#### **ORDINANCE NO. 2014-02-012**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF McKINNEY, TEXAS; SO THAT A TOTAL OF APPROXIMATELY 69.37 ACRES OF PROPERTY IS REZONED FROM "PD" - PLANNED DEVELOPMENT DISTRICT AND "REC" - REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT TO "PD" - PLANNED DEVELOPMENT DISTRICT AND "REC" - REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT WITH TRACT 1 BEING LOCATED STANDARDS. ON SOUTHWEST CORNER OF MCKINNEY RANCH PARKWAY AND RIDGE ROAD, TRACT 2 BEING LOCATED ON THE NORTHWEST CORNER OF MCKINNEY RANCH PARKWAY AND STACY ROAD, TRACT 3 BEING LOCATED ON THE NORTHEAST CORNER OF MCKINNEY RANCH PARKWAY AND STACY ROAD, AND TRACT 4 BEING LOCATED ON THE SOUTHEAST CORNER OF MCKINNEY **PARKWAY** RIDGE **PROVIDING** AND ROAD; SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- WHEREAS, the City of McKinney has considered the rezoning of an approximately 69.37 acre property, with Tract 1 being located on the southwest corner of McKinney Ranch Parkway and Ridge Road, Tract 2 being located on the northwest corner of McKinney Ranch Parkway and Stacy Road, Tract 3 being located on the northeast corner of McKinney Ranch Parkway and Stacy Road, and Tract 4 being located on the southeast corner of McKinney Ranch Parkway and Ridge Road, which is more fully depicted on Exhibits "A" and "B", attached hereto, from "PD" Planned Development District and "REC" Regional Employment Center Overlay District to "PD" Planned Development District and "REC" Regional Employment Center Overlay District, generally to modify the development standards; and,
- WHEREAS, after due notice of the requested zoning 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:

- Section 1. The zoning map is hereby amended in order to rezone an approximately 69.37 acre property, with Tract 1 being located on the southwest corner of McKinney Ranch Parkway and Ridge Road, Tract 2 being located on the northwest corner of McKinney Ranch Parkway and Stacy Road, Tract 3 being located on the northeast corner of McKinney Ranch Parkway and Stacy Road, and Tract 4 being located on the southeast corner of McKinney Ranch Parkway and Ridge Road, which is more fully depicted on Exhibits "A" and "B", attached hereto, from "PD" Planned Development District and "REC" Regional Employment Center Overlay District to "PD" Planned Development District and "REC" Regional Employment Center Overlay District, generally to modify the development standards.
- Section 2. The subject property shall develop in accordance with the "PD" Planned Development District and "REC" Regional Employment Center Overlay District, and as amended, except as follows:

- 1. The subject property shall develop in accordance with the attached Concept Plan Exhibit "C", Development Regulations Exhibit "D", and Boulevard Cross Section Exhibit "E".
- Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.
- Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.
- Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.
- Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 18<sup>TH</sup> DAY OF FEBRUARY, 2014.

CITY OF McKINNEY, TEXAS

BRIAN LOUGHMILLER

Mayor

CORRECTLY ENROLLED:

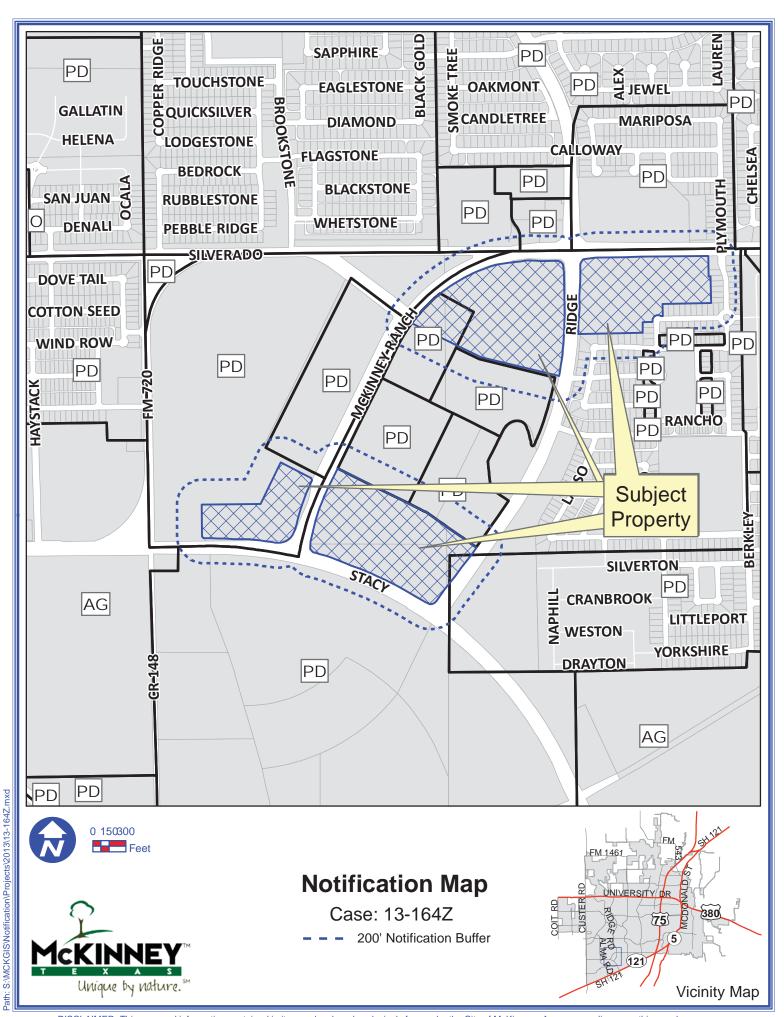
SANDY HART, TRMC, MMC

City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER City Attorney

### Exhibit A



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

EXHIBIT

brolect No. 0S102-001

Cyecked ph: rvm

Dealdung ph: rvm

Scale: SEE BKVBHID SD

**ZONING EXHIBIL** 

**LOMNHOME REZONE MCKINNEY RANCH** 





| SANCHE | THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES |
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| SANCHEZ | THIS<br>DRAWING IS TO<br>BE<br>USED FOR |
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| rificate of Registration No. F-88 |
|-----------------------------------|
| Fax 214 544 3200                  |
| Tel 469 424 5900                  |
| McKinney, TX 75069                |
| 220 Hast Virginia Street          |
| Land Development                  |
| Civil Engineering                 |
| Master Planning                   |
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| situated in the George F. Lucas Survey, Abstract No. 540 and the Ohver Hedgecose Survey,<br>of being a northon of a called 430.49 acre had of land described by deed to TID Michiney Ranch | me 6074, Page 6221 of the Deed Records of Collin County, Texas, and being more particularly |  |
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| Abstract No. 302, and bitting a portion of a called 420.49 acre tract of tand described by deed to "I'd Mathrey Ranch,<br>Its: recorded in Volume 8074, Page 9221 of the Deed Records of Callin County, Teass, and being more particularly described as Royers. | THENCE along a curve to the left having a nadia of 3160.00 feet, a central angle of degrees 55 minutes 28 second and a chord which has Nemm 204 agones 52 minutes of seconds East 177 feet, in northwesterfy disolation, and distance of 87.77 feet, in northwesterfy disolation, and distance of 87.77 feet in set 88 four from od set for connect if he assisterfy like of 1950 mod. | THENCE North 04 degrees 05 minutes 30 seconds East along the easterly line of Ridge road a distance of 150.00 fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| THENCE North 89 degrees 24 minutes 03 seconds East along the southerly line of Mothmey Ranch Parkway a distance of 248.48 feet to a 5/8 inch from red set for corner.                        |     |
| THENCE North 67 degrees 38 minutes 55 seconds East along the southerly line of Moklaney Ranch Parkway a distance of 161,95 feet to a 58 inch from rod set for corner.                        |     |
| THENCE North 89 degrees 24 minutes 24 seconds East along the southerly line of Moklaney Ranch Parkway a distance of 600,86 feet to a 58 inch from red set for corner.                        |     |
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| at the beginning of a curve to the left having a radius of 50.00 feet, a central angle of 130 degrees 24 mbut<br>seconds, and a chiord which bears South 55 degrees 59 mbutes 47 seconds West, 93.79 feet; | THENCE shing said curve to the right in a southwesterly direction, an arc distance of 121,88 feet to a 5/81 set for corner. | THENCE South 88 degrees 49 minutes 53 seconds West a distance of 91.19 feet to a 58 inch inch not set |
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|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | HENCE along said curve to the right in a northwesterly direction, an arc distance of 61 to corner in the northerly line of Stacy Road; | IENCE North 03 degrees 39 refruites 37 seconds East along the easterly live of McKin<br>stance of 63.00 feet to a 6/8 inch Iron rod set for comer; | FENCE North 12 degrees 55 infrutes 18 seconds East along the easterly lihe of McKin<br>stance of 55.50 feet to a 5/8 inch from rod set for corner; at the beginning of a curve to<br>40.00 feet, a central angle of 13 degrees 19 minutes 40 seconds, and a chord which to |
|                 | TENCE along sald curve to the right in a north<br>t for corner in the northerty line of Stacy Road;                                    | HENCE North 03 degrees 39 minutes 37 seconds East<br>stance of 63.00 feet to a 5/8 inch iron rod set for cemer,                                    | degrees 55 minutes 18 s<br>set to a 5/8 inch iron rod i<br>tral angle of 13 degrees                                                                                                                                                                                        |
| dol, 30,43 ldd, | Tor comer in the                                                                                                                       | HENCE North 03 c                                                                                                                                   | IENCE North 12 o<br>stance of 85.50 fe<br>40.00 feet, a cent                                                                                                                                                                                                               |

| d set for comer;                                           | HENCE North 12 degrees 55 infinutes 18 seconts East slong the essterly life of h<br>Islance 0.855.00 fet to 38 librich from rot set for corner; at the beginning of a can<br>840.00 fet, a central angle of 13 degrees 19 minutes 40 seconds, and a chord wi<br>Infuse 08 seconds East, 450.28 feet. | HENCE along said curve to the right in a northeasterly direction, an arc distance |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| stance of 63.00 feet to a 5/8 Inch Iron rod set for comer; | HENCE North 12 degrees 55 minute<br>listance of 85.50 feet to a 5/8 inch fro<br>940.00 feet, a central angle of 13 deg<br>ninutes 08 seconds East, 450.26 feet,                                                                                                                                      | along said curve to the right in a northeasterly o                                |
| stance of 63.00                                            | HENCE North 1<br>Istance of 85.50<br>940.00 feet, a or<br>Intutes 08 secon                                                                                                                                                                                                                           | HENCE along s                                                                     |

| 8    | ž'                                                                                                                    |
|------|-----------------------------------------------------------------------------------------------------------------------|
| 5    | IENCE South 54 degrees 58 minutes 42 seconds East a distance of 554,74 feet to the point of be;<br>maining 22.5 ACRES |
| 88   | 8                                                                                                                     |
| 60   | e<br>P                                                                                                                |
| 99   | 8                                                                                                                     |
| 8    | Ž.                                                                                                                    |
| 88   | 200                                                                                                                   |
| jo e | 90                                                                                                                    |
| 9    | e e                                                                                                                   |
| 8    | 8                                                                                                                     |
| 8,9  | 8,0                                                                                                                   |
| ű.   | ů,                                                                                                                    |
| guo  | guo.                                                                                                                  |
| Sec  | 380                                                                                                                   |
| 8    | 42                                                                                                                    |
| ag . | 9                                                                                                                     |
| È    | Ē                                                                                                                     |
| 5    | 88                                                                                                                    |
| 8    | ğ.,                                                                                                                   |
| g    | 9 E                                                                                                                   |
| 9    | 5 S                                                                                                                   |
| gont | 30ut<br>22.3                                                                                                          |
| 8    | E G                                                                                                                   |
| ä    | HENCE South 54 degn<br>ntaining 22, 5 ACRES.                                                                          |
|      | IENCE South 63 degrees 45 minutes 00 seconds East a distance of 896.60 feet to a 5/8 inch iron i                      |

# TRACT 4:

| Inc. recorded in Yolume 8074, Page 8221 of the Deed Records of Collin County, Texas, and being more pagescribed as follows:                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BEGINNING as a point for the most westerly northwest corner of Saciet. Cub. At Michany Rarch Phane.<br>to the fight Michany recorded The transmission (No. 20002) 171000 1000 for the fillial Puble Records of<br>to make fight Michany records the returned No. 200023 171000 1000 for fillial Puble Records of<br>17100 1710 1710 1710 1710 1710 1710 17 |
| THENCE abong a curve to the left having a radias of 3160.00 feet, a central angle of 1 degrees 35 minutes and a charge with base than 70 degrees 55 minutes is a season to 617.75 left in a northwesterly disclaration of 617.75 left to 8.5 local from od set for commel in the assemble fine of Rigge noat.                                              |
| THENCE North Ox degrees 05 minutes 30 seconds East along the eastedy line of Rage road a detance to a 66 inch iron not set for corner.                                                                                                                                                                                                                     |
| THENCE North 00 degrees 37 minutes 13 seconds West along the easterly line of Ridge road a distance                                                                                                                                                                                                                                                        |

| THENCE North to degress 37 minutes 13 seconds West atong the easterly live of Ribge road a dislance of 16 to a 5/8 iron had self for comer. | THENCE North 03 degrees 11 minutes 38 seconds East along the easterly line of Rigge road a disance of 18 to a 5/8 inch fron rod set for corner. | THENCE North 00 degrees 37 minutes 13 seconds West along the easterly line of Ridge Road's distance of 18 feet to a Sid North on ord self content; at the beginning of a cure to the fight hands and such of 570 thes, as and of 670 thes, as and of 670 these souths. |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| The second secon |
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| THENCE North 87 degrees 39 minutes 55 seconds East along the southerly line of Mcklinney Ranch Parkway debraces of 454 0E food to a Elia look look and as fee comes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| THENCE North 89 degrees 24 minutes 03 seconds East along the southerly line of Mickinsey Ranch Parkway distance of 245.49 feet to a 5/8 inch fron rod set for comer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| THENCE North 82 degrees 35 minutes 15 seconds East along the southerly line of Molyiney Ranch Parkway distance of 113.15 feet to a 5/8 Inch fron not set for corner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| THENCE along said curve to the right in a northeasterity direction, an arc distance of 71,31 feet to a 5'8 inch in set for corner in the southerty line of Michiney Ranch Parkway;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| THENCE North 00 degrees 37 minutes 13 seconds West along the easterly lite of Riggs Road a distance of 1 feet to a 58 linch from rot set for comer; at the bughtning of a curve to the dight having a make of 67.00 feet as anyle of 60 degrees 58 minutes 52 seconds, and a chool which bers South 20 degrees 52 minutes 52 seconds, and a chool which bers South 20 degrees 52 minutes 13 seconds 67.99 feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| THENCE North 03 degrees 11 minutes 38 seconds East along the easterly line of Ridge road a distance of 15 to a 6/8 inch iron rod set for corner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| angle of 60 degrees 58 minutes 52 seconds, and a chord which bears Sou<br>67.39 feet.                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------|
| THENCE along sald curve to the right in a northeasterty direction, an and set for comer in the southerty line of Mistinney Ranch Parkway; |
| THENCE North 82 degrees 35 minutes 15 seconds East along the souther distance of 113.15 feet to a 5/8 Inch iron rod set for corner.       |
| THENCE North 89 degrees 24 minutes 03 seconds East slong the souther distance of 249.49 feet to a 5/8 Inch fron rod set for corner.       |
| THENCE North 87 degrees 39 minutes 55 seconds East along the souther distance of 161.35 feet to a 5/8 Inch fron rod set for comer.        |
| THENCE North 89 degrees 24 minutes 24 seconds East along the souther distance of 600.86 feet to a 5.8 Inch iron rod set for corner.       |
| THENCE South 00 degrees 47 minutes 32 seconds East a distance of 187                                                                      |
| THENCE North 88 degrees 42 minutes 57 seconds East a distance of 18.3                                                                     |
| THENCE South 01 degrees 10 minutes 07 seconds East a distance of 240                                                                      |
| THENCE South 88 degrees 49 minutes 53 seconds West a distance of 43                                                                       |
|                                                                                                                                           |

| 8              | THENCE North 89 degrees 24 minutes 03 seconds East along the distance of 248.49 feet to a 5/8 inch iron red set for corner.                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 00<br>Despusal | THENCE North 87 degrees 38 minutes 55 seconds East along the distance of 161,95 feet to a 5/8 inch iron rod set for corner.                                                                               |
| 981,           | THENCE North 89 degrees 24 minutes 24 seconds East along the distance of 600.86 feet to a 5/8 Inch lion not set for corner.                                                                               |
| 96¢ a          | THENCE South 00 degrees 47 minutes 32 seconds East a distance                                                                                                                                             |
| SUMS           | THENCE North 88 degrees 42 minutes 57 seconds East a distance                                                                                                                                             |
| 90             | THENCE South 01 degrees 10 minutes 07 seconds East a distance                                                                                                                                             |
|                | THENCE South 88 degrees 49 minutes 53 seconds West a distanc                                                                                                                                              |
|                | THENCE South 01 degrees 10 minutes 07 seconds East a distance                                                                                                                                             |
|                | THENCE South 89 degrees 49 minutes 53 seconds West a distant<br>at the beginning of a curve to the left having a radius of 50.00 feet,<br>seconds, and a chord which bears South 55 degrees 59 minutes 47 |
| pou            | THENCE along said curve to the right in a southwesterly direction,                                                                                                                                        |

| distance of 113.15 feet to a 5/8 Inch Iron rod set for corner.                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| THENCE North 88 degrees 24 minutes 03 seconds East slong the southerf distance of 249.48 feet to a 5/8 Inch fron rod set for corner.                                                                                        |
| THENCE North 87 degrees 39 minutes 55 seconds East along the southerl distance of 161.95 feet to a 5/8 Inch fron rod set for corner.                                                                                        |
| THENCE North 89 degrees 24 minutes 24 seconds East slong the souther distance of 600.68 feet to a 5/8 Inch iron rod set for corner.                                                                                         |
| THENCE South 00 degrees 47 minutes 32 seconds East a distance of 187                                                                                                                                                        |
| THENCE North 88 degrees 42 minutes 57 seconds East a distance of 18.3                                                                                                                                                       |
| THENCE South 01 degrees 10 minutes 07 seconds East a distance of 240                                                                                                                                                        |
| THENCE South 88 degrees 49 minutes 53 seconds West a distance of 436                                                                                                                                                        |
| THENCE South 01 degrees 10 minutes 07 seconds East a distance of 110                                                                                                                                                        |
| THENCE South 88 degrees 49 mloutes 63 seconds West a distance of 14, at the beginning of a curve to the left having a notice of 50.00 feet, a central seconds, and a chord which bears South 55 degrees 59 mbuses 47 second |
| THENCE along sald curve to the right in a southwesterly direction, an arc of                                                                                                                                                |

| THENCE along sald converted in a southwested direction as a still direction.                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| THERCE South 86 degrees de Implement 20 secondes Vivers a factorise of 41 feet to a<br>sub-purply of a cover to the left hermy a medius of \$6.00 feet, coverify angle of<br>secondes, and a chord which bears south \$60 degrees \$60 mpleme 47 secondes. We will be a<br>secondes, and a chord which bears south \$60 degrees \$60 mpleme 47 secondes Vivers and |
| THENCE South 01 degrees 10 minutes 07 seconds East a distance of 110,00 feet to                                                                                                                                                                                                                                                                                    |
| THENCE South 88 degrees 49 minutes 53 seconds West a distance of 439.38 feet to                                                                                                                                                                                                                                                                                    |
| THENCE South 01 degrees 10 minutes 07 seconds East a distance of 240.02 feet to                                                                                                                                                                                                                                                                                    |
| THENCE North 88 degrees 42 minutes 57 seconds East a distance of 18,35 feet to a                                                                                                                                                                                                                                                                                   |
| THENCE South 00 degrees 47 minutes 32 seconds East a distance of 187.21 feet to                                                                                                                                                                                                                                                                                    |
| THENCE North 89 degrees 24 minutes 24 seconds East along the southerly line of IM distance of 800.88 feet to a 5/8 inch fron rod aet for corner.                                                                                                                                                                                                                   |
| THENCE North 87 degrees 38 minutes 55 seconds East along the southerly line of Ma<br>distance of 161.95 feet to a 5/8 inch fron not set for comer.                                                                                                                                                                                                                 |
| THENCE North 89 degrees 24 inhuites 03 seconds East slong the southerly line of IMs distance of 248.49 feet to a 5/8 inch fron rod set for corner.                                                                                                                                                                                                                 |
| THENCE North 82 degrees 35 minutes 15 seconds East along the stoutherly line of IMs distance of 113.15 feet to a 5/8 inch fron rod set for corner.                                                                                                                                                                                                                 |
| THENCE abong said curve to the right in a northeasterly direction, an arc distance of 1 set for corner in the southerty line of McManney Ranch Parkway;                                                                                                                                                                                                            |
| feet to 5/3 tech from rod set for comer; at the buglering of a curve to the right having<br>engle of 50 organes 35 milholes 52 seconds, and a chord which bears South 25 degree<br>67.59 feet.                                                                                                                                                                     |

| ds West,                        | THENCE North 82 degrees 35 minutes 15 seconds East along the distance of 113.15 feet to a 5/8 Inch iron rod set for corner.                                                                       |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| paras                           | THENCE North 89 degrees 24 minutes 03 seconds East along th distance of 249.49 feet to a 5/8 Inch Iron rod set for corner.                                                                        |
| a central                       | THENCE North 87 degrees 39 minutes 55 seconds East along th distance of 161,95 feet to a 5/8 Inch Iron rod set for comer.                                                                         |
| , Webs. 1                       | THENCE North 89 degrees 24 minutes 24 seconds East along the distance of 800.88 feet to a 5/8 Inch Iron rod set for corner.                                                                       |
| on rod<br>00 feet, a<br>seconds | THENCE South 00 degrees 47 minutes 32 seconds East a distan                                                                                                                                       |
| norod                           | THENCE NOTIFIED TO SEQUENCE ALT THINNES DV SECONDS ESSIS OF STREET THENCE South 01 degrees 10 minutes 07 seconds East a distant                                                                   |
|                                 | THENCE South 88 degrees 49 minutes 53 seconds West a distar                                                                                                                                       |
|                                 | THENCE South 01 degrees 10 minutes 07 seconds East a distan                                                                                                                                       |
| as of<br>8.35                   | THENCE South 89 degrees 49 minutes 53 seconds West a distant at the beginning of a curve to the left having a radius of 50.00 fee seconds, and a chord which bears South 85 degrees 59 minutes of |
| lon rod                         | THENCE along sald curve to the right in a southwesterly direction set for corner,                                                                                                                 |
|                                 | THENCE South 88 degrees 49 minutes 53 seconds West a distar                                                                                                                                       |
|                                 |                                                                                                                                                                                                   |

| et to a 5/8 both from rood                                       | THENCE North 89 degrees 24 minutes 03 seconds East<br>distance of 249,49 feet to a 5/8 Inch fron rod set for corner                                                 |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ad a distance of 150,00<br>of 3,574,89 feet, a central           | THENCE North 87 degrees 39 minutes 55 seconds East<br>distance of 161,35 feet to a 5/8 Inch fron rod set for comer                                                  |
| unes 74. opposition 1 vest,                                      | THENCE North 89 degrees 24 minutes 24 seconds East distance of 600.86 feet to a 5/8 Inch Iron rod set for comer                                                     |
| et to a 5/8 inch iron rod<br>g a radius of 64,00 feet, a         | THENCE South 00 degrees 47 minutes 32 seconds East                                                                                                                  |
| s zo minues oo seconds                                           | THENCE North 88 degrees 42 minutes 57 seconds East                                                                                                                  |
| ef to a 5/8 Inch Iron rod                                        | THENCE South 01 degrees 10 minutes 07 seconds East                                                                                                                  |
| kanch Parkway a                                                  | THENCE South 88 degrees 49 minutes 53 seconds Wes                                                                                                                   |
|                                                                  | THENCE South 01 degrees 10 minutes 07 seconds East                                                                                                                  |
| sanch Parsway a<br>Jrk having a radlus of<br>North 19 degrees 35 | THENCE South 88 degrees 49 minutes 53 seconds Wes at the beginning of a curve to the left having a radius of £ seconds, and a chord which bears South 56 degrees 59 |
| set to a 5/8 Inch Iron rod                                       | THENCE along said curve to the right in a southwesterly set for corner:                                                                                             |
| Ranch Parkway a                                                  | THENCE South 88 degrees 49 minutes 53 seconds Wes                                                                                                                   |
| ch Iron rod set for corner;                                      | THENCE South 01 decrees 10 minutes 02 seconds East                                                                                                                  |
| t of beginning and                                               |                                                                                                                                                                     |

| s 01 mhute 18 seconds West atong the westerfy the of Ridge Road a distance of 78.73 feet roomer;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | THENCE along a                                     |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--|
| s 50 mputes 38 seconds West along the westerly the of Rigge Road a distance of 150,00 aut for corner;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | THENCE North                                       |  |
| s 01 mhute 18 seconds West along the westerly. I've of Rikge Road a dibtance of 100,00 eleftor corner:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | to a 5/8 inch iron                                 |  |
| s 52 mhuises 58 seconds West atong the westerly the of Rhgpe Road a distance of 149,30 seconds West atong the westerly the of Rhgpe Road a distance of 149,30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | THENCE North to a 5/8 Inch from                    |  |
| s 89 minutes 48 seconds West along the westerly the of Ridge Road a distance of 130.11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | THENCE North of to a 5/8 Inch Iron                 |  |
| at the content; at the deglighting of a curvie to the fight reading a heatist or build their a central<br>nuises the seconds, and a chord within bears South 65 degrees 37 influtes 20 seconds. West,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | THENCE North                                       |  |
| to the fight in a southwesterly direction, an arc distance of 71;57 feet to a SR inch fron rod<br>dry free of Stacy Road;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 67.99 feet.                                        |  |
| s 10 minutes 05 seconds West along the northerly line of Stacy Road a distance of 71.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | set for comer in                                   |  |
| at the contrain, at the beginning of a curve for the terminary a ractus of 3,000 July feet, a celemativities 27 seconds, and a chord which bears horth 64 degrees 12 minutes 24 seconds West,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | THENCE North distance of 113.                      |  |
| to the left in a northwesterly direction, an arc distance of 778.23 feet to a 5/8 both from rod<br>rfy fre of Stacy Road;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | THENCE North distance of 249.                      |  |
| 5.50 influites 24 seconds West along the notherly fine of Stacy Road a dissance of 190,00 testing the state of Stacy Road a dissance of 190,00 testing the state of Stack and the state of testing the state of the s | THENCE North distance of 161.3                     |  |
| LIBO TO SECUTION, SING & CLIMA WILLIAM WORK INVALLED UNG TO SECUTION TO SECUTI | THENCE North                                       |  |
| to the left in a morthwesterly direction, an arc distance of 141.19 feet to a 5/8 profition red<br>friend of Stays duck, at the beginning of a curve to the light kindle and a small so of doctors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | THENCE South                                       |  |
| s z i minutes 15 seconds, and a chord which beans with 47 degrees zo minutes 50 seconds                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | THENCE North                                       |  |
| to the fight in a northwesterty direction, an arc distance of 61,83 feet to a 58 Inch fron rod<br>nift line of Stacy Road;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | THENCE South                                       |  |
| s 39 entruites 37 seconds East along the eacherly the of McKimey Rarch Parkway a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | THENCE South                                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | THENCE South                                       |  |
| s so minutes to seconds task analyge telesery the on unkneyly start revieway a size of sold start and the start and the beginning of a curve in the dight start and the office of sold start from the start and sold sold sold sold sold sold sold sol                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | THENCE South<br>at the beginning<br>seconds, and a |  |

| THENCE North 63 demoss 10 minutes 85 seconds West along the northerly                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| THENCE along said curve to the fight in a southwesterly direction, an arc dis<br>set for corner in the northerly fine of Stacy Road;                                                                                                       |
| THENCE South 34 degrees 58 minutes 48 seconds West along the westerly feet to a 58 birth fron rod set for corner; at the beginning of a curve to the figure of 61 degrees 12 minutes 68 seconds, and a chord witch bears South 68.21 feet; |
| THENCE South 38 degrees 52 minutes 58 seconds West along the westerly feet to a 518 inch fron rod set for corner;                                                                                                                          |
| THENCE South 35 degrees 01 minute 18 seconds West along the westerly.<br>feet to a 5/8 inch fron rod set for corner;                                                                                                                       |
| THENCE South 38 degrees 50 mbutes 39 seconds West along the westerly<br>feet to a 5/8 lnch fron rod set for corner;                                                                                                                        |
| THENCE South 35 degrees 01 minute 18 seconds West along the westerly to a 5/8 Inch fron fron rod set for comer;                                                                                                                            |
| recorded in Instrument No. 20080131000120000 of the Official Public Record the westerly line of Ridge Road a variable with right-of-way;                                                                                                   |

|                                                                                                                            | Teet to a 5/3 Inch Iron rod set for or |
|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| THENCE along said curve to the right in a easterly direction, an arc distance of 34.11 feet to a 5/8 inch fron rod set for |                                        |
| corner in the northerly line of Stacy Road; at the beginning of a curve to the left hanking a radus of 3565.00 feet, a     | THENCE South 34 degrees 58 ml          |
| central angle of 60 degrees 61 minutes 09 seconds, and a chord which bears North 88 degrees 47 minutes 08 seconds          | feet to a 5/8 Inch Iron rod set for o  |
| West, 212.10 feet                                                                                                          | angle of 61 degrees 12 minutes 0       |
|                                                                                                                            | 68.21 feet;                            |
| THENCE storg said curve to the right in a northwesterly direction, an arc distance of 212.13 feet to a 5/8 inch fron rod   |                                        |
| set for corner in the northerly line of Stacy Road;                                                                        | THENCE along sald curve to the         |
|                                                                                                                            | set for corner in the northerly line   |
| THENCE North 45 degrees 27 minutes 40 seconds West a distance of 12.21 feet to a 58 inch iron not set for corner.          |                                        |
|                                                                                                                            | THENCE North 63 degrees 10 ml          |
| THENCE North 00 degrees 25 minutes 57 seconds West a distance of 279.20 feet to a 5/8 inch fron rod set for corner.        | feet to a 5/8 Inch Iron rod set for o  |
|                                                                                                                            | angle of 12 degrees 30 minutes 2       |
| THENCE North 89 degrees 24 minutes 04 seconds East a distance of 532.89 feet to a 5/8 hot from not set for comer.          | 776.68 feet,                           |
| THENCE North 25 degrees 45 minutes 03 seconds East a distance of 418.30 feet to a 58 high fron nod set for comer.          | THENCE along sald curve to the         |
|                                                                                                                            | set for corner in the northerly line   |
|                                                                                                                            |                                        |

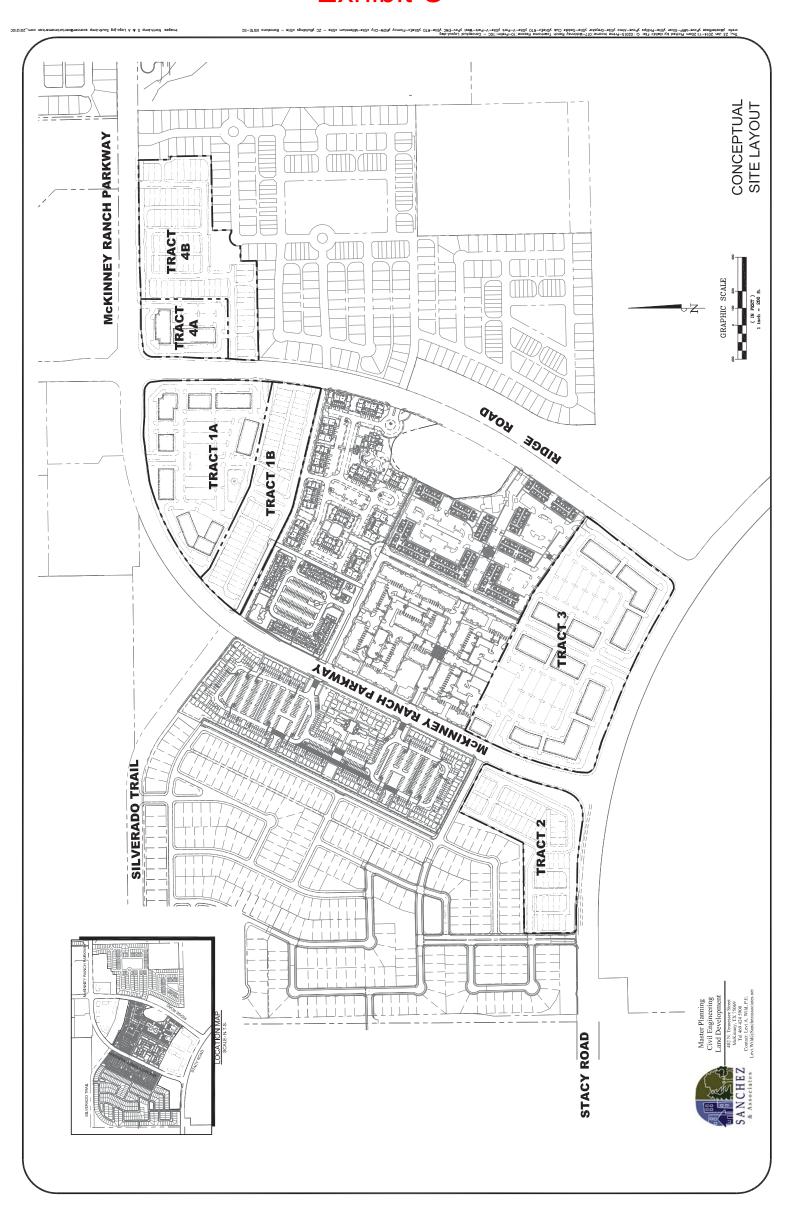
| The percentage line of Stage (1902).  The december of the stage of the |
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g sald curve to the right in a northeastedly direction, an arc distance of 114,78 feet to a 58 linch inon rod social resouther; the of Michiney Ramch Parkway, at the beginning of a curve to the right having a radius a certain single of 7 degrees 40 minutes 39 seconds, and a chord within beins North 38 degrees 22 contrib Elekt. 33.47 feet.

| 0.00 feet, a central angle of 11 degrees 51 mirutes 24 seconds, and a chord which bears South 19 de<br>tes 23 seconds West, 425,53 feet. | NCE along said curve to the left in a southwesterly direction, an and observe of 463.28 feet to a 88 h.<br>occore in the case and angle of the charges Standard Standard and a substitution of a curve to the thirth that<br>5.04 decent a centre angle of the dispress SS minutes SS seconds, and a chord which bears South S1 of<br>less 30 seconds West. 55.39 feet; | and the second on the fact that the second s |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 00 feet, a central<br>is 23 seconds W                                                                                                    | CE along sald cu<br>corner in the we<br>.94 feet, a centra<br>is 36 seconds W                                                                                                                                                                                                                                                                                           | The second second                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| urve to the right having a radius    | central angle of 55 degre                           |
|--------------------------------------|-----------------------------------------------------|
| ch bears South 21 degrees 20         | West, 59.45 feet,                                   |
| 6.19 feet to a 5/8 both fron rod set | THENCE along said cun<br>set for comer in the north |
| anning a radias on Locky tent, a     | THENCE North 03 degree                              |
| 8 degrees 23 minutes 38              | distance of 63.00 feet to                           |
|                                      | THENCE North 12 degre<br>distance of 85.50 feet to  |

# Exhibit C



### Exhibit D

# McKinney Ranch PLANNED DEVELOPMENT STANDARDS

#### I. Purpose and Intent

The development standards outlined herein have been established to continue the quality development that exists in the immediate area. The subject property shall generally conform to the attached Master Development Plan. The buildings reflected on the land plan are general representations of the intended development patterns. The building layout may have minor changes as necessary to facilitate architectural design, engineering, fire, or other related needs so long as the urban character and pedestrian-oriented design is preserved, subject to review and approval by the Director of Planning.

#### II. Special Provisions

- a. The building locations and circulation network on the subject property shall develop in general conformance with the proposed Conceptual Site Layout attached. Although the Conceptual Site Layout contemplates townhomes in certain areas, the townhome land use is optional and may be converted to retail/office entirely; therefore the final layout and land uses may change as necessary to facilitate final street layout, natural topography, streams or creeks, or other related needs so long as the overall character and land use assumptions (detailed below) are preserved, subject to review and approval by the Director of Planning. Townhomes may only be allowed in the areas depicted in the Conceptual Site Layout (Tracts 1B, 2, and 4B) and shall be developed according to the *Townhouse* (*rowhouse*) *dwellings* standards per the REC Neighborhood Zone, with the exception that there may no more than 6 attached dwelling units per building. Townhomes are not required; they are an allowed use in these areas.
- b. Except for those sites currently developed or approved as multi-family, Multi-family dwelling uses (MF) shall be prohibited on the subject property.
- c. Live-work units, defined generally as residential dwelling units above non-residential uses providing for limited office or retail space and limited general commercial activity, shall be allowed in tracts 1B, 2, and 4B as indicated on the Conceptual Site Layout and shall be developed according to the *Townhouse* (*rowhouse*) *dwellings* standards per the REC Neighborhood Zone, with the exception that there may no more than 6 attached dwelling units per building.
- d. One row of head-in parking, oriented towards the proposed buildings, with a dedicated firelane adjacent to a public right-of-way (slip road) shall be allowed by right to provide for access and circulation of commercial buildings along Ridge Road, McKinney Ranch Parkway and/or Stacy Road.
- e. Parking structures on the subject property shall be wrapped by buildings and the parking structure may be no taller than the buildings wrapping the parking structure.
- f. The north/south circulation spine/boulevard shall be developed in the general location as reflected by the attached Conceptual Site Layout and shall be constructed in accordance with the attached Cross Section. Parking fields associated with the future commercial development in Tract 3 shall be allowed to connect into the boulevard via dedicated fire lanes and/or driveways. The boulevard shall have a landscaped with sod and shade trees planted every 30 linear feet within the median consistent with the existing boulevard. There shall be no more than 4 median openings along the boulevard to allow access to the parking fields and associated driveways.
- g. The east/west circulation spine/boulevard shall be developed in the general location as reflected by the attached Conceptual Site Layout and shall be constructed in accordance with the attached Cross Section. Parking fields associated with the future development in Tract 1 shall be allowed to connect into the boulevard via dedicated fire lanes and/or driveways. The boulevard shall have a landscaped with sod and shade trees planted every 30 linear feet within the median consistent with the existing north-south boulevard in the immediate vicinity. There shall be no more than 4 median openings along the boulevard to allow access to the parking fields and associated driveways. Traffic calming may be required on an as-needed basis as required by the Director of Engineering.

### Exhibit D

h. All required canopy or shade trees on the subject property, shall be planted with a minimum caliper size of 5 inches (measured 6" above the ground) and a minimum height of 12 feet at the time of planting.

#### III. Development Standards

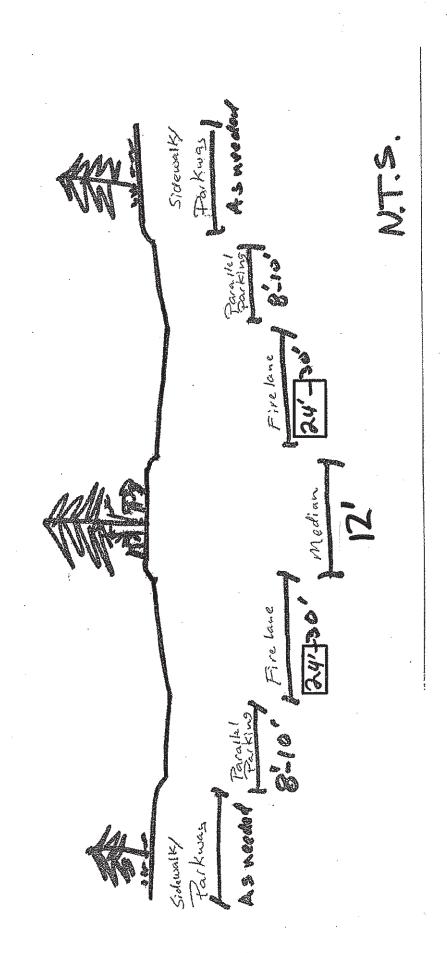
- a. Tracts 1A, 1B, 2, 4A, and 4B
  - Non-residential uses shall be developed in accordance with the Section 146-85 "BG" - General Business District and "REC" - Regional Employment Center Overlay District of the Zoning Ordinance, except as follows:
    - 1. No Maximum Floor Area Ratio
    - 2. Maximum Height: 4 stories (For Tracts 2 and 4B, a maximum of 2 stories shall be allowed within 150 feet of adjacent single family residential zoning or use adjacent to the subject property)
    - 3. Motor vehicle fuel sales may be allowed with approval of a specific use permit.
  - ii. Prohibited Uses:
    - 1. Auto painting or body shop
    - 2. Auto trailer, light truck, tool rental
    - 3. Auto, motorcycle, boat (sales, repair or storage)
    - 4. Bait shop
    - 5. Building material sales or monument sales
    - 6. Bus station
    - 7. Cleaning plant, laundry
    - 8. Creamery, dairy products
    - 9. Farm implement sales and service
    - 10. Frozen food lockers
    - 11. Funeral homes and mortuaries
    - 12. Garage, auto repair
    - 13. Halfway house
    - 14. Mini-warehouse
    - 15. Multiple family residential
    - 16. Pawnshops
    - 17. Railroad track or right-of-way
    - 18. Recreation vehicle sales
    - 19. Sexually Oriented Business
    - 20. Single family residential, detached

#### b. Tract 3

- Non-residential uses shall be developed in accordance with the Section 146-85 "BG" - General Business District and "REC" - Regional Employment Center Overlay District of the Zoning Ordinance, except as follows:
  - 1. No Maximum Floor Area Ratio
  - 2. Maximum Height: 4 stories
  - 3. Motor vehicle fuel sales may be allowed with approval of a specific use permit.
- ii. Prohibited Uses:
  - 1. Auto painting or body shop
  - 2. Auto trailer, light truck, tool rental
  - 3. Auto, motorcycle, boat (sales, repair or storage)
  - 4. Bait shop
  - 5. Building material sales or monument sales
  - 6. Bus station
  - 7. Cleaning plant, laundry
  - 8. Creamery, dairy products
  - 9. Farm implement sales and service
  - 10. Frozen food lockers
  - 11. Funeral homes and mortuaries
  - 12. Garage, auto repair
  - 13. Halfway house
  - 14. Mini-warehouse
  - 15. Multiple family residential

### Exhibit D

- 16. Pawnshops
- 17. Railroad track or right-of-way 18. Recreation vehicle sales
- 19. Sexually Oriented Business
- 20. Single family residential, attached 21. Single family residential, detached



General Cross Section of Boulevard – Fire Lane