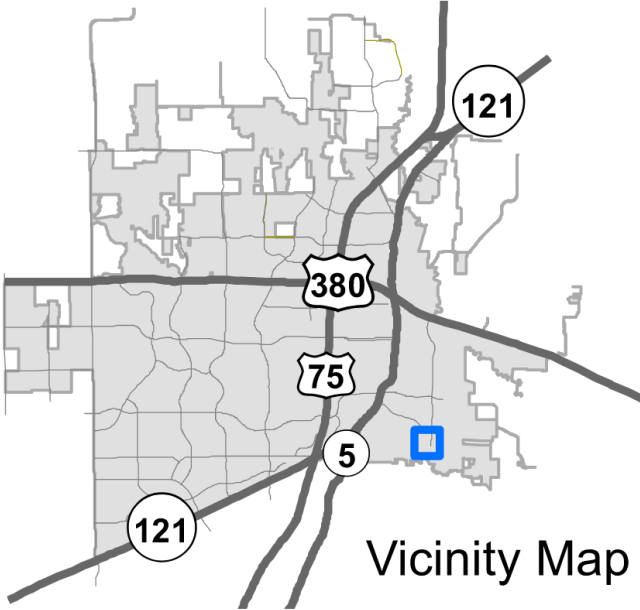
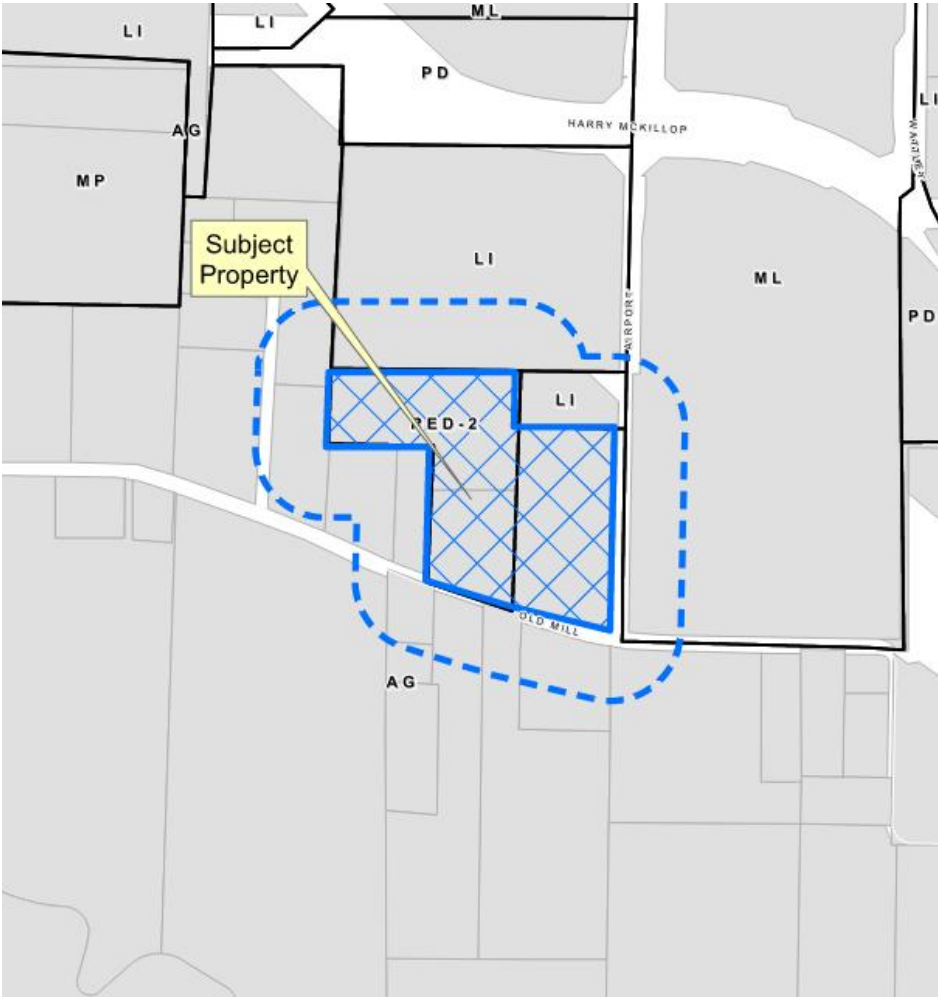


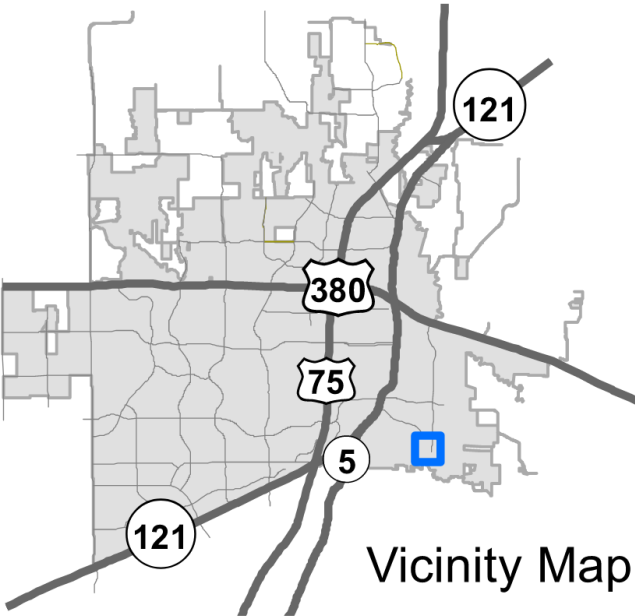
# McKinney East PD Rezone

25-0005Z

# Location Map



# Aerial Exhibit



EXISTING ZONING  
"AG"-AGRICULTURE  
DISTRICT  
CURRENT LAND USE: SINGLE  
FAMILY RESIDENTIAL

JIMMY & SUSAN K MONTGOMERY  
1229 Old Mill Road  
Inst No. 20121204001545850

EXISTING ZONING  
"L1"-LIGHT  
INDUSTRIAL DISTRICT  
CURRENT LAND USE: SINGLE  
FAMILY RESIDENTIAL

Lot 1, Block A  
McKinney Airport Center Addition  
Cab 2021, Pg 771

MCKINNEY AIRPORT INDUSTRIAL 2023 LP  
2171 South Airport Drive  
Inst No. 2023000043426

EAST 594.44'

EXISTING ZONING:  
"RED-2"-RESIDENTIAL  
ESTATE DISTRICT  
CURRENT LAND USE:  
AGRICULTURE

Lot 1, Block A  
Banister Addition  
Cab C, Pg 111 P.R.C.T.

McKinEast, LLC  
1271 Old Mill Road  
Inst No. 2021103002249110

use line (approximate)

PROPOSED ZONING "PD"-Planned Development District  
464,470 square feet/10.663 acres

EXISTING ZONING:  
"RED-2"-RESIDENTIAL ESTATE  
DISTRICT  
CURRENT LAND USE: SINGLE  
FAMILY RESIDENTIAL

zoning line/lot line

EXISTING ZONING:  
"AG"-AGRICULTURE DISTRICT  
CURRENT LAND USE:  
AGRICULTURE

7110762.07' NORTH  
2550113.58' EAST

P.O.B.

OLD MILL ROAD

N76°30'12"W 327.50'

N72°44'56"W 281.90'

N01°24'19"E 426.35'

S89°49'35"W 328.54'

EXISTING ZONING:  
"AG"-AGRICULTURE DISTRICT  
CURRENT LAND USE: SINGLE  
FAMILY RESIDENTIAL

MARION RICHARD & MARY SCALF  
1239 Old Mill Road  
Inst Nos. 20100714000720130  
& 20100714000720140

EXISTING ZONING:  
"AG"-AGRICULTURE DISTRICT  
CURRENT LAND USE: SINGLE  
FAMILY RESIDENTIAL

DOROTHY J & HAROLD L SPARRY  
1239 Old Mill Road  
Inst Nos. 20100714000720130  
& 20100714000720140

EXISTING ZONING:  
"AG"-AGRICULTURE DISTRICT  
CURRENT LAND USE: SINGLE  
FAMILY RESIDENTIAL

JULIE COX & WARREN H KING  
1239 Old Mill Road  
Inst No. 20161622001461120

EXISTING ZONING:  
"AG"-AGRICULTURE DISTRICT  
CURRENT LAND USE: SINGLE  
FAMILY RESIDENTIAL

LAWRENCE & MARY GEORGE WOOD  
1239 Old Mill Road  
Inst No. 20100714000720140

EXISTING ZONING  
"L1"-LIGHT INDUSTRIAL  
DISTRICT  
CURRENT LAND USE  
SINGLE FAMILY  
RESIDENTIAL

STEVEN NOSKIN  
2198 South Airport Drive  
Inst No. 2024000105266

EAST 320.00'

S01°09'17"W 175.00'

S01°09'17"W 650.00'

COUNTRY LANE 650  
SOUTH AIRPORT DRIVE

2020073300150270  
a website with public R.O.W. (Inst No. 2019-00-041, Inst No. 2020073300150270)

EXISTING ZONING: "L1"-LIGHT  
MANUFACTURING DISTRICT  
CURRENT LAND USE:  
AGRICULTURE

SIMPSON MANUFACTURING CO INC  
2191 S Airport Drive  
Remainder of N01 4670, Pg 4188



# Master Thoroughfare Plan Overlay

