

## Property Location Map

ZONE2023-0069

0 200 400 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.



**BEING** a 15.7411 acre (685,683 square foot) tract of land situated in the Thomas McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas; and being part of Lot 1, Block A, Wilmeth Central Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20201006010003850 of the Official Public Records of Collin County, Texas; said tract being part of Lot 2R1, Block A, Wilmeth Central Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 2022010000276 of said Official Public Records; said tract being more particularly described as follows:

**BEGINNING** at a point for the southwest corner of said Lot 1 (Wilmeth Central Addition) and being the northwest corner of Lot 1, Block A, City of McKinney Public Safety Building Addition, an addition to the City of McKinney, recorded in Cabinet Q, Page 397 of the Plat Records of Collin County, Texas, in the east right-of-way line of Community Avenue (a 80-foot wide right-of-way), and being the beginning of a non-tangent curve to the left with a radius of 790.00 feet, a central angle of 36°22'45", and a chord bearing and distance of North 17°58'11" East, 493.22 feet;

**THENCE** with said east right-of-way line of Community Avenue, the following courses and distances:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 501.60 feet to a point for corner;

North 00°13'12" West, a distance of 130.39 feet to a point for corner;

North 03°45'11" East, a distance of 152.92 feet to a point for corner;

North 00°06'18" East, a distance of 264.21 feet to a point for the southwest end of a corner clip at the intersection of said east right-of-way line of Community Avenue and the south right-of-way line of Wilmeth Road (a variable width right-of-way);

**THENCE** with said corner clip of the east right-of-way line of Community Avenue and the south right-of-way line of Wilmeth Road, North 44°56'33" East, a distance of 56.73 feet to a point for the northeast end of said corner clip;

**THENCE** with said south right-of-way line of Wilmeth Road, the following courses and distances:

North 89°46'48" East, a distance of 447.68 feet to a point for corner;

**THENCE** North 88°02'39" East, a distance of 142.71 feet to a point for corner;

**THENCE** South 00°12'41" East, departing the said south line of Wilmeth Road, a distance of 97.18 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 145.00 feet, a central angle of 27°26'18", and a chord bearing and distance of South 13°55'50" East, 68.78 feet;

**THENCE** in a southerly direction, with said tangent curve to the left, an arc distance of 69.44 feet to a point for corner;

## EXHIBIT B

**THENCE** South  $27^{\circ}38'59''$  East, a distance of 19.27 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 110.00 feet, a central angle of  $27^{\circ}39'39''$ , and a chord bearing and distance of South  $13^{\circ}49'10''$  East, 52.59 feet;

**THENCE** in a southerly direction, with said tangent curve to the right, an arc distance of 53.11 feet to a point for corner;

**THENCE** South  $00^{\circ}00'40''$  West, a distance of 120.22 feet to a point for corner;

**THENCE** North  $90^{\circ}00'00''$  West, a distance of 33.94 feet to a point for corner;

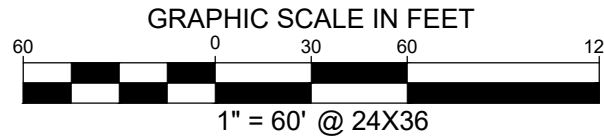
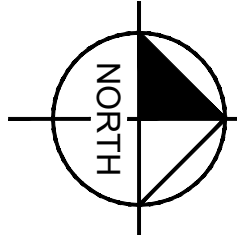
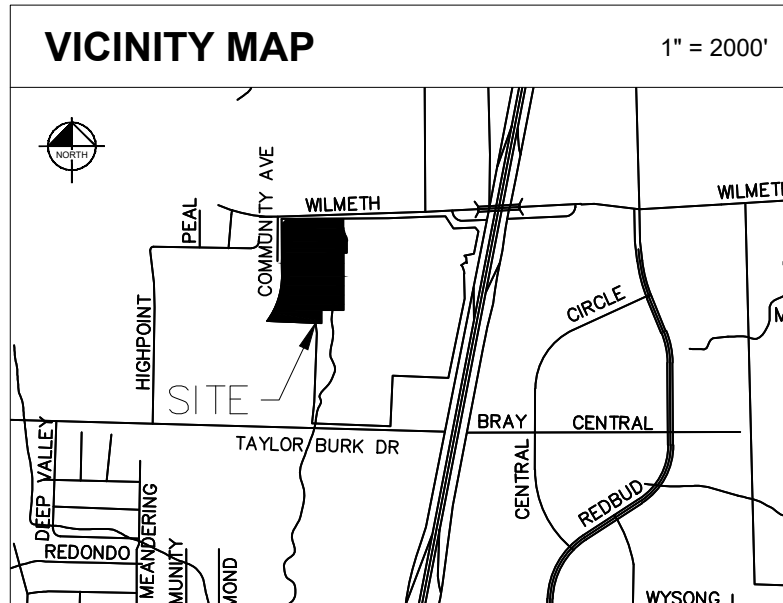
**THENCE** South  $00^{\circ}00'00''$  East, a distance of 596.58 feet to a point for corner;

**THENCE** North  $90^{\circ}00'00''$  West, a distance of 230.40 feet to a point for corner;

**THENCE** South  $00^{\circ}00'00''$  West, a distance of 135.23 feet to a point for corner in the south line of said Lot 1 (Wilmeth Central Addition);

**THENCE** North  $87^{\circ}52'35''$  West, along the said south line of Lot 1, a distance of 566.98 feet to the **POINT OF BEGINNING** and containing 685,683 square feet or 15.7411 acres of land, more or less.

EXHIBIT C



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE

LEGEND

Δ = CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
IRISC = 60° IRON ROD W/ "KHA" CAP SET  
IRF = IRON ROD FOUND  
ADF = ALUMINUM DISC FOUND  
C.M. = CONTROLLING MONUMENT  
MNF = MAG NAIL FOUND  
PFC = POINT FOR CORNER

SUMMIT POINTE ESTATES ADDITION  
PHASE II  
(INST. NO. 2004-0026884)  
EXISTING ZONING: RS 60 - SINGLE FAMILY DETACHED  
LAND USE: SINGLE FAMILY RESIDENTIAL

HIGH POINTE ADDITION  
PD 1907  
EXISTING ZONING: PD - PLANNED DEVELOPMENT  
LAND USE: SINGLE FAMILY DETACHED

COMMUNITY AVENUE  
(A VARIABLE WIDTH RIGHT-OF-WAY)

PART OF LOT 1, BLOCK A  
WILMETH CENTRAL ADDITION  
(INST. NO. 20201006010003850)

EXISTING ZONING - RG 18 GENERAL  
RESIDENCE DISTRICT  
PD ORDINANCE 1574  
EXISTING USE: VACANT LAND

PROPOSED ZONING - PD PLANNED  
DEVELOPMENT  
PROPOSED USE: MULTI FAMILY, TRADITIONAL

15.7411 ACRES  
685,683 SQ. FT.

PART OF  
LOT 2R1, BLOCK A  
WILMETH CENTRAL ADDITION  
(INST. NO. 2022010000276)

EXISTING ZONING: "C" PLANNED CENTER  
LAND USE: VACANT LAND

PROPOSED ZONING - PD - PLANNED  
DEVELOPMENT  
PROPOSED USE: MULTI FAMILY

PART OF  
LOT 2R1, BLOCK A  
WILMETH CENTRAL ADDITION  
(INST. NO. 2022010000276)

EXISTING ZONING: C - PLANNED CENTER  
LAND USE: VACANT LAND

LOT 1, BLOCK A  
CITY OF MCKINNEY PUBLIC SAFETY  
BUILDING ADDITION  
(CAB. Q, PG. 397)

EXISTING ZONING: PD - PLANNED  
DEVELOPMENT  
LAND USE: GOVERNMENT FACILITY

PART OF  
LOT 2R1, BLOCK A  
WILMETH CENTRAL ADDITION  
(INST. NO. 2022010000276)

EXISTING ZONING: C - PLANNED CENTER  
LAND USE: GOVERNMENT FACILITY

PEDCOR INVESTMENTS-2020-CLXXX, L.P.  
(INST. NO. 2023000012155)

EXISTING ZONING: PD - PLANNED  
DEVELOPMENT  
LAND USE: MULTIPLE FAMILY TRADITIONAL

HAG RE CDT, LLC  
(INST. NO. 20150630000799210)

EXISTING ZONING: PD - PLANNED  
DEVELOPMENT  
LAND USE: VACANT LAND

ZONING EXHIBIT  
WILMETH CENTRAL ADDITION  
PART OF LOT 1 &  
PART OF LOT 2R1, BLOCK A  
15.7411 ACRES  
THOMAS McDONALD SURVEY,  
ABSTRACT NO. 576 & JOHN MANNING  
SURVEY, ABSTRACT NO. 637  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MCB	JDW	10/01/2024	064446512	1 OF 1

## DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Unified Development Code (“UDC”) relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses:
  - 1.1 Multi-Family, Traditional.
2. Dimensional Standards
  - 2.1 Minimum Lot Width: 60’;
  - 2.2 Minimum Lot Depth: 100’;
  - 2.3 Minimum Front Building Setback: 35’;
  - 2.4 Minimum Rear Building Setback: 20’;
  - 2.5 Minimum Side Interior Building Setback: 20’;
  - 2.6 Maximum Building Height: 55’ (4 stories);
  - 2.7 Maximum Dwelling units : 460 units
3. Parking
  - 3.1 The required off street parking shall be calculated at 1.75 spaces for each unit;
  - 3.2 Parking spaces equal to a minimum of 30% of the number of units shall be enclosed, but may be reduced to no less than 20% enclosed pursuant to §206.E.4.d.
4. Residential Site Design
  - 4.1 The project shall contain no less than seven (7) amenities of the type required in Section 206.G of the UDC;
5. Landscape Requirements
  - 5.1 Minimum street landscape buffer: 20’;
  - 5.2 Minimum adjacency buffer: 20’.
6. Screening Design Exceptions
  - 6.1 The exceptions for masonry screening along all sides and rear of the Property provided in UDC Section 206C3b shall apply where appropriate.