

ORDINANCE NO. 2003-02-015

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1621 OF THE CITY OF MCKINNEY, TEXAS AND AMENDING THE STONEBRIDGE RANCH MASTER GENERAL DEVELOPMENT PLAN FOR PLANNING AREAS 6, 8, AND 10; ADDING A NEW ZONING DISTRICT TO SECTION V OF ORDINANCE NO. 1621 FOR OFFICE USES AND CONTINUING CARE RETIREMENT COMMUNITY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of McKinney has considered the comprehensive rezoning of the Stonebridge Ranch Master General Development Plan for Planning Areas 6, 8, and 10; and

WHEREAS, the City of McKinney has determined that a necessity exists for the amendment of the Office District Regulations of Planned Development District Ordinance No. 1621 to add an additional office category of "O-1S"; and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

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

Section 1. The Master General Development Plan attached as Exhibit "A" shall replace and be substituted for the previous Master General Development Plan as the approved zoning of the depicted tracts until such tracts are rezoned by further action of the City Council under provisions of Ordinance No. 1621. The adoption of the Master General Development Plan shall hereby rezone any tract previously zoned through the original approval of Ordinance No. 1621 or any subsequent approval of a General Development Plan for any Planning Area. Any boundaries and uses in any Planning Area previously approved shall be further amended by the Master General Development Plan to be in conformity therewith. The Planning Area tables, attached hereto as Exhibit "B" and made a part hereof, shall be a component of the rezoning and further define the permitted uses on the tracts. If a conflict exists between the use categories described in Ordinance No. 1621 and this ordinance, and in particular in the Planning Area Tables, this ordinance and said tables shall govern. The development of the property in all Planning Areas shall further be governed by the General Provisions contained in Ordinance No. 1621, by the Table of Maximum Height and Floor Area Ratio (FAR) for Commercial Use Categories, attached hereto as Exhibit "C". If a conflict exists between the provisions of Exhibit "C" hereto and Ordinance No. 1621, the provisions of Exhibit "C" shall govern. The Master General Development Plan and Planning Area Tables (Exhibits "A" and "B") are hereby approved as the General Development Plan for each Planning Area required by Section II of the development regulations.

Section 2.

That Section V concerning Non-Residential Use Regulations is hereby supplemented to include a new Subsection H, "O-1S" – Office District Regulations, which shall read as follows:

H. "O-1S" – Office District Regulations

- (a) The "O-1S" district shall be developed in accordance with the "O-1" district with the exception that a continuing care retirement community be allowed with approval of a specific use permit.

Section 3.

This ordinance shall not repeal any of the provisions of Ordinance No. 1621 except in those instances where provisions of Ordinance No. 1621 are in direct conflict with the provisions of this ordinance.

Section 4.

If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 5.

It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

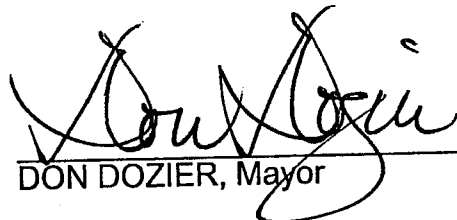
Section 6.

That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development, or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

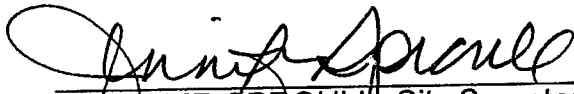
Section 7.

The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 20th DAY OF FEBRUARY, 2003.

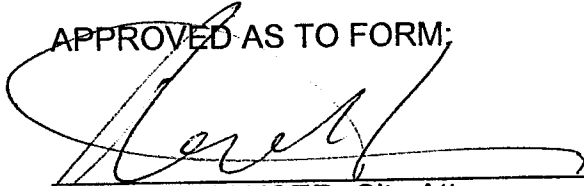

DON DOZIER, Mayor

ATTEST:



JENNIFER SPROULE, City Secretary
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:



MARK S. HOUSER, City Attorney



JAN 28 1953

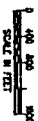
MASTER GENERAL DEVELOPMENT PLAN
DECEMBER, 1999.

PETSCHKE & ASSOCIATES, INC.
Published Engineers • Land Surveyors • Civil Engineers

2541 University Boulevard, Suite 6, West Palm Beach, Florida 33409 (561) 845-3021
3400 Meridian Parkway, Suite 400, Jacksonville, Florida 32205 (904) 554-6064

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EXHIBIT "A"



-
- STONEBRIDGE RANCH**
- EXHIBIT A-1**
- FOR CITY COUNCIL MEETING 2-20-06**
- MASTER GENERAL DEVELOPMENT PLAN**

COMPUTED MASTER PLAN
PLANNING AREA 1

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DUS	POP/UNIT	PROJECTED POPULATION
105	57.47	1.22	56.25	5.99	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
106	18.24	1.90	16.34	1.90	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0' One Side/10' bwn bldgs	60%	15'	3.8	62	3.0	186
107	64.07	2.67	61.40	6.68	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	3.4	207	3.0	621
109	14.31	2.54	11.77	1.49	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	0.8-1	N/A	N/A	N/A
110	54.06	1.66	52.40	5.63	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	2.5	129	3.0	387
111	53.38	0.47	52.91	5.56	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.9	151	3.0	453
112	26.71	1.64	25.07	2.78	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	1.8	46	3.0	138
136	17.11	1.76	15.35	1.78	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
137	5.76	0.88	4.88	0.60	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
138	34.67	2.00	32.67	3.61	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.1	67	3.0	201
139	10.10	1.91	8.19	1.05	O-1	N/A	N/A	N/A	N/A	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
140	25.22	1.95	23.27	2.63	MS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
141	78.12	3.46	74.66	8.14	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0' One Side/10' bwn bldgs	60%	15'	5.1	382	3.0	1,146
142	17.13	1.50	15.63	1.79	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0' One Side/10' bwn bldgs	60%	15'	4.6	72	3.0	216
146	5.31	0.48	4.83	0.55	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	7.0	34	3.0	102
165	5.36	1.13	4.23	0.56	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
166	11.67	0.84	10.83	1.22	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0' One Side/10' bwn bldgs	60%	15'	2.8	30	3.0	90
167	21.86	0.47	21.39	2.28	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	2.3	50	3.0	150
168	63.51	1.67	61.84	6.62	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	4.3	268	3.0	804
170	144.67	1.53	143.14	15.08	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
170A	13.26	2.22	11.04	1.38	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
171	14.08	0.93	13.15	1.47	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0' One Side/10' bwn bldgs	60%	15'	5.2	89	3.0	207
172	50.08	2.23	47.85	5.22	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	4.1	197	3.0	591
173	15.87	0.77	15.10	1.65	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	60%	0'	7.0	106	3.0	318
174	35.59	2.75	32.84	3.71	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	2.9	97	3.0	291
175	5.07	1.27	3.80	0.53	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
176	53.26	2.94	50.32	5.55	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0' One Side/10' bwn bldgs	60%	15'	4.8	239	3.0	717
177	22.45	2.64	19.81	2.34	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
178	21.19	0.00	21.19	2.21	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	4.1	88	3.0	264
TOTAL:	959.58	47.43	912.15	100.00												2,294		6,862

PLANNING AREA 2

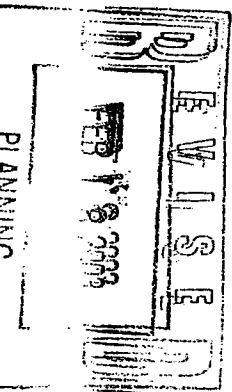
TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DUS	POP/UNIT	PROJECTED POPULATION
201	49.66	4.34	45.32	17.55	R-2	N/A	N/A	N/A	35'(f)	25'(f)	0'(b)	0'(d)	50%	15'	1.0 FAR	N/A	N/A	N/A
202	15.02	0.77	14.25	5.31	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
203	7.63	1.67	5.96	2.70	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
204	10.60	0.92	9.68	3.75	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	EXISTING	N/A	N/A	N/A
205	58.28	4.82	53.46	20.60	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	3.3	175	3.0	525
206	57.89	0.20	57.69	20.46	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	2.0	114	3.0	343
207	38.35	3.20	35.15	13.55	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	1.9	68	3.0	204
208	13.77	0.44	13.33	4.87	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
209	10.02	0.74	9.28	3.54	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
240	2.04	0.36	1.68	0.72	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	N/A	N/A	N/A	N/A
241	6.46	0.69	5.77	2.28	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	2.0	11	3.0	33
242	2.49	0.80	1.69	0.88	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
243	8.80	0.40	8.40	3.11	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
244	1.96	0.56	1.40	0.69	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	282.97	19.91	263.06	100.00												368		1,105

PLANNING AREA 3

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DUs	POP/UNIT	PROJECTED POPULATION
301	37.45	0.00	37.45	4.51	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' bwn bldgs	60%	15'	5.2	195	3.0	585
302	15.40	1.41	13.99	1.85	SF-1	7200SF	60'	100'	35'	20'(e)	20'(b)	10 % of Lot Width	60%	15'	N/A	N/A	N/A	N/A
303	30.00	0.37	29.63	3.61	SF-1	7200SF	60'	100'	35'	20'(e)	20'(b)	10 % of Lot Width	60%	15'	2.5	75	3.0	225
304	17.39	2.04	15.35	2.09	SF-1	7200SF	60'	100'	35'	20'(e)	20'(b)	10 % of Lot Width	60%	15'	1.8	27	3.0	81
305	30.94	2.47	28.47	3.72	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' bwn bldgs	60%	15'	3.7	105	3.0	315
306	88.16	0.00	88.16	10.61	SF-1	7200SF	60'	100'	35'	20'(e)	20'(b)	10 % of Lot Width	60%	15'	3.9	339	3.0	1,017
307	92.69	1.76	91.13	11.18	SF-1	7200SF	60'	100'	35'	20'(e)	20'(b)	10 % of Lot Width	60%	15'	3.1	283	3.0	849
308	16.83	1.19	15.64	2.03	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	282	1.8	508
309	208.33	1.97	206.36	25.08	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
310	19.42	0.82	18.60	2.34	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
311	12.80	1.26	11.54	1.54	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
312	64.10	2.72	61.38	7.72	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' bwn bldgs	60%	15'	4.0	246	3.0	738
313	46.18	1.75	44.43	5.56	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.4	152	3.0	456
314	50.57	0.00	50.57	6.09	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.8	141	3.0	423
315	10.10	0.00	10.10	1.22	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
316	10.54	0.10	10.44	1.27	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
317	26.50	1.56	24.94	3.19	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' bwn bldgs	60%	15'	3.9	97	3.0	291
318	4.39	0.00	4.39	0.53	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' bwn bldgs	60%	15'	4.8	21	3.0	63
319	11.66	0.00	11.66	1.40	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
320	8.00	0.00	8.00	0.96	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
321	9.11	0.00	9.11	1.10	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
322	3.20	1.18	2.02	0.39	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	80%	25'	7.5 FAR	N/A	N/A	N/A
323	5.55	0.72	4.83	0.67	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	87	1.8	157
324	8.69	0.72	7.97	1.05	SFA-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' bwn bldgs	60%	15%	12.0	96	3.0	288
325	1.10	0.66	0.44	0.13	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
326	1.41	0.34	1.07	0.17	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	830.71	23.14	807.57	100.00												2,146		5,995

PLANNING AREA 4

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DUs	POP/UNIT	PROJECTED POPULATION
401	39.20	0.00	39.20	8.99	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' bwn bldgs	60%	15'	5.1	200	3.0	600
402	21.71	0.00	21.71	4.98	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(b)	5'	60%	15'	3.3	72	3.0	216
403	34.04	3.87	30.17	7.80	SF-1	7200SF	60'	100'	35'	20'(e)	20'(b)	10 % of Lot Width	60%	15'	2.4	73	3.0	219
404	19.67	1.68	17.99	4.51	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' bwn bldgs	60%	15'	4.2	75	3.0	225
405	67.38	2.77	64.61	15.45	SF-1	7200SF	60'	100'	35'	20'(e)	20'(b)	10 % of Lot Width	60%	15'	2.0	131	3.0	393
406	42.76	0.00	42.76	9.80	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	3.3	141	3.0	423
407	35.01	3.21	31.80	8.03	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' bwn bldgs	60%	15'	5.0	159	3.0	477
408	9.06	0.00	9.06	2.08	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' bwn bldgs	60%	15'	4.3	39	3.0	117
409	33.84	3.58	30.26	7.76	SF-1	7200SF	60'	100'	35'	20'(e)	20'(b)	10 % of Lot Width	60%	15'	2.9	88	3.0	264
410	126.25	1.46	124.79	28.94	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
411	7.28	1.00	6.28	1.67	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	113	1.8	203
TOTAL:	436.20	17.57	418.63	100.00												1,091		3,137



PLANNING AREA 5

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Cover	Min Corner Side Yard	DUIAC	MAX NO. DUs	POP/UNIT	PROJECTED POPULATION
501	32.45	4.17	48.28	12.81	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	10' One Side/10' bwn bldgs	60%	15'	5.5	266	3.0	798
502	23.33	2.27	21.06	5.70	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	10' One Side/10' bwn bldgs	60%	15'	5.5	116	3.0	348
503	17.40	1.38	16.02	4.25	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	3.50	56	3.0	188
504	12.71	0.00	12.71	3.10	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(e)	7	80%	15'	18.0	250	1.8	450
505	15.44	1.59	13.85	3.77	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(b)	50%	15'	40 FAR	N/A	N/A	N/A
506	18.13	3.30	14.83	4.43	O-1	N/A	N/A	N/A	120'(b)	25'	0'(b)	0'(b)	60%	25'	75 FAR	N/A	N/A	N/A
507	2.74	0.53	2.11	0.67	O-1	N/A	N/A	N/A	120'(b)	25'	0'(b)	0'(b)	50%	25'	N/A	N.I.C.	N/A	N/A
510	2.62	0.61	2.01	0.64	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(b)	50%	15'	N/A	N.I.C.	N/A	N/A
511	8.29	1.32	6.97	2.02	O-1	N/A	N/A	N/A	120'(b)	25'	0'(b)	0'(b)	50%	25'	75 FAR	N/A	N/A	N/A
512	73.36	3.15	70.21	17.91	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	0.9	60	3.0	180
513	6.99	0.44	6.55	1.71	OS	N/A	N/A	N/A	35'	20'(e)	20'(e)	N/A	N/A	15'	12.0	161	3.0	483
514	13.39	0.00	13.39	3.27	SFA-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	10' One Side/10' bwn bldgs	60%	N/A	N/A	N/A	N/A	N/A
515	13.14	1.26	11.88	3.21	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15'	18.0	467	1.8	841
516	26.03	0.11	25.92	6.36	MF-1	1800 SF	50'	100'	50'	20'	10'(e)	7	80%	15'	5.5	169	3.0	507
517	32.02	1.30	30.72	7.82	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	10' One Side/10' bwn bldgs	60%	15'	5.5	191	3.0	573
518	13.78	0.20	13.58	3.36	OS	N/A	N/A	N/A	35'	20'	20'(e)	5	60%	15'	4.0	191	3.0	573
519	50.20	2.36	47.84	12.26	SF-2	6000 SF	50'	90'	35'	20'	20'(e)	N/A	N/A	15'	40 FAR	N/A	N/A	N/A
520	9.91	0.82	9.09	2.42	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(b)	50%	15'	75 FAR	N/A	N/A	N/A
521	3.97	0.60	3.37	0.97	O-1	N/A	N/A	N/A	120'(b)	25'	0'(b)	0'(b)	60%	N/A	N/A	N/A	N/A	N/A
522	1.50	0.31	1.19	0.37	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
523	1.39	0.53	0.86	0.34	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
524	10.72	1.16	9.56	2.62	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	10' One Side/10' bwn bldgs	60%	15'	5.50	53	3.0	159
TOTAL:	409.51	27.51	382.00	100.00												1,789		4,507

PLANNING AREA 6

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Cover	Min Corner Side Yard	DUIAC	MAX NO. DUs	POP/UNIT	PROJECTED POPULATION
601/603	57.52	0.00	57.52	11.28	R-2	N/A	N/A	N/A	35'(b)	25'	0'(b)	0'(b)	50%	15'	1.0 FAR	N/A	N/A	N/A
602	15.36	0.07	15.29	3.01	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
604	40.13	0.81	39.32	7.87	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
605	66.29	0.77	65.52	13.00	SF-1	7200SF	60'	100'	35'	20'	20'(b)	10 % of Lot Width	60%	15'	3.50	229	3.0	687
606	38.14	0.72	38.42	7.68	SF-1	7200SF	60'	100'	35'	20'	20'(b)	10 % of Lot Width	60%	15'	3.50	134	3.0	402
607	27.79	2.20	25.59	5.45	SF-2	6000 SF	50'	90'	35'	20'	20'(b)	5	60%	15'	4.0	102	3.0	306
608	0.65	0.00	0.65	0.13	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
609	22.17	1.78	20.39	4.35	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	10' One Side/10' bwn bldgs	60%	15'	5.50	112	3.0	335
610	40.64	3.33	37.31	7.97	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	3.50	131	3.0	393
611	6.45	0.46	5.99	1.26	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15'	4.0	80	3.0	240
612	21.09	1.09	20.00	4.14	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	N/A	N/A	N/A	N/A
613	11.44	1.76	9.68	2.24	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
614	22.85	1.46	21.39	4.48	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
615A	10.21	2.34	7.87	2.00	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(b)	50%	15'	40 FAR	N/A	N/A	N/A
615B	9.67	1.15	8.52	1.90	O-1	N/A	N/A	N/A	120'(b)	25'	0'(b)	0'(b)	60%	25'	75 FAR	N/A	N/A	N/A
616	58.10	3.08	55.01	11.39	SF-1	7200SF	60'	100'	35'	20'	20'(b)	10 % of Lot Width	60%	15'	3.50	193	3.0	579
617	37.55	0.91	36.64	7.36	SF-1	7200SF	60'	100'	35'	20'	20'(e)	10 % of Lot Width	60%	15'	3.50	128	3.0	384
618	1.40	0.04	1.36	0.27	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
621	11.32	1.12	10.00	2.18	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
622	10.32	0.65	9.67	2.02	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	509.89	23.75	486.14	100.00												1,109		3,327

PLANNING AREA 7

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Cover	Min Corner Side Yard	DUIAC	MAX NO. DUs	POP/UNIT	PROJECTED POPULATION
701	34.97	3.99	28.98	19.15	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
702	31.63	0.00	31.63	18.38	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
703	70.3	0.00	70.3	42.43	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5	60%	15'	3.9	285	3.0	855
704	14.18	0.00	14.16	8.23	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	10' One Side/10' bwn bldgs	60%	15'	5.0	71	3.0	213
705	21.34	0.00	20.34	11.82	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	10' One Side/10' bwn bldgs	60%	15'	5.0	102	3.0	306
TOTAL:	172.13	3.99	168.14	100.00													458	1,374

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PLANNING AREA 8

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Cover	Min Corner Side Yard	DU/AC	MAX. NO. DUs	POP/UNIT	PROJECTED POPULATION
801	31.60	2.06	29.54	6.06	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	3.1	92	3.0	276
802	51.64	0.44	51.20	9.91	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	2.9	148	3.0	444
803	13.49	0.57	12.92	2.59	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	10' One Side/10' bwn bldgs	60%	15'	5.7	73	3.0	219
804	44.33	1.97	42.36	8.51	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	2.1	88	1.8	156
805	21.76	1.45	20.31	4.18	MF-1	1800 SF	50'	100'	50'	20'	10'(e)	7'	80%	15'	18.0	365	1.8	559
806	30.71	0.14	30.57	5.89	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
807	0.92	0.43	0.49	0.18	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
808	66.69	1.39	65.30	12.80	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	10' One Side/10' bwn bldgs	60%	15'	4.5	292	3.0	875
809	56.91	3.47	53.44	10.92	SF-3.5	3300 SF	50'	55'	35'	20'(e)	20'(e)	10' Between Bldgs	60%	15'	3.09	165	3.0	495
810	3.14	0.96	2.18	0.60	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(b)	50%	15'	.40 FAR	N/A	N/A	N/A
811	27.26	2.50	24.76	5.23	MF-1	1800 SF	50'	100'	50'	20'	10'(e)	7'	80%	15'	18.0	446	1.8	803
812	34.79	3.09	31.70	6.68	O-1.5	N/A	N/A	N/A	120'(e)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
813A	34.43	2.61	31.82	6.61	O-2	N/A	N/A	N/A	260'(e)	25'	0'(b)	0'(b)	50%	25'	.75 FAR	N/A	N/A	N/A
813B	29.33	4.03	25.30	5.63	O-1	N/A	N/A	N/A	120'(e)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
814	27.77	3.73	24.04	5.33	O-1	N/A	N/A	N/A	120'(e)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
815	19.54	1.25	18.29	3.75	O-1	N/A	N/A	N/A	120'(e)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
816	26.77	1.78	24.99	5.14	ML-1	10000 SF	50'	N/A	120'(e)	25'	0'(b)	0'(b)	75%	20'	N/A	N.I.C.	N/A	N/A
TOTAL:	521.08	31.87	489.21	100.00												1,670		3,930

PLANNING AREA 9

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Cover	Min Corner Side Yard	DU/AC	MAX. NO. DUs	POP/UNIT	PROJECTED POPULATION
901	23.27	2.01	21.26	7.42	SF-2	6000 SF	50'	35'	20'(e)	20'(e)	20'(e)	5'	60%	15'	N/A	N/A	N/A	N/A
902	14.88	2.18	12.70	4.74	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	10' One Side/10' bwn bldgs	60%	15'	4.3	54	3.0	162
903A	30.02	6.07	23.95	9.57	R-2	N/A	N/A	N/A	35'(e)	25'	0'(b)	0'(b)	50%	15'	1.0 FAR	N/A	N/A	N/A
903B	21.55	1.86	19.69	6.87	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	10' One Side/10' bwn bldgs	60%	15'	4.8	55	3.0	285
904	57.38	2.53	54.85	18.28	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	10' One Side/10' bwn bldgs	60%	15'	4.1	224	3.0	672
905	24.69	2.26	22.42	7.86	O-1	N/A	N/A	N/A	120'(e)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
906	23.35	2.16	21.19	7.44	MS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
907	10.05	0.76	9.29	3.20	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
908	17.75	0.96	16.79	5.66	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
909	31.53	1.90	29.63	10.05	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	10' One Side/10' bwn bldgs	60%	15'	4.8	135	3.0	405
910	57.62	5.62	52.00	18.36	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	10' One Side/10' bwn bldgs	60%	15'	4.0	209	3.0	627
911	0.94	0.45	0.49	0.30	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
912	0.79	0.50	0.29	0.25	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	313.81	29.26	284.55	100.00												717		2,151

PLANNING AREA 10

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Cover	Min Corner Side Yard	DU/AC	MAX. NO. DUs	POP/UNIT	PROJECTED POPULATION
1001	16.35	2.41	13.94	4.32	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(b)	50%	15'	.4 FAR	N/A	N/A	N/A
1002	3.15	0.65	2.50	0.83	MF-1/2/3/4/5/6/7/8/9/10	N/A	N/A	N/A	35'	25'	0'(b)	0'(b)	60%	25'	.40 FAR	N/A	N/A	N/A
1003	18.47	1.67	16.80	4.88	O-1	N/A	N/A	N/A	120'(e)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1004	156.61	4.23	152.38	41.37	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	3.7	550	3.0	1,650
1014	8.74	0.88	7.86	2.31	ML-2	10000 SF	50'	N/A	120'(e)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1015	11.17	0.00	11.17	2.95	ML-2	10000 SF	50'	N/A	120'(e)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1016	18.55	1.03	17.32	4.85	O-1	N/A	N/A	N/A	120'(e)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1017	13.99	2.17	11.82	3.70	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(b)	50%	15'	.40 FAR	N/A	N/A	N/A
1018	18.50	2.44	16.06	4.89	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(b)	50%	15'	.40 FAR	N/A	N/A	N/A
1019	113.22	5.76	107.46	29.91	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	378.55	21.24	357.31	100.00												550		1,650

Footnotes:

(a) Setback may be 10' when adjacent to private recreation open space or 0' when adjacent to lake or water body.

(b) 25 feet required when abutting any District requiring a rear (side) yard, or where abutting a Golf Course.

(c) When adjacent to Residential District, the greater rear yard requirement of the two will prevail.

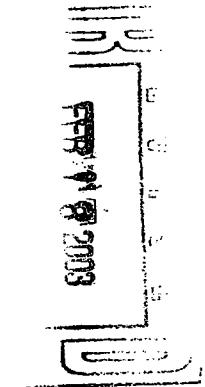
(d) 15 feet required when abutting any zone requiring a side yard.

(e) May be reduced to 10' with site plan approval.

(f) Office, Hotel, & Multi-Family up to 260' are permitted.

(g) Building height may not exceed 35' unless required yards are increased by one foot for each one foot of additional building height.

(h) Applies to non-residential development only. Residential setback will be 10'



**Table of Maximum Height and Floor Area Ratio (FAR)
for Commercial Use Categories**

Zoning Designation (Tract)	Acres	Maximum Height (Ft.)	Maximum FAR	Maximum Resulting Floor Area (SF)
R-1	209.48	35	0.40	3,649,980
R-2*	150.83	65	0.75	4,927,616
O-1	95.95	35	0.50	2,089,791
O-2*	31.82	65	0.75	1,039,559
O-3	54.12	35	0.50	1,178,734
ML-1 (816)	24.99	65	1.00	1,088,564
ML-2	19.03	65	0.50	414,473
R-1 (109/510)	13.78	35	N/A	N/A
O-1 (204/507)	11.79	35	N/A	N/A
Total	611.79	N/A	N/A	14,388,717

*O-1 Tracts not exceeding the number of acres shown may be designated O-2 through the usual process of rezoning property, according to the McKinney Zoning Ordinance. With approval of Specific Use Permits, tracts not exceeding 20% of the total land area of the R-2 and O-2 tracts may be developed with a Floor-Area Ratio (FAR) not exceeding one to one (1:1) and a height not exceeding eight (8) stories, with a maximum height of one hundred twenty (120) feet. A specific use permit is also required for the development of a multiple family dwelling in an R-2 District.

EXHIBIT "C"