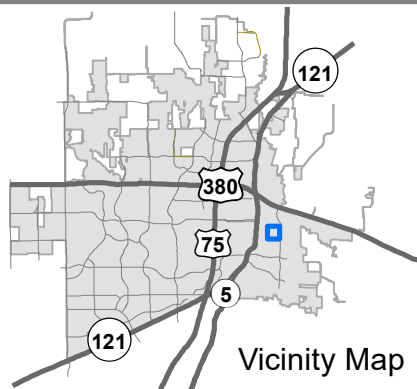
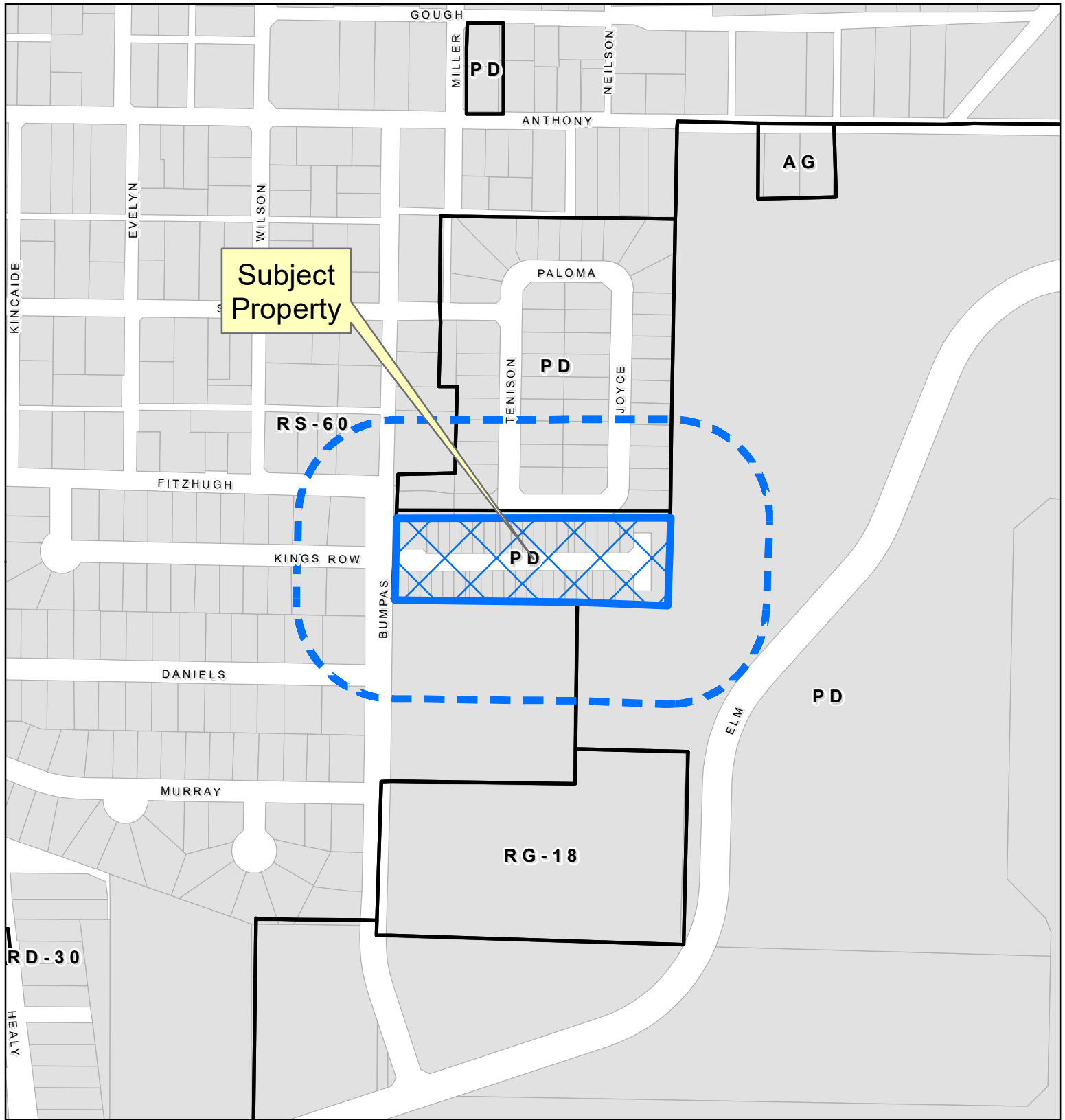




Property Owner Notification Map

ZONE2025-0046

EXHIBIT A

0 150 300 Feet



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 B

METES AND BOUNDS

WHEREAS, North Collin County Habitat for Humanity, Inc. are the owners of a 2.749 acre tract of land situated in the George Wilson Survey, Abstract No. 1000, City of McKinney, Collin County, Texas and being all of 2.749 acre tract conveyed to North Collin County Habitat for Humanity Inc. as recorded in County Clerks No. 20171030001446220, Land Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a bent 1/2" iron rod found for corner at the northwest corner of said 2.749 acre tract, said iron rod being at the southwest corner of Standifer Place Addition, No. 2 as recorded in Volume P. Page 915, M.R.C.C.T., said iron rod being in the east Right of Way line of Bumpas Street (40' ROW);

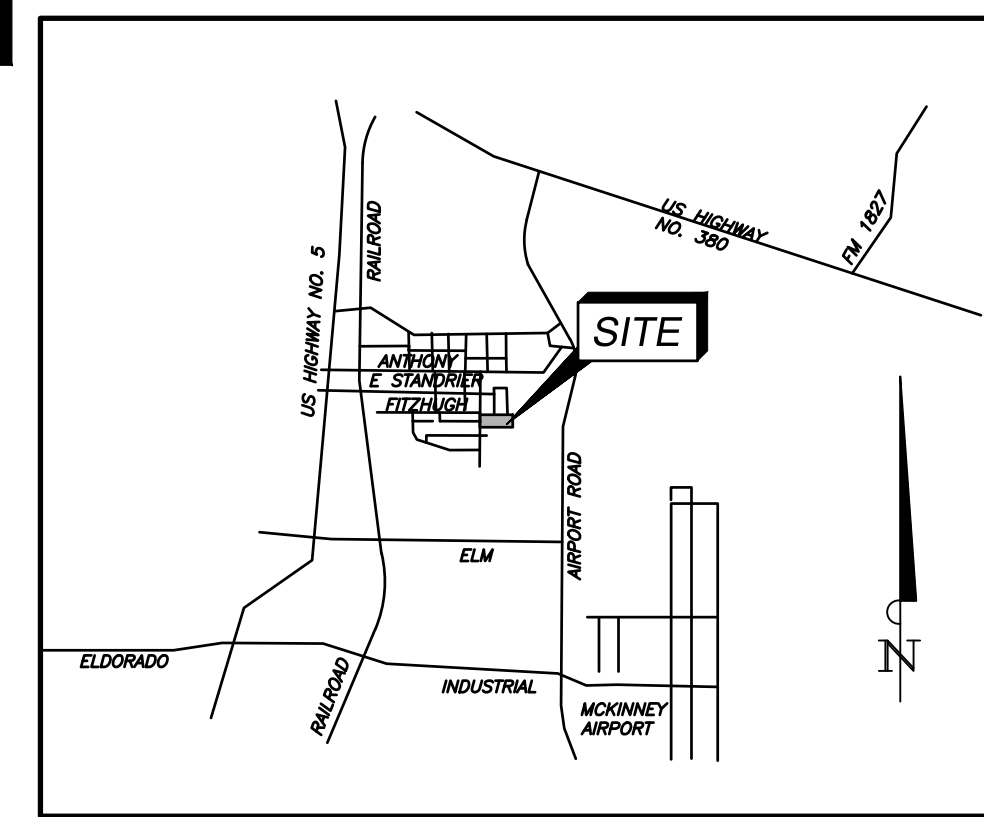
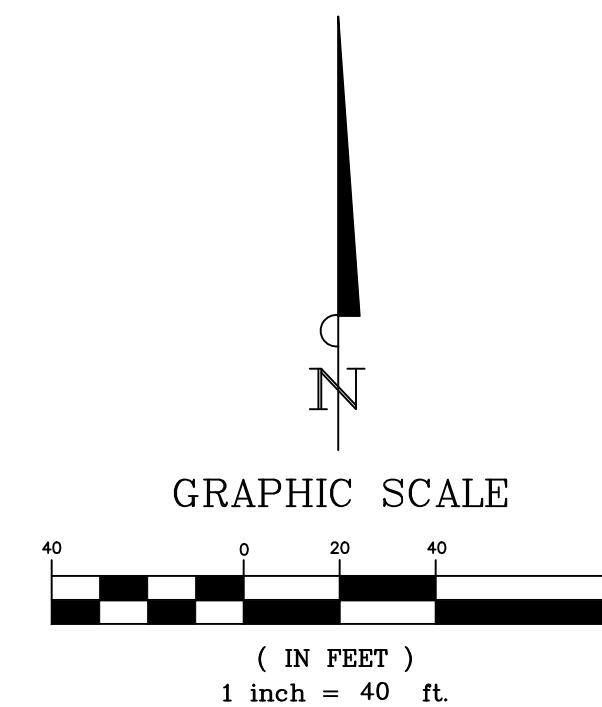
THENCE N 89°52'37" E following the south line of Standifer Place Addition No. 2 a distance of 626.43' to a "X" cut found in concrete for corner;

THENCE S 01°58'38" W a distance of 200.57' to a capped 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE N 87°47'24" W a distance of 204.40' to a 5/8" iron rod found for corner;

THENCE N 89°21'28" W a distance of 419.10' to a 1/2" iron rod found for corner in the east ROW line of Bumpas Street;

THENCE N 01°10'21" E following the east ROW line of Bumpas Street a distance of 186.56' to the POINT OF BEGINNING and containing 119,765 Square Feet or 2.749 Acres of land.



LOCATION MAP
N.T.S.

THIS
DRAWING IS TO
BE
USED FOR
EXHIBIT
PURPOSES
ONLY

**HABITAT FOR HUMANITY
MCKINNEY, TEXAS**

ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE
Designed by: RCG
Drawn by: CDR
Checked by: RCG
Date: 8/1/2025
Project No. 02219.001

EXHIBIT

SANCHEZ & Associates



Master Planning
Civil Engineering
Land Development

2000 S. McDonald Street, Suite 100
McKinney, TX 75071
Tel. 469-424-5900
Fax 214-544-1200

Certificate of Registration No. F-8665

File: I05-Zoning.dwg
 Xrefs: C:\Users\Public\OneDrive\Documents\10-Prelim\10-Prelim\10-Prelim.dwg
 Project No. 02219.001
 Directory: G:\2219 - Habitat for Humanity of Collin County\001 - Cotton Groves Addition_Zoning\10-Prelim\

ZONING EXHIBIT HABITAT COTTON GROVES ADDITION

BEING LOTS 7-17, BLOCK A AND LOTS 1-18, BLOCK B OF THE HABITAT
COTTON GROVES ADDITION AS RECORDED IN INSTRUMENT NUMBER
20210602010002070 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.
8/14/2025

8/14/2025

OWNER:
HABITAT FOR HUMANITY OF COLLIN COUNTY
2060 COUCH DRIVE
McKINNEY, TEXAS 75069
(972) 542-5300
ATTN: JAMES DONALDSON

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC
210 ADRIATIC PKWY. STE 200
McKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC
210 ADRIATIC PKWY. STE 200
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE

EXHIBIT D

ZONING ORDINANCE REVISION



Zoning Request for Planned Development (PD) Ordinance

Draft Ordinance Submitted by Habitat for Humanity
for Consideration by the City of McKinney, Texas
August 14, 2025



EXHIBIT D

CONTENTS

1. Purpose of the Planned Development	Page 3
2. Clubhouse / Amenity Center Regulations	Page 3
3. Townhome Regulations	Page 4

EXHIBIT D

PURPOSE OF THE PLANNED DEVELOPMENT

The purpose of the proposed Planned Development (PD) is to provide for the unified and coordinated development of a parcel or tract of primarily vacant land. The specific parcel of land to be zoned under this "PD" designation will comprehensively and cohesively integrate a harmonious use of land that is compatible with the surrounding area.

DEVELOPMENT REGULATIONS

Use and development of the subject property shall be in accordance with district "TR1.8" Townhome Residential District of the City of McKinney zoning ordinance, and as amended, except as modified below.

The following uses are permitted within the development:

- Attached Single Family Residential Units
- Clubhouse/Amenity Center

1. Clubhouse/Amenity Center Regulations: A clubhouse/amenity center, if provided, will be located at the northeast corner of Bumpas Street and Kings Row, and will follow the regulations provided below:

a) Space Limits

- Maximum height of building: 35 feet
- Minimum lot depth: 70'
- Minimum front yard: 20 feet
- Minimum rear yard: 10 feet
- Minimum side yard: 10 feet

b) Architectural Standards

- Front facade: Minimum 50% masonry material (brick, stone, synthetic stone). The remaining facade shall be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- Rear facade: Minimum 50% stone veneer. The remaining facade shall be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- Side facade: Minimum 50% stone veneer. The remaining facade shall be a combination of no more than 25% exposed corrugated metal and 25% fiber cement siding.
- The clubhouse/amenity center shall have a mix of flat roofing and low- pitched shed roof with a covered surface made of standard roof shingles, corrugated sheets or other similar materials, or a deck made with pressure-treated wood or composite decking material.
- The color palate of will be all-natural earth tones and blends that simulate a natural aging process.

c) Landscaping and Screening Requirements

- Corner landscaping of not less than 100 square feet shall be provided at the intersection of Bumpas Street and Fitzhugh Street.
- Landscape buffers adjacent to single family residential uses or zones shall be 20'. If the existing utility easements are abandoned, the buffers may be 10 feet. Screening adjacent to single family residential uses or zones shall only be required along the northern property line.

EXHIBIT D

2. Townhome Residential:

a) Space Limits

- Maximum number of units: 35
- Maximum density: 14 dwelling units per acre
- Minimum lot area: 1,800 sq. feet
- Minimum width of lot: 24 feet
- Minimum depth of lot: None
- Maximum height of building: 35 feet
- Minimum front yard: 20 feet
- Minimum rear yard: 10 feet
- Lots adjacent to the southern property line: 7 feet
- Minimum side yard: 0 feet
- Minimum side yard at corner: 5 feet
- Minimum building separation: 10 feet
- Maximum lot coverage: 75%

b) Parking, Carport and Storage Requirements

- No alleys shall be required for lots less than 50 feet wide.
- Each dwelling unit shall be required to have two (2) spaces of at least 9 feet by 18 feet per space, with at least one (1) covered or enclosed space. No driveway width shall be required. Any covering or enclosure shall be at least 10 feet wide by 18 feet deep. Spaces may be provided in tandem or side-by-side. Carport storage space shall be at least 38 square feet.

c) Landscape Requirements

- One (1) ornamental tree on the front yard per lot and six (6) canopy trees to be planted on the east common area. These trees must be 12 feet away from the single family lot lines, 4 feet away from the right of way, and may not encroach into any easements.

d) Architectural Standards: Each dwelling unit shall feature the following:

- Front Facade: Minimum 50% stone veneer. The remaining facade shall be featuring no more than 50% fiber cement or engineered wood siding.
- Rear Facade: Minimum 50% fiber cement or engineered wood siding. The remaining facade shall be featuring no more than 50% exposed corrugated metal.
- Side Facade: Minimum 15% stone veneer, fiber cement, or engineered wood siding. Maximum 15% reclaimed wood. The remaining facade shall feature no more than 70% exposed corrugated metal.
- All dwelling units shall have a low-pitched shed roof with a covered surface made of standard roof shingles, corrugated sheets, standing seam metal roofing, or other similar materials, or a deck made with pressure-treated wood or composite decking material.
- The color palate of will be all-natural earth tones and blends that simulate a natural aging process.