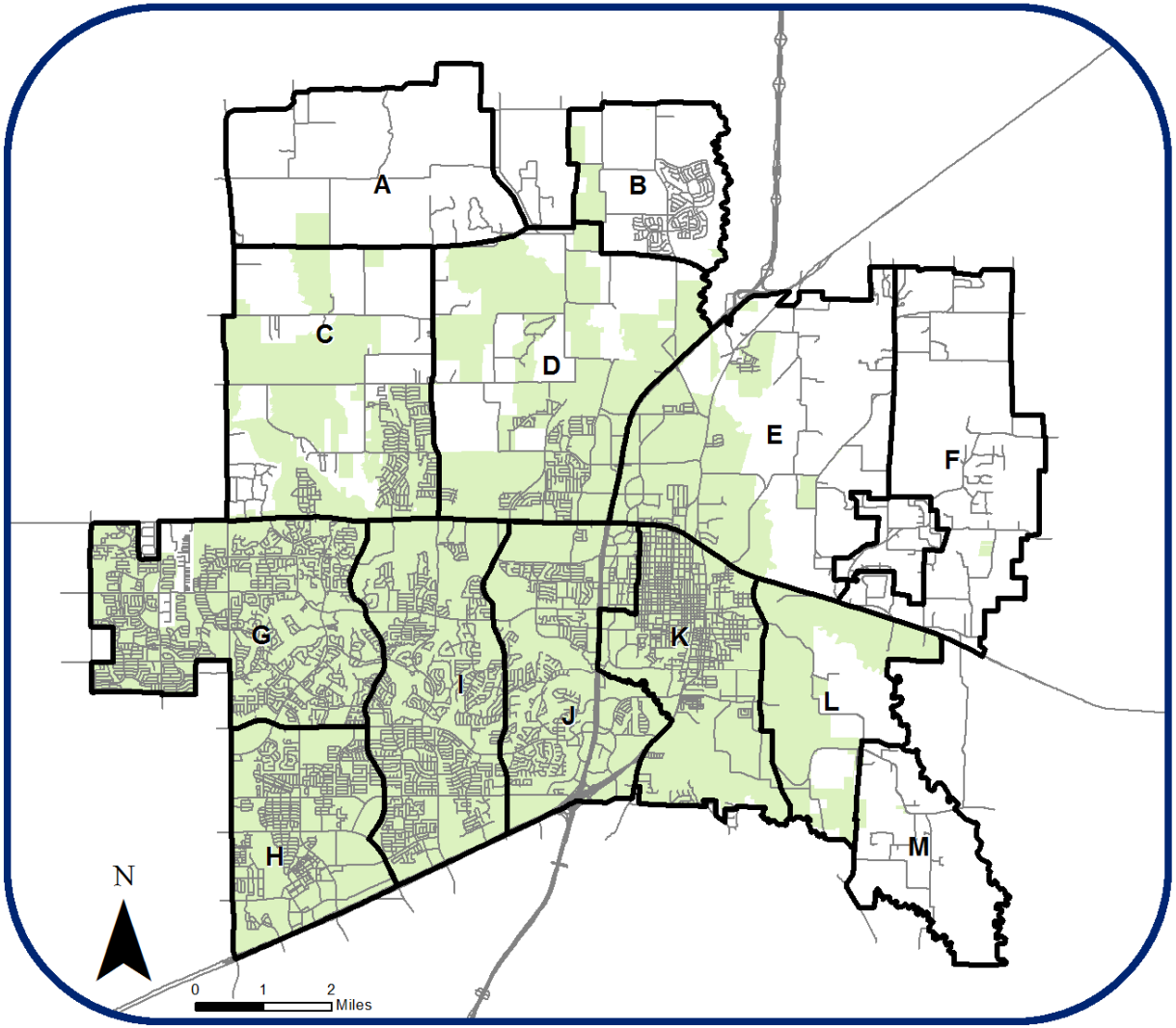
ROADWAY SERVICE AREA MAP

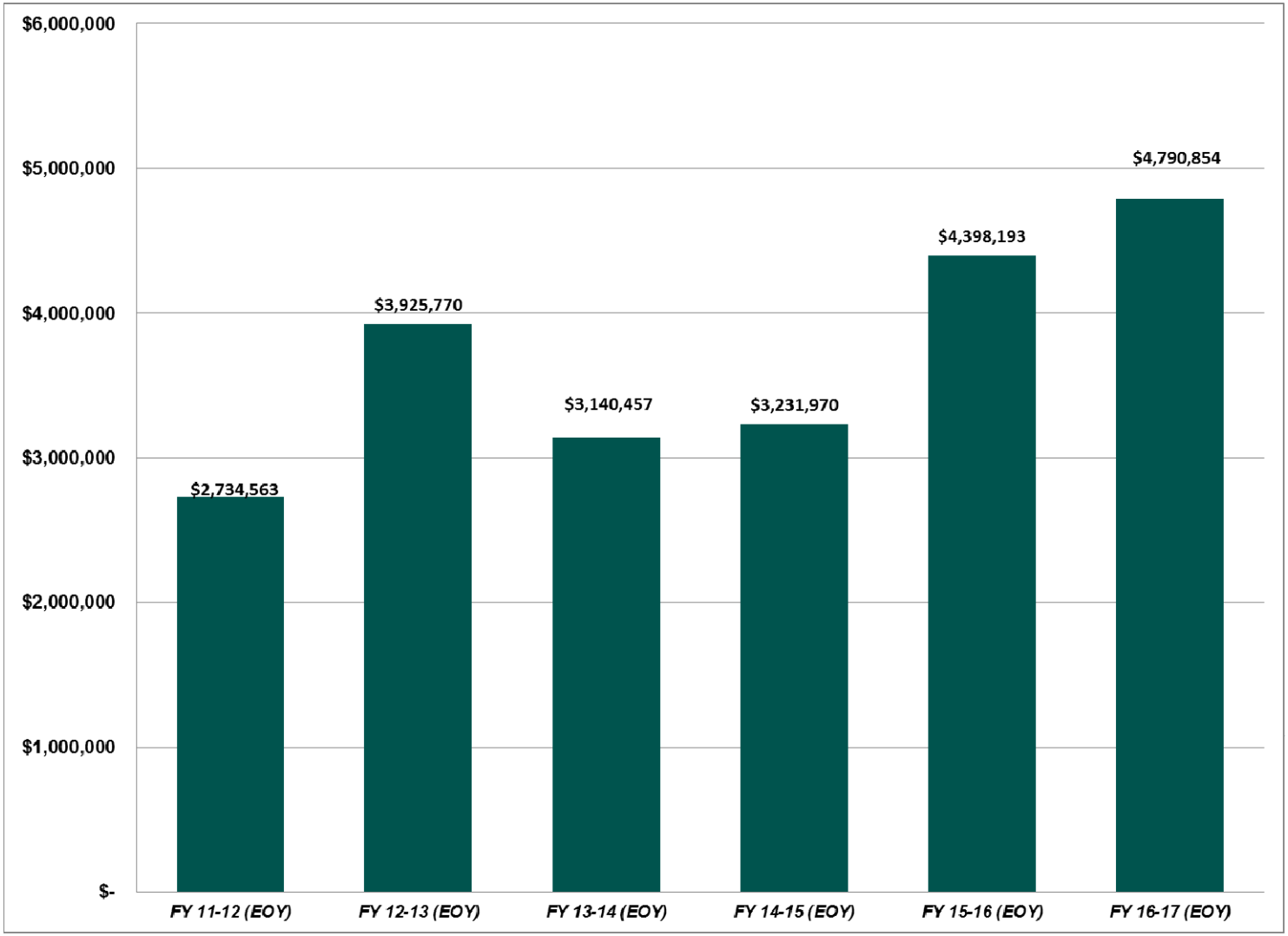


Roadway Impact Fees Fund Activity (FY 16-17)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$0	$0	$0	$0	$0	$0
C	$710,481	$733,482	($1,086,900)	$357,063	$0	$357,063
D	$174,852	$105,250	($187,500)	$92,602	$0	$92,602
E	$338,299	$147,168	($378,150)	$107,317	$0	$107,317
F	$0	$0	$0	$0	$0	$0
G	$544,679	$453,338	$3,665	$1,001,682	$0	$1,001,682
H	$484,907	$485,890	($353,467)	$617,330	$0	$617,330
I	$1,587,774	$1,735,254	$1,920	$3,324,948	$0	$3,324,948
J	$1,943	$924,935	$218,255	$1,145,133	$0	$1,145,133
K	$1,071,414	$205,537	($1,187,292)	$89,658	$0	$89,658
L	$1	$0	$0	$1	$0	$1
M	$0	$0	$0	$0	$0	$0
TOTAL	**$4,914,349**	**$4,790,854**	**($2,969,469)**	**$6,735,734**	**$0**	**$6,735,734**

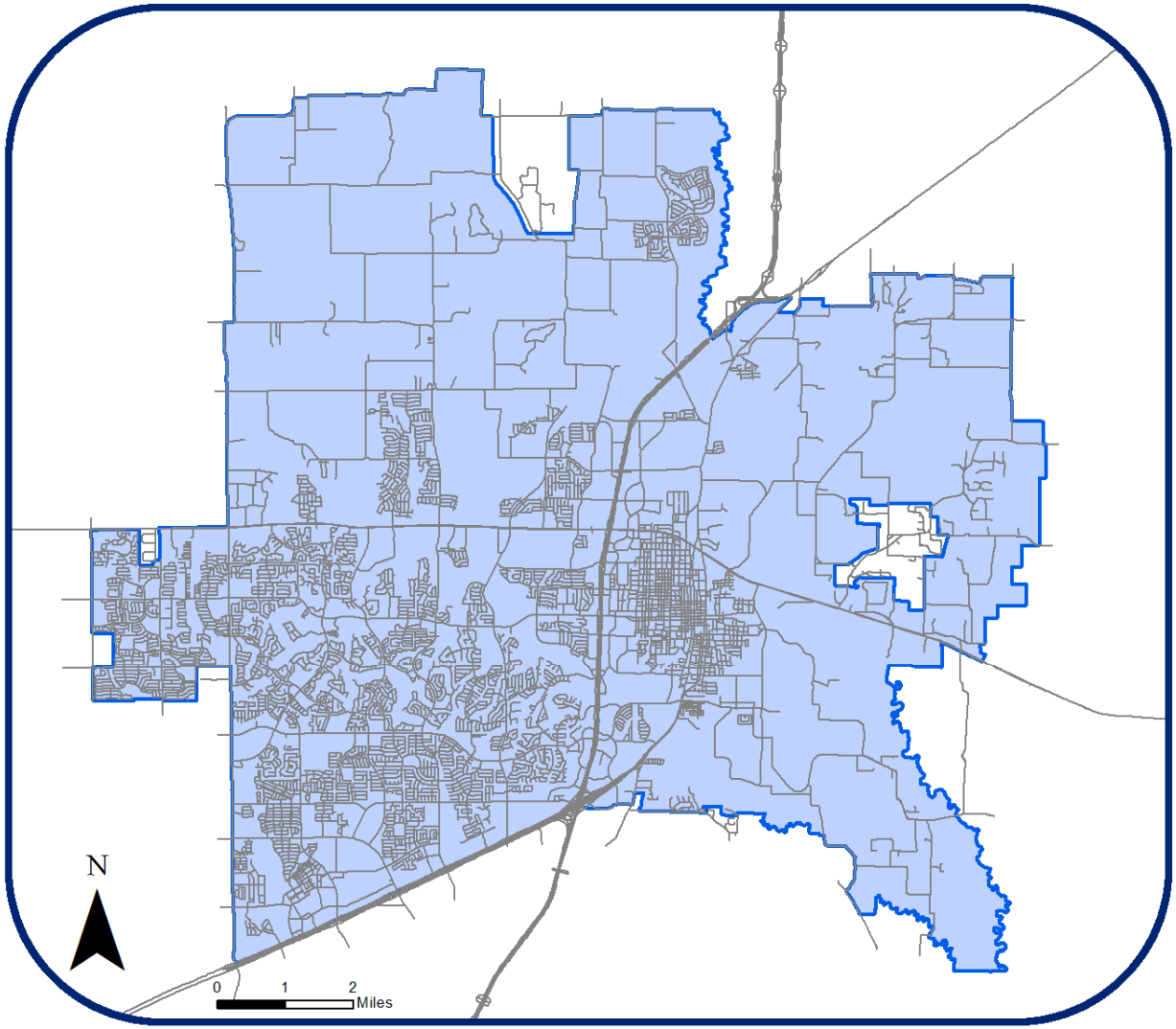
- Totals as of 9/30/2017
- YTD – Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund

Roadway Impact Fees Collected



*as of 9/30/2017

UTILITY SERVICE AREA MAP

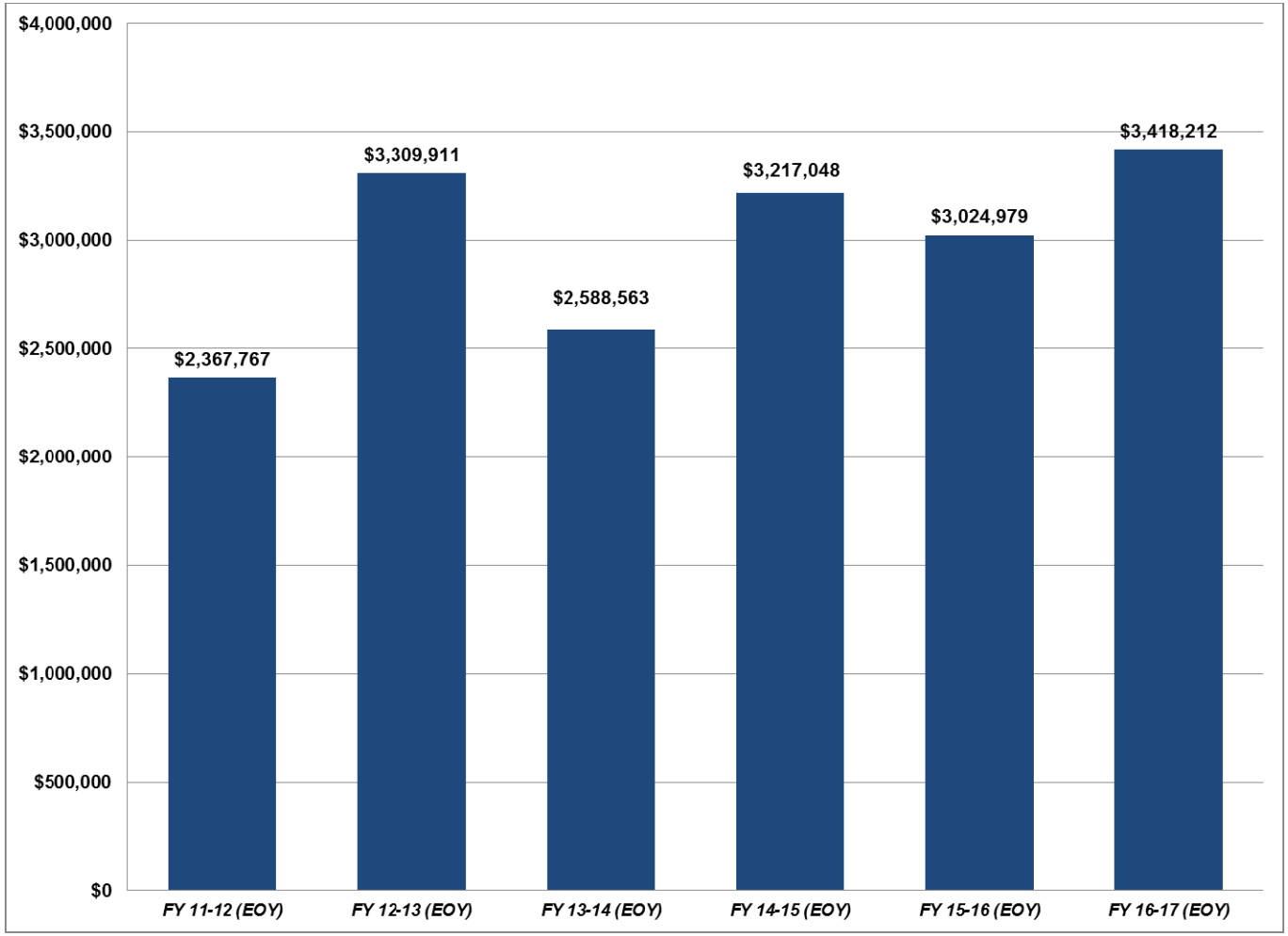


Utility Impact Fees Fund Activity (FY 16-17)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/ Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	$5,691,145	$3,189,177	($2,539,064)	($3,000,000)	$3,341,258
Wastewater	$2,643,258	$361,273	($805,506)	($1,800,000)	$399,025
Total	**$8,334,403**	**$3,550,450**	**($3,344,570)**	**($4,800,000)**	**$3,740,283**

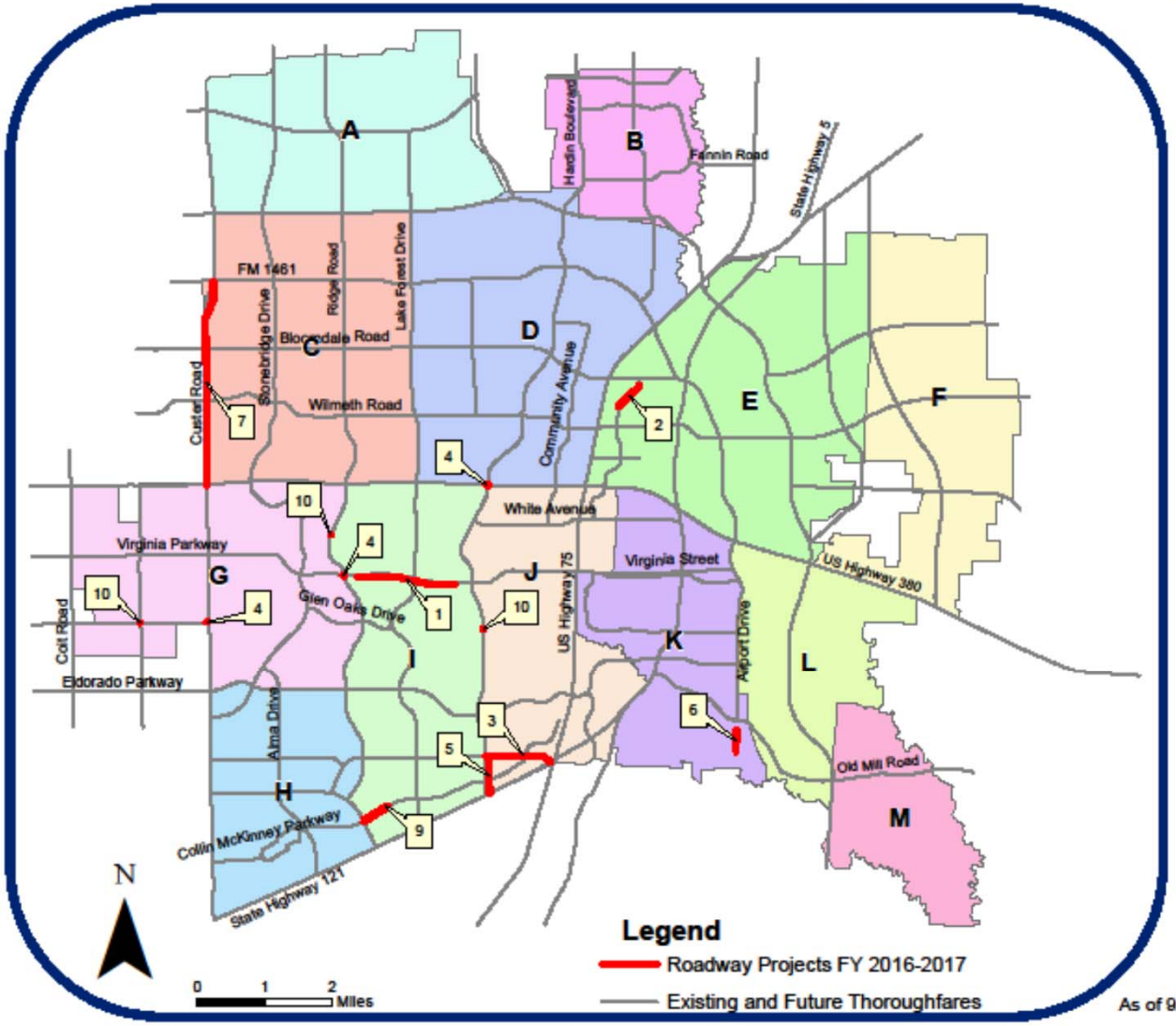
- Totals as of 9/30/2017
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

Utility Impact Fees Collected



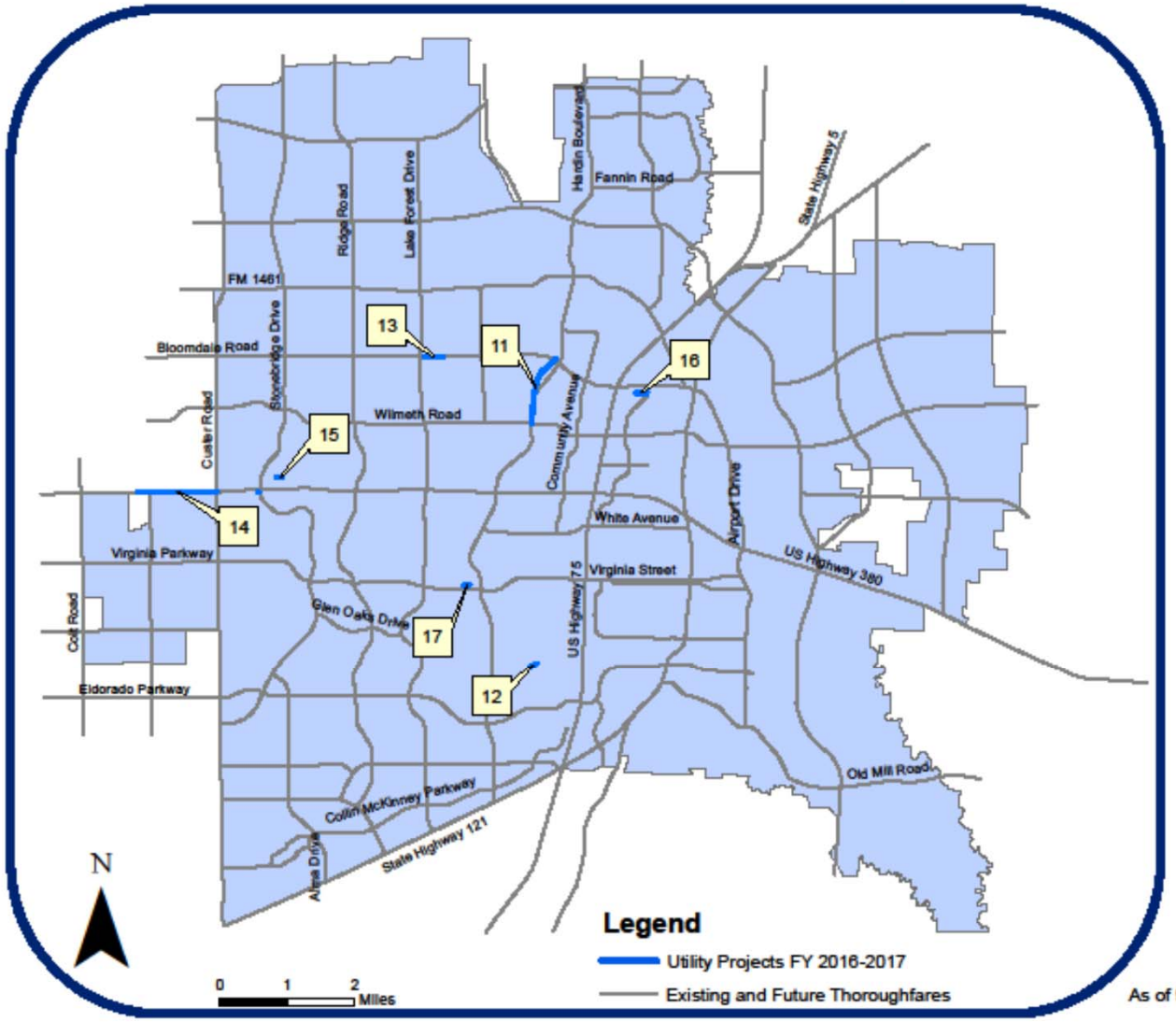
*as of 9/30/2017

ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2016 - 2017)



As of 9/30/2017

ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2016-2017)



As of 9/30/2017