

**ORDINANCE NO. 2020-02-015**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 18.75 ACRES PROPERTY, LOCATED AT THE NORTHWEST CORNER OF COLLIN MCKINNEY PARKWAY AND ALMA ROAD, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT; 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 rezoning of an approximately 18.75 acres property, located at the Northwest Corner of Collin McKinney Parkway and Alma Road, which is more fully depicted on Exhibits "A", "B", and "C" attached hereto, from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District, Generally to Allow for Single Family Residential, Multi-Family Residential and Commercial Uses; 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:**

Section 1. The zoning map is hereby amended so that an approximately 18.75 acres property, located at the Northwest Corner of Collin McKinney Parkway and Alma Road, which is more fully depicted on Exhibits "A", "B", and "C", attached hereto, from "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District, Generally to Allow for Single Family Residential, Multi-Family Residential and Commercial Uses.

Section 2. The subject property shall be zoned "PD" – Planned Development District, and as amended, and shall be subject to the following special ordinance provisions:

1. The subject property shall develop in accordance with the attached Development Regulations – Exhibit "D".

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 4<sup>th</sup> DAY OF FEBRUARY, 2020.**

CITY OF MCKINNEY, TEXAS

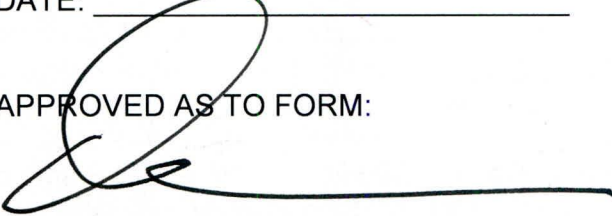
  
\_\_\_\_\_  
GEORGE C. FULLER  
Mayor

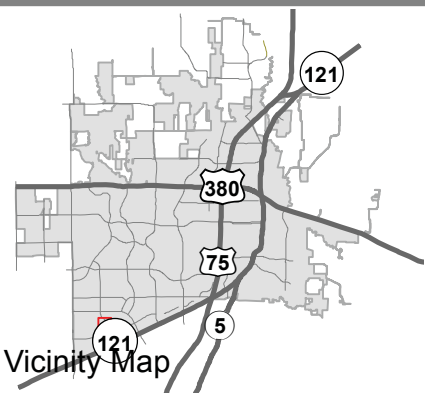
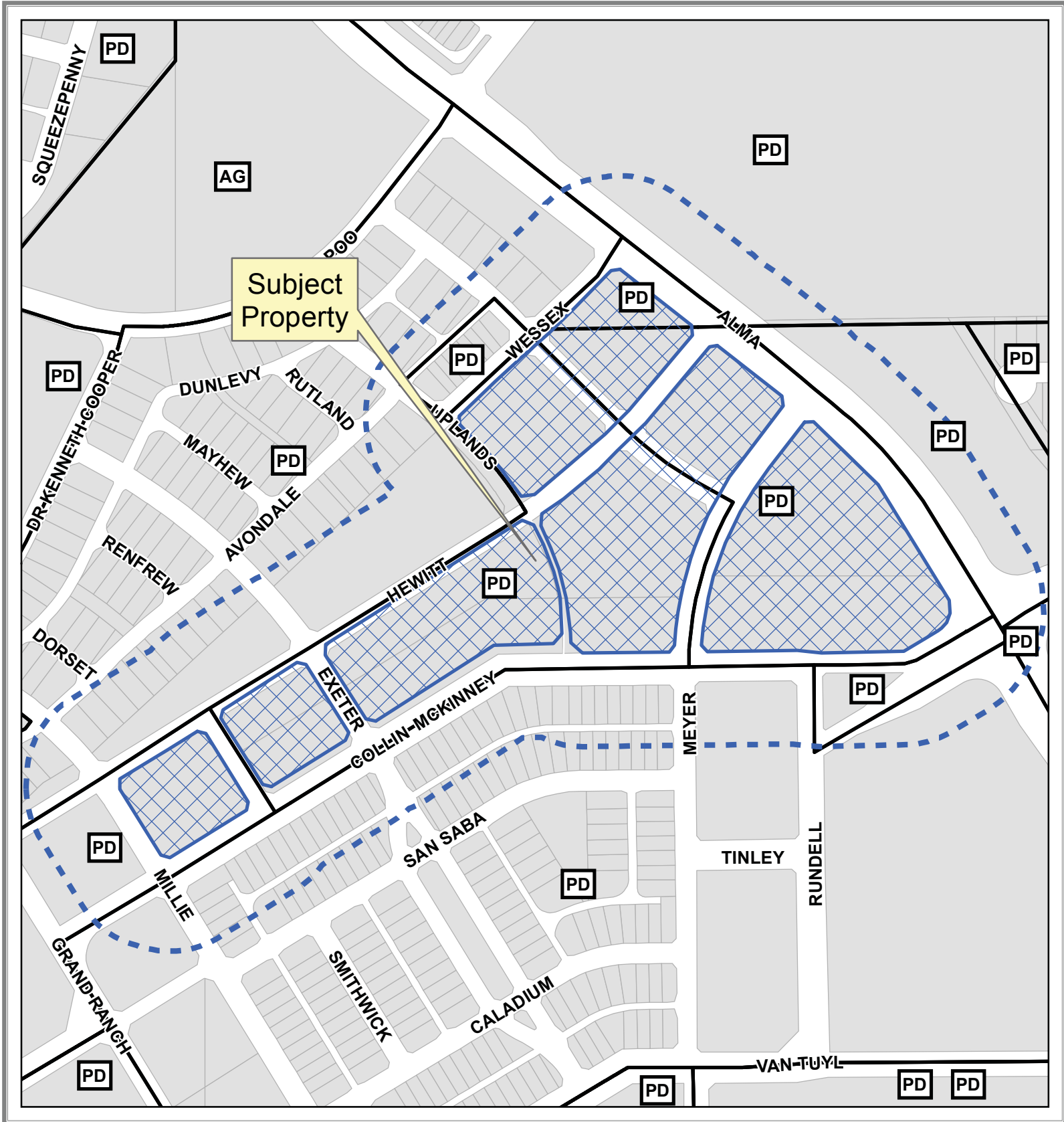
CORRECTLY ENROLLED:

  
\_\_\_\_\_  
EMPRESS DRANE  
City Secretary  
LISA SEWELL  
Deputy City Secretary

DATE: 02-04-2020

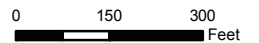
APPROVED AS TO FORM:

  
\_\_\_\_\_  
MARK S. HOUSER  
City Attorney



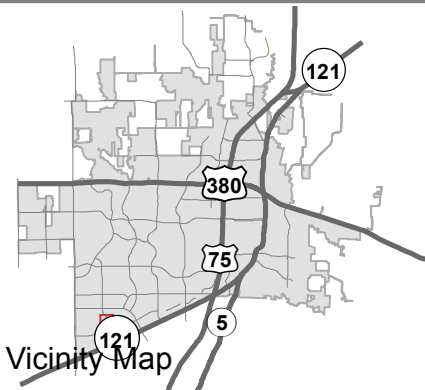
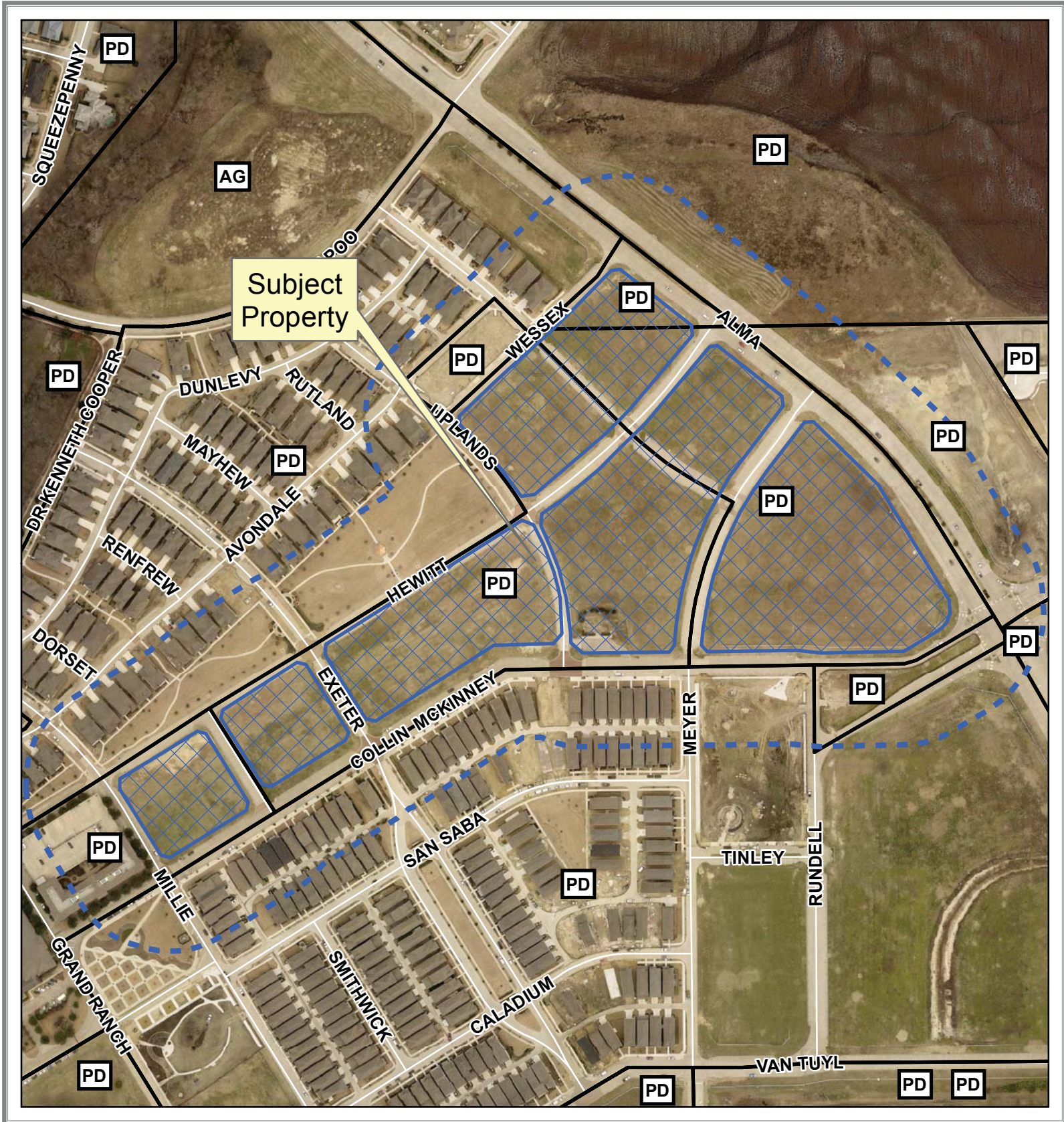
### Property Owner Notification Map

ZONE2018-0142



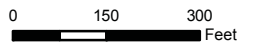
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances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





### Property Owner Notification Map

ZONE2018-0142



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LOT 1 Block W

1.244 ACRES

BEING a tract of land situated in the William Holiday Survey, Abstract Number 385 and the Thomas Phillips Survey, Abstract Number 717 in the City of McKinney, Collin County, Texas and being all of Lot 1, Block W of Cooper Living Center Addition, an addition to the City of McKinney as described in a plat recorded in Cabinet 2009, Page 401 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the southwest end of a Right-of-Way corner clip at the intersection of the north Right-of-Way line of Collin-McKinney Parkway (a 75 foot Right-of-Way) per plat as recorded in Cabinet Q, Page 527 of the Plat Records of Collin County, Texas and the west Right-of-Way line of Sherringham Way (a 48 foot Right-of-Way) per plat as recorded in Volume 2009, Page 401 of the Deed Records of Collin County, Texas;

THENCE South 58 degrees 11 minutes 15 seconds West, along the north Right-of-Way line of said Collin-McKinney Parkway, a distance of 214.00 feet to a point for corner on the north Right-of-Way line of said Collin-McKinney Parkway, same being the southeast end of a Right-of-Way corner clip at the intersection of said Collin-McKinney Parkway and the east Right-of-Way line of Millie Way (a 52 foot Right-of-Way) per plat as recorded in Cabinet 2007, Page 240 of the Plat Records of Collin County, Texas;

THENCE North 76 degrees 48 minutes 45 seconds West, along said corner clip, a distance of 21.21 feet to a point for corner on the east Right-of-Way line of said Millie Way;

THENCE along the east Right-of-Way line of said Millie Way, the following courses and distances:

North 31 degrees 48 minutes 45 seconds West, a distance of 139.47 feet to a point for corner at the beginning of a tangent curve to the left having a radius of 941.00 feet, a central angle of 03 degrees 18 minutes 11 seconds, and a chord that bears North 33 degrees 27 minutes 51 seconds West, a distance of 54.24 feet;

Along said curve, an arc distance of 54.25 feet to the southwest end of a Right-of-Way corner clip at the intersection of the east Right-of-Way line of said Millie Way and the south Right-of-Way line of Hewitt Drive (a 52 foot Right-of-Way) per plat as recorded in Cabinet 2009, Page 401 of the Plat Records of Collin County, Texas ;

THENCE North 11 degrees 18 minutes 27 seconds East, along said corner clip, a distance of 20.51 feet to a point for corner on the south Right-of-Way line of said Hewitt Drive;

THENCE North 58 degrees 11 minutes 15 seconds East, along said south Right-of-Way line, a distance of 216.55 feet to the northwest end of a Right-of-Way corner clip at the intersection of said south Right-of-Way line and the west Right-of-Way line of said Sherringham Way;

EXHIBIT B

THENCE South 76 degrees 48 minutes 45 seconds East, along said corner clip, a distance of 21.21 feet to a point for corner on the west Right-of-Way line of Sherringham Way;

THENCE South 31 degrees 48 minutes 45 seconds East, along said west Right-of-Way line, a distance of 193.66 feet to a point for corner at the northeast end of a Right-of-Way corner clip at the intersection of said west Right-of-Way line and the north Right-of-Way line of said Collin-McKinney Parkway;

THENCE South 13 degrees 11 minutes 15 seconds West, a distance of 21.21 feet to the POINT OF BEGINNING and containing 54,181 square feet or 1.244 acres of land, more or less.

LOT 1&2, Block A

1.242 ACRES

BEING a tract of land situated in the Thomas Phillips Survey, Abstract Number 717 in the City of McKinney, Collin County, Texas and being all of Lots 1 and 2, Block A of Wholelife At Craig Ranch Addition, an addition to the City of McKinney as described in a plat and recorded in Instrument Number 200170214010000690 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the southwest end of a Right-of-Way corner clip at the intersection of the north Right-of-Way line of Collin-McKinney Parkway (a 75 foot Right-of-Way) per plat as recorded in Cabinet Q, Page 527 of the Plat Records of Collin County, Texas and the west Right-of-Way line of Exeter Avenue (a 52 foot Right-of-Way) per plat as recorded in Volume 2009, Page 401 of the Deed Records of Collin County, Texas;

THENCE South 58 degrees 11 minutes 15 seconds West, along the north Right-of-Way line of said Collin-McKinney Parkway, a distance of 214.00 feet to a point for corner thereon at the southeast end of a Right-of-Way corner clip at the intersection of the north Right-of-Way line of said Collin-McKinney Parkway and the east Right-of-Way line of Sherringham Way (a 48 foot Right-of-Way) per plat as recorded in Volume 2009, Page 401 of the Deed Records of Collin County, Texas

THENCE North 76 degrees 48 minutes 45 seconds West, along said corner clip, a distance of 21.21 feet to a point for corner on the east Right-of-Way line of said Sherringham Way;

THENCE North 31 degrees 48 minutes 45 seconds West, along the east Right-of-Way line of said Sherringham Way a distance of 193.66 feet to a point for corner at the southwest end of a Right-of-Way corner clip at the intersection of the east Right-of-Way line of said Sherringham Way and the south Right-of-Way line of Hewitt Drive (a 52 foot Right-of-Way) per plat as recorded in Cabinet 2009, Page 401 of the Plat Records of Collin County, Texas;

THENCE North 13 degrees 11 minutes 15 seconds East, along said corner clip, a distance of 21.21 feet to a point for corner on the south Right-of-Way line of said Hewitt Drive;

THENCE North 58 degrees 11 minutes 15 seconds East, along said south Right-of-Way line, a distance of 214.00 feet to the northwest end of a Right-of-Way corner clip at the intersection of the south Right-of-Way line of said Hewitt Drive and the west Right-of-Way line of said Exeter Avenue;

THENCE South 76 degrees 48 minutes 45 seconds East, along said corner clip, a distance of 21.21 feet to a point for corner on the west Right-of-Way line of said Exeter Avenue;

THENCE South 31 degrees 48 minutes 45 seconds East, along said west Right-of-Way line, a distance of 193.66 feet to a point for corner at the intersection of the northeast end of a Right-of-Way corner clip at the west Right-of-Way line Exeter Avenue and the north Right-of-Way line of said Collin-McKinney Parkway;

EXHIBIT B

THENCE South 13 degrees 11 minutes 15 seconds West, along said corner clip, a distance of 21.21 feet to the POINT OF BEGINNING and containing 54,121 square feet or 1.242 acres of land, more or less.



EXHIBIT B

LOT 1&2, Block B  
2.874 ACRES

BEING a tract of land situated in the George F. Lucas Survey, Abstract Number 540 and Thomas Phillips Survey, Abstract Number 717 in the City of McKinney, Collin County, Texas and being all of Lots 1 and 2, Block B of Wholelife At Craig Ranch Addition, an addition to the City of McKinney as described in a plat and recorded in Instrument Number 200170214010000690 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the southwest end of a Right-of-Way corner clip at the intersection of the west Right-of-Way line of Uplands Drive (a 52 foot Fire Lane, Mutual Access, Drainage and Utility Easement) per plat as recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas and the north Right-of-Way line of Collin-McKinney Parkway (a 75 foot Right-of-Way) per plat as recorded in Cabinet Q, Page 527 of the Plat Records of Collin County, Texas;

THENCE South 89 degrees 29 minutes 05 seconds West, along the north Right-of-Way line of said Collin-McKinney Parkway, a distance of 111.65 feet to a point thereon;

THENCE South 58 degrees 11 minutes 15 seconds West, continuing along the north Right-of-Way line of said Collin-McKinney Parkway, a distance of 343.98 feet to a point for corner on the north Right-of-Way line of said Collin-McKinney Parkway, same being the southeast end of a Right-of-Way corner clip at the intersection of the north Right-of-Way line of said Collin-McKinney Parkway and the east Right-of-Way line of Exeter Avenue (a 52 foot Right-of-Way) per plat as recorded in Volume 2009, Page 401 of the Deed Records of Collin County, Texas; ;

THENCE North 76 degrees 48 minutes 45 seconds West, along said corner clip, a distance of 21.21 feet to a point for corner on the east Right-of-Way line of said Exeter Avenue;

THENCE North 31 degrees 48 minutes 45 seconds West, along the east Right-of-Way line of said Exeter Avenue a distance of 193.66 feet to a point for corner at the southwest end of a Right-of-Way corner clip at the intersection of the east Right-of-way line of said Exeter Avenue and the south Right-of-Way line of Hewitt Drive (a 52 foot Right-of-Way) per plat as recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas;

THENCE North 13 degrees 11 minutes 15 seconds East, along said corner clip, a distance of 21.21 feet to a point for corner on the south Right-of-Way line of said Hewitt Drive;

THENCE North 58 degrees 11 minutes 15 seconds East, along said south Right-of-Way line, a distance of 480.34 feet to the beginning of a tangent curve to the left having a radius 1776.00 feet, a central angle of 01 degrees 27 minutes 26 seconds, and a chord that bears North 57 degrees 27 minutes 31 seconds East a distance of 45.16 feet;

THENCE along said curve to the left, an arc distance of 45.17 feet to the northwest end of a Right-of-Way corner clip at the intersection of the south Right-of-Way line of said Hewitt Drive and the west Right-of-Way line of said Uplands Drive;

EXHIBIT B

THENCE South 77 degrees 38 minutes 56 seconds East, along said corner clip, a distance of 20.90 feet to a point for corner on the west Right-of-Way line of said Uplands Drive and being the beginning of a non tangent curve to the right, having a radius of 474.00 feet, a central angle of 30 degrees 59 minutes 17 seconds, and a chord that bears South 16 degrees 00 minutes 34 seconds East a distance of 253.25 feet to a point for corner thereon;

THENCE along said curve and said west Right-of-Way line, an arc distance of 256.36 feet to a point for corner thereon;

THENCE South 00 degrees 30 minutes 55 seconds East, continuing along said west Right-of-Way line, a distance of 22.20 feet to a point for corner at the northeast end of a Right-of-Way corner clip at the intersection of the west Right-of-Way line of said Uplands Drive and the north Right-of-Way line of said Collin-McKinney Parkway;

THENCE South 44 degrees 29 minutes 05 seconds West, along said corner clip, a distance of 21.21 feet to the POINT OF BEGINNING and containing 125,195 square feet or 2.874 acres of land, more or less.

Lot 1A & 1B, Block S

5.041 ACRES

BEING a tract of land situated in the George F. Lucas Survey, Abstract Number 540 in the City of McKinney, Collin County, Texas and being all of Lots 1A & 1B, Block S of Cooper Living Center Addition Phase 2, an addition to the City of McKinney, as described in a plat recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas; and being more particularly described as follows:

BEGINNING at the southeast end of a Right-of-Way corner clip at the intersection of the southeast Right-of-Way line of Meyers Way (a 66 foot Right-of-Way) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas and the north Right-of-Way line of Collin-McKinney Parkway (a variable width Right-of-Way) dedicated to the City of McKinney as recorded in Cabinet Q, Page 527 of the Plat Records of Collin County, Texas

THENCE North 43 degrees 46 minutes 07 seconds West, along said corner clip, distance of 20.56 feet to a point for corner on the southeast Right-of-Way line of said Meyers Way and the beginning of a non tangent curve to the right having radius of 767.00 feet, a central angle of 34 degrees 33 minutes 58 seconds, and a chord that bears North 20 degrees 50 minutes 43 seconds a distance of 455.74 feet;

THENCE along said curve and said southeast Right-of-Way line, and arc distance of 462.72 feet to a point for corner thereon

THENCE North 38 degrees 04 minutes 52 seconds West, a distance of 139.74 feet to the southwest end of a Right-of-Way corner clip at the intersection of the southeast Right-of-Way line of said Meyers Way and the southwest Right-of-Way line of Alma Road (a variable width Right-of-Way) as dedicated to the City of McKinney in Instrument Number 20060130000121000 of the Deed Records of Collin County, Texas;

THENCE North 83 degrees 48 minutes 01 seconds East, along said corner clip, a distance of 20.95 feet to a point for corner on the southwest Right-of-Way line of said Alma road and being the beginning of a non tangent curve to the right having a radius of 1340.00 feet, a central angle of 09 degrees 20 minutes 54 seconds, and a chord that bears South 45 degrees 28 minutes 51 seconds East a distance of 218.39 feet;

THENCE along said curve and the southwest Right-of-Way line of said Alma Road, an arc distance of 218.63 feet to a point for corner on the southwest Right-of-Way line of said Alma Road;

THENCE South 33 degrees 12 minutes 07 seconds East, along said Right-of-Way, a distance of 183.45 feet to a point for corner at the beginning of a tangent curve to the right having a radius of 1329.00 feet, a central angle of 3 degrees 29 minutes 22 seconds, and a chord that bears South 31 degrees 27 minutes 26 seconds East a distance of 80.93;

THENCE along said curve and Right-of-Way, an arc distance of 80.94 feet to a point for corner thereon;

EXHIBIT B

THENCE South 30 degrees 02 minutes 48 seconds East, continuing along the southwest Right-of-Way line of said Alma Road, a distance of 50.39 feet to a point for corner at the beginning of a non tangent curve to the right having a radius of 66.50 feet, a central angle of 90 degrees 00 minutes 06 seconds, and a chord that bears South 14 degrees 57 minutes 15 seconds East a distance of 94.05 feet;

THENCE along said Right-of-Way and said curve, an arc distance of 104.46 feet to a point for corner on the north Right-of-Way line of said Collin-McKinney Parkway;

THENCE along the north Right-of-Way line of said Collin-McKinney Parkway the following courses and distances:

South 59 degrees 57 minutes 12 seconds West, a distance of 88.02 feet to a point for corner thereon;

South 89 degrees 29 minutes 05 seconds West, a distance of 196.23 feet to a point for corner thereon;

North 85 degrees 16 minutes 40 seconds West, a distance of 60.25 feet to a point for corner thereon;

South 89 degrees 29 minutes 05 seconds West, a distance of 221.89 feet to the POINT OF BEGINNING and containing 219,585 square feet or 5.041 acres of land, more or less.

EXHIBIT B

LOT 3&4, Block B  
Lot 1 Block R  
The Esplanade

4.748 ACRES

BEING a tract of land situated in the George F. Lucas Survey, Abstract Number 540 and Thomas Phillips Survey, Abstract Number 717 in the City of McKinney, Collin County, Texas and being all of Lots 3 and 4, Block B of Wholelife At Craig Ranch Addition, an addition to the City of McKinney as described in a plat recorded in Instrument Number 200170214010000690 of the Official Public Records of Collin County, Texas and all of Lot 1, Block R of Cooper Living Center Addition, an addition to the City of McKinney, as described in a plat recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas and also being a portion of The Esplanade, a 52 foot public Right-of-Way, of said Cooper Living Center Phase 2 Addition and being more particularly described as follows:

BEGINNING at the southwest end of a Right-of-Way corner clip at the intersection of the west Right-of-Way line of Meyers Way (a 66 foot Right-of-Way) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas and the north Right-of-Way line of Collin-McKinney Parkway (a variable width Right-of-Way) per plat as recorded in Cabinet Q, Page 527 of the Plat Records of Collin County, Texas;

THENCE South 89 degrees 29 minutes 05 seconds West, along the north Right-of-Way line of said Collin-McKinney Parkway, a distance of 211.91 feet to a point for corner at the southeast end of a Right-of-Way corner clip at the intersection of the north Right-of-Way line of said Collin-McKinney Parkway and the east Right-of-Way line of Uplands Drive (a 52 foot Fire Lane, Mutual Access, Drainage and Utility Easement) per plat as recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas;

THENCE North 45 degrees 30 minutes 55 seconds West, along said corner clip, a distance of 21.21 feet to a point for corner on the east Right-of-Way line of said Uplands Drive;

THENCE North 00 degrees 30 minutes 55 seconds West, along east Right-of-Way line of said Uplands Drive, a distance of 22.20 feet to a point for corner thereon and being the beginning of a tangent curve to the left having a radius of 526.00 feet, a central angle of 31 degrees 17 minutes 42 minutes, and a chord that bears North 16 degrees 09 minutes 46 seconds West, a distance of 283.74 feet ;

THENCE continuing along said curve and said east Right-of-way line, an arc distance of 287.30 feet to the south end of a Right-of-Way corner clip at the intersection of the east Right-of-Way line of said Uplands Drive and the southeast Right-of-Way line of Hewitt Drive (a 52 foot Right-of-Way) per plat as recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas;

THENCE North 11 degrees 15 minutes 22 seconds East, along said corner clip, a distance of 21.91 feet to a point for corner on the southeast Right-of-Way line of said Hewitt Drive and the beginning of a non-tangent curve to the left having a radius of 1776.00 feet, a central angle of 16 degrees 00 minutes 06 seconds, and a chord that bears North 46 degrees 04 minutes 55 seconds East, a distance of 494.39 feet;

EXHIBIT B

THENCE along said curve and said southeast Right-of-Way line, an arc distance of 496.01 feet to a point thereon;

THENCE North 38 degrees 04 minutes 52 seconds East, continuing along said southeast Right-of-Way line, a distance of 75.44 feet to a point for corner at the northwestend of a Right-of-Way corner clip at the intersection of the south Right-of-Way of said Hewitt Drive and the southwest Right-of-Way line of Alma Road (a variable width Right-of-Way) dedicated to the City of McKinney as recorded in Instrument Number 20060130000121000 of the Official Public Records of Collin County, Texas;

THENCE North 83 degrees 04 minutes 52 seconds East, along said corner clip, a distance of 21.21 feet to a point for corner on the southwest Right-of-Way line of said Alma Road;

THENCE South 51 degrees 55 minutes 07 seconds East, along the southwest Right-of-Way line of said Alma Road, a distance of 195.31 feet to a point for corner at the north end of a Right-of-Way corner clip at the intersection of the southwest Right-of-Way line of said Alma Road and the northwest Right-of-Way line of said Meyers Way;

THENCE South 06 degrees 55 minutes 08 seconds East, along said corner clip, a distance of 21.19 feet to a point for corner on the northwest Right-of-Way of said Meyers Way;

THENCE South 38 degrees 04 minutes 52 seconds West, along said northwest Right-way-Way line, a distance of 141.31 feet to a a point for corner thereon and the beginning of a tangent curve to the left having a radius of 833.00 feet, a central angle of 34 degrees 54 minutes 33 seconds, and a chord that bears South 20 degrees 40 minutes 19 seconds West a distance of 499.72 feet;

THENCE along said curve and said northwest Right-of-Way line, an arc distance of 507.53 feet to a point for corner thereon at the beginning of a Right-of-Way corner clip at the intersection of the northwest Right-of-Way line of said Meyers Way and the north Right-of-Way line of said Collin-McKinney Parkway;

THENCE South 45 degrees 58 minutes 56 minutes West, along said corner clip, a distance of 21.30 feet to the POINT OF BEGINNING and containing 206,828 square feet or 4.748 acres of land, more or less.

EXHIBIT B

Lot 1, Block S  
Lot 1 Block C  
Portion of The Esplanade  
Portion of Upland Avenue

3.598 ACRES

BEING a tract of land situated in the George F. Lucas Survey, Abstract Number 540 in the City of McKinney, Collin County, Texas and being all of Lot 1, Block Q of Cooper Living Center Addition Phase 2, an addition to the City of McKinney, as described in a plat recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas; all of Lot 1, Block C of Wholelife at Craig Ranch Addition, an addition to the City of McKinney, as described in a plat recorded in Instrument Number 2017021400000690 of the Official Public Records of Collin County, Texas; and a portion of The Esplanade (52 foot Right-of-Way) as described in said Cooper Living Center Addition Phase 2 and a portion of Uplands Drive (a 52 feet Firelane, Mutual Access, Drainage, and Utility Easement) as described in said Wholelife at Craig Ranch Addition and being more particularly described as follows:

BEGINNING at the southeast end of a Right-of-Way corner clip at the intersection of the southeast Right-of-Way line of Wessex Court (a 52 foot Right-of-Way) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas and the southwest Right-of-Way line of Alma Road (a variable width Right-of-Way) dedicated to the City of McKinney as recorded in Instrument Number 20060130000121000 of the Official Public Records of Collin County, Texas

THENCE South 51 degrees 55 minutes 07 seconds East, along the southwest Right-of-Way line of said Alma Road, distance of 216.70 feet to the north end of a Right-of-Way corner clip at the intersection of the southwest Right-of-Way line of said Alma Road and the northwest Right-of-Way line of Hewitt Drive (a 52 foot Right-of-Way) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas;

THENCE South 06 degrees 55 minutes 08 seconds East, along said corner clip, a distance of 21.23 feet to a point for corner on the northwest Right-of-Way line of said Hewitt Drive;

THENCE South 38 degrees 04 minutes 52 seconds West, a distance of 74.96 feet to a point for corner at the beginning of a tangent curve to the right having a radius of 1724.00 feet, a central angle of 18 degrees 37 minutes 15 seconds, and a chord that bears South 47 degrees 22 minutes 34 seconds West a distance of 557.83 feet;

THENCE along the northwest Right-of-Way line of said Hewitt Drive, an arc distance of 560.29 feet to a point for corner at the southwest end of a Right-of-Way corner clip at the intersection of the northwest Right-of-Way line of said Hewitt Drive and the southwest line of Uplands Drive (a 52 foot Firelane, Mutual Access, Drainage, and Utility Easement) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas;

THENCE North 12 degrees 18 minutes 44 seconds East, along said corner clip, a distance of 21.53 feet to the northeast end of said Right-of-Way corner clip, same being on the southwest line of said Uplands

EXHIBIT B

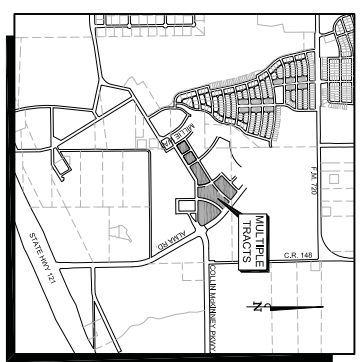
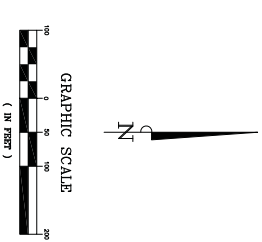
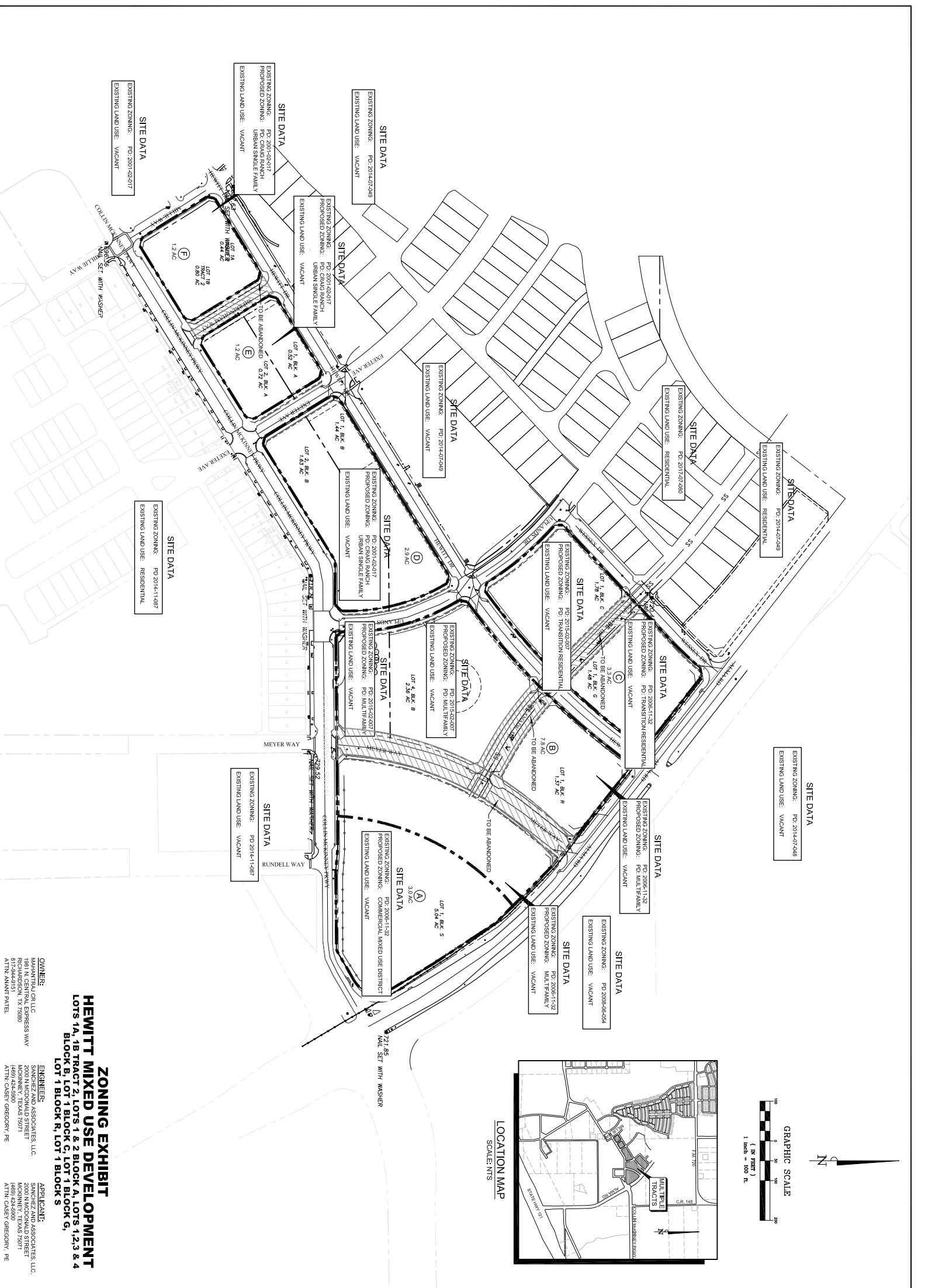
Drive, same also being the beginning of a non tangent curve to the left having a radius of 724.00 feet, a central angle of 18 degrees 28 minutes 35 seconds, and a chord that bears North 40 degrees 56 minutes 09 seconds West a distance of 232.46 feet to a point for corner in the southeast Right-of-Way line of said Wessex Court;

THENCE North 46 degrees 54 minutes 54 seconds East, along the southeast Right-of-Way line of said Wessex Drive, a distance of 478.38 feet to a point for corner at the beginning of a tangent curve to the left having a radius of 626.00 feet, a central angle of 08 degrees 11 minutes 00 seconds, and a chord that bears North 42 degrees 49 minutes 24 seconds East a distance of 89.33 feet;

THENCE along said Right-of-Way and said curve, an arc distance of 89.41 feet to the west end of a Right-of-Way corner clip at the intersection of the southeast Right-of-Way line of said Wessex Court and the southwest Right-of-Way line of said Alma Road;

THENCE North 83 degrees 09 minutes 29 seconds East, along said corner clip, a distance of 21.32 feet to the POINT OF BEGINNING and containing 156,716 square feet or 3.598 acres of land, more or less.





**ZONING EXHIBIT**  
**HEWITT MIXED USE DEVELOPMENT**  
 LOTS 1A, 1B TRACT 2, LOTS 1 & 2 BLOCK A, LOTS 1, 2, 3 & 4 BLOCK B, LOT 1 BLOCK C, LOT 1 BLOCK G,  
 LOT 1 BLOCK R, LOT 1 BLOCK S

**OWNER:**  
 MCKINNEY LOGISTICS  
 1881 N. CENTRAL EXPRESS WAY  
 RICHARDSON, TX 75080  
 ATTN: ANANT PATEL

**ENGINEER:**  
 SANCHEZ AND ASSOCIATES, LLC  
 2000 N. McDONALD STREET  
 MCKINNEY, TEXAS 75071  
 ATTN: CASEY GREGORY, PE

**APPLICANT:**  
 SANCHEZ AND ASSOCIATES, LLC  
 2000 N. McDONALD STREET  
 MCKINNEY, TEXAS 75071  
 ATTN: CASEY GREGORY, PE

|                          |
|--------------------------|
| Scale: SEE GRAPHIC SCALE |
| Designed by: RCG         |
| Drawn by: DDR            |
| Checked by: RCG          |
| Date: 8/16/2019          |
| Project No. 02145-001    |

**ZONING EXHIBIT**

**HEWITT DRIVE MIXED USE DEVELOPMENT**

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**SANCHEZ & Associates**  
 Master Planning  
 Civil Engineering  
 Land Development  
 2000 N. McDonald Street, Suite 100  
 McKinney, TX 75071  
 Tel 469 424 5900  
 Fax 214 544 3200  
 Certificate of Registration No. F-3665

EXHIBIT D

**PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS**

The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").

1. Character Districts. The subject property shall be split into four character districts. These character districts and their geographic limits are illustrated on the Regulating Plan, attached hereto. The character districts are:
  - a. Multi-Family District (MF)
  - b. Craig Ranch Urban Single Family Residential District (USF)
  - c. Commercial - Mixed Use District (CMU)
  - d. Residential Transition (RT) District
  
2. Overarching Design Guidelines:
  - a. Architectural design, parking, landscaping, loading and screening shall adhere to the requirements outlined within the City of McKinney Comprehensive Zoning Ordinance, as amended from time to time, except as indicated herein.
  
  - b. *Landscaping.*
    - i. One canopy tree shall be installed every 30 linear feet along all public rights-of-way. These trees may be clustered in special cases to facilitate a creative design or to accommodate public utilities or to implement sight visibility requirements or to accommodate fire department access. In no case shall the ratio of tree be less than 1 per 30 feet of frontage.
  
  - c. *Sidewalks.*
    - i. 10' wide sidewalks shall be provided along Alma Road and Collin McKinney Parkway. All other streets within the development shall feature sidewalks with a minimum of 6' in width.
  
  - d. *Urban Design Requirements.*
    - i. All development shall conform to the following:
      1. Light standards shall be placed along all sidewalks constructed with the community, with all lighting in public right-of-way subject to review and approval by the Director of Engineering.

EXHIBIT D

2. Multi-family residential developments shall not be required to provide a six-foot tall screening wall along the side and rear property lines.
3. Craig Ranch Urban Single Family lots will be served by an alley.

e. *Parking Provisions.*

- i. All off-street parking (except parallel spaces) must be screened from view of the right-of-way by a building, a minimum 6' tall screening device as provided in Section 146-132 Fences, walls, and screening of the Zoning Ordinance, a 6' tall living screen, or a combination thereof.
- ii. On-street, parallel parking shall be allowed, except in locations prohibited by the Fire Marshal in order to provide emergency services access or by the director of Engineering in order to provide adequate intersection capacity or visibility.
- iii. On-street parking north of the centerline of Collin McKinney Parkway and south of the centerline of Wessex Drive located within 200' of the building it serves may be utilized to satisfy that building's off-street minimum parking requirements.
- iv. Multi-Family residential uses shall conform to Section 146-130 (Vehicle Parking) of the Zoning Ordinance, except that at least 75% of all units shall have an enclosed space, which exceeds the City's minimum requirement of 50%.

3. Multi-Family (MF) Development Standards.

a. *Permitted Uses*

- i. Multi-family residential uses

b. *Space Limits.*

- i. Building Height: No less than 2 stories (35 feet) and no greater than 4 stories (55 feet)
- ii. Build-to-Lines Along Alma Drive: Minimum 15' build-to-line if no encroachment will occur. Minimum 20' build-to-line if encroachment will occur. Buildings must occupy a minimum of 80% of the frontage of the build-to line. The build-to-lines may be increased to accommodate any conflicts with required easements or required landscaping on site.
- iii. Build-to-Lines Along Collin McKinney Parkway, Hewitt Drive and Uplands Drive: Minimum 10' build-to-line if no encroachment will occur. Minimum 15' build-to-line if encroachment will occur. Buildings must occupy a minimum of 80% of the frontage of the build-to line. The build-to-lines may be increased to accommodate any conflicts with required easements or required landscaping on site.

EXHIBIT D

- iv. Parking garages associated with multi-family development shall be no more than 5' taller than the height of the associated multi-family development.
- v. Maximum Lot Coverage: None
- vi. Minimum Residential Density: 25 dwelling units per acre

EXHIBIT D

4. Craig Ranch Urban Single Family Residential (USF) Development Standards.

a. *Permitted Uses.*

- i. Detached single family residential uses

b. *Space Limits.*

- i. Minimum lot width: 30'
- ii. Minimum lot depth: 85'
- iii. Minimum lot area: 2,550 sq. ft.
- iv. Front build-to line: 12'
- v. Rear yard setback: 8'
- vi. Minimum side yard setback: Houses will be situated on a lot as either a zero lot line configuration or a centered configuration with a minimum of six (6) feet of separation will be provided between buildings. If an easement is required between houses a minimum ten (10) of separation will be provided. For houses on a zero lot line configuration, the minimum side yard setback on one side may be zero feet as long as a minimum of six (6) feet of side yard has been provided on the opposite side yard. For houses centered on lots, the minimum side yard setback will be three (3) feet.
- vii. Minimum side yard at corner: Five (5) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer). If an adjacent lot is fronting onto the same street, the side yard at corner will be no less than the front build-to line of the adjacent lot.
- viii. Minimum Building Height: 2 stories (35 feet)
- ix. Maximum Building Height: 3 stories (45 feet)
- x. Minimum Density: Seven (7) dwelling units per acre

c. *Miscellaneous.*

- i. Each lot shall be required to provide at least 1 canopy tree in the front yard. The placement of trees may not impede sight visibility. If a required tree conflicts with sight visibility requirements, the tree may be deleted or relocated to another appropriate area in the immediate vicinity contained within the area of the property line to the front yard setback, as determined by the Director of Planning.

EXHIBIT D

5. Commercial-Mixed Use District (CMU) Development Standards.

The intent of the Commercial-Mixed Use District is to provide for an urban form and character that emphasizes pedestrian activity and integrates quality urban design.

a. *Permitted Uses.*

- i. All uses permitted in the "C2" - Local Commercial District, except for those specifically identified below:
  1. Garage, auto repair
  2. Service Station or Motor Vehicle Fuel Sales
  3. Restaurant or cafeteria (drive-through window)
  4. Mini-warehouse
  5. Restaurant or cafeteria (drive-in service)

b. *Space Limits.*

- i. Front Build-To Lines Along Collin McKinney Parkway: Minimum 10' build to line if no encroachment will occur. Minimum 15' build to line if encroachment will occur. The build-to-lines may be increased to accommodate any conflicts with required easements or required landscaping on site. Buildings must occupy a minimum 80% of the frontage along the Collin McKinney Parkway build-to line.
- ii. Build-to-Lines Along Alma Drive: Minimum 15' build to line if no encroachment will occur. Minimum 20' build to line if encroachment will occur. Buildings must occupy a minimum of 80% of the frontage of the build-to line. The build-to-lines may be increased to accommodate any conflicts with required easements or required landscaping on site. Buildings must occupy a minimum 80% of the frontage along the Alma Drive build-to line.
- iii. Recesses in the building frontage shall be located no more than 35' from the property line.
- iv. Rear Yard Setback: 5' (Minimum building separation of 10' must be maintained)
- v. Side Yard Setback: 5' (Minimum building separation of 10' must be maintained)
- vi. Building Height: No less than 2 stories (35 feet) and no greater than 5 stories (65 feet).
- vii. Lot Coverage: No maximum lot coverage.
- viii. In addition to the normally required sidewalks, the developments and buildings located on the mixed use tract shall be connected by six (6') foot wide sidewalks that connect buildings to buildings, buildings to open spaces and the overall mixed use development to the multi-family development to the north. These six (6') foot wide sidewalks will be in addition to any required sidewalks that are typically required as part of normal site planning process.

EXHIBIT D

- ix. Open space is a critical aspect of urban design. As such, the CMU shall have an integrated open space design that is provided in a manner that creates a focal gathering place for the CMU district. The intent of the open space is to promote pedestrian activity outside the buildings, integrate the outside environmental design with the overall site plan and to provide human-scale nodes to complement the built environment.
1. Open space design shall be provided as follows:
    - a. Minimum requirement of 10% of the lot area of the mixed use tract
    - b. Required Open space shall be shown on Site Plan and dedicated as Common Area on Plat.
  2. A minimum of four (4) of the following elements shall be used in any required open space:
    - a. Bench to seat four (4) people
    - b. Two (2) ornamental Trees
    - c. Water feature
    - d. Covering or shade structure
    - e. 1,000 sf decorative pavers
    - f. Decorative lighting
    - g. Outdoor decorative sound system
    - h. Public art
    - i. 1,000 sf ornamental or seasonal flowering plants
    - j. 2,500 sf of xeriscaping
  3. Open Space design shall be incorporated into the Site Plan submittal process and the Landscape Plan. Although the Open Space design should optimally be designed in conjunction with the required Landscape Plan, the Open Space design shall not be used to diminish the rules and regulations of the landscaping section of the Zoning Ordinance.
- ix. At the time of Site Plan review, the Director of Planning shall have the authority to review the Site Plan for adherence to the intent and provisions of this section. Should the Director of Planning be unable to approve the Site Plan due to lack of adherence with this section, the Site Plan shall be forwarded to the City Council for consideration and action.

EXHIBIT D

6. Residential Transition District (RT) Development Standards

The intent of the Residential Transition District is to provide a less intensive use than the proposed Multi-Family district adjacent to the existing single family development north of Wessex Drive.

a. *Permitted Uses*

- i. All uses permitted in the "TH" – Townhome Residential District.

b. *Space Limits*

- i. Minimum Lot Width: 20'
- ii. Minimum Lot Depth: 80'
- iii. Minimum Lot Area: 1600 sq. ft.
- iv. Front Build-To Line: 10'
- v. Rear Yard Setback: 20'
- vi. Minimum Side Yard Setback: Separate townhome buildings will be a minimum of 10' apart.
- vii. Minimum Side Yard at Corner: 15'
- viii. Minimum Building Height: 2 stories (35 feet)
- ix. Maximum Building Height: 3 stories (45 feet)
- x. Maximum Density: 12 (twelve) dwelling units per acre