ZONING "C2"
EXISTING LAND USE: COMMERCIAL

URBAN GARAGES ADDITION, BLK A, LOT 1

ZONING "C2"
EXISTING LAND USE: COMMERCIAL

URBAN GARAGES ADDITION, BLK A, LOT 2

ZONING "C2"
EXISTING LAND USE: COMMERCIAL

URBAN GARAGES ADDITION, BLK A, LOT 1

COUNTY ROAD 856
VARIABLE WIDTH R.O.W.
VOLUME 7, PAGE 19

ZONING "AG"
EXISTING LAND USE: VACANT

ABS A0204 GEORGE CRUTCHFIELD SURVEY,
TRACT 8, 1.8938 ACRES

ZONING "AG"
EXISTING LAND USE: VACANT

ABS A0204 GEORGE CRUTCHFIELD SURVEY,
TRACT 9, 1.6816 ACRES

ZONING "AG"
EXISTING LAND USE: VACANT

LEWIS ADDITION, LOT 1 & OL 1

2.54 AC

W. UNIVERSITY DR. / US HWY 380
VARIABLE WIDTH R.O.W.
VOLUME 3299, PAGE 170

W. UNIVERSITY DR. / US HWY 380
VARIABLE WIDTH R.O.W.
VOLUME 3299, PAGE 170

POINT OF
BEGINNING
N: 7,130,900.083
E: 2,511,484.075

N86°18'21"E 88.73'

N0°59'25"W 514.19'

S0°52'38"E 514.58'

EXISTING ZONING:
"AG" AGRICULTURAL DISTRICT
EXISTING LAND USE: AG

PROPOSED ZONING:
"C2" LOCAL COMMERCIAL

PLACETYPE: COMMERCIAL CENTER
DISTRICT: ESTABLISHED COMMUNITY

ABS A0995 B P WORLEY SURVEY,
TRACT 10, 1.04 ACRES

1.04 ACRES

S86°31'42"W 87.70'

PD PLANNED DEVELOPMENT
2025-09-087
EXISTING LAND USE: COMMERCIAL UNDER DEVELOPMENT

PARCEL 601-603, BLK A, LOT 1R1-4

1.92 AC

PD PLANNED DEVELOPMENT
2025-09-087
EXISTING LAND USE: COMMERCIAL UNDER DEVELOPMENT

PARCEL 601-603. BLOCK A. LOT 1R1-5

3.43 AC

PD PLANNED DEVELOPMENT
2021-09-095
EXISTING LAND USE: VACANT

LOT 1R2, BLOCK A
VOLUME 2024, PAGE 711-714

18.29 AC

PD PLANNED DEVELOPMENT
2001-07-080
EXISTING LAND USE: SUBDIVISION / HOA LAKE

LOT A-1, BLOCK A
LAKE LACIMA-PARCEL 604

24.59 AC

PD PLANNED DEVELOPMENT
2001-07-080
EXISTING LAND USE: SUBDIVISION / HOA LAKE

LOT A-1, BLOCK A
LAKE LACIMA-PARCEL 604
VOLUME 2008, PAGE 99

24.59 AC

N. STONEBRIDGE DR.
120' R.O.W.
CABINET N., PAGE 400 P.R.C.C.T.

N. STONEBRIDGE DR.
120' R.O.W.
CABINET N., PAGE 400 P.R.C.C.T.

PRELIMINARY - FOR REVIEW ONLY

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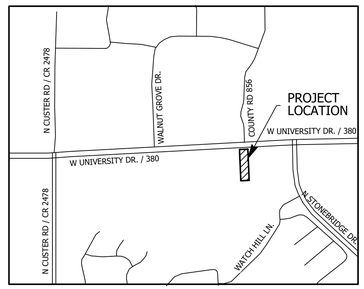
ALEX SRUR	127967	5/26/2026
Type or Print Name	PE #	Date

N

0 60 120 180

GRAPHIC SCALE IN FEET
1" = 60'



VICINITY MAP
NTS

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5000 Thompson Terrace
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TBPE Firm No.: 20
TBPLS Firm No.: 10090800

NO.	REVISION DESCRIPTIONS:	DATE:

8301 W. UNIVERSITY DR.
ABS A0995 B P WORLEY SURVEY, TRACT 10
8301 W UNIVERSITY DR.
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

ZONING EXHIBIT

ANA PROJECT NO.
26-0030
DATE
5/26/2026
SHEET NO.
--

J:\260030 - 8301 W University Dr\Civil\260030 - Zoning Exhibit.dwg

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