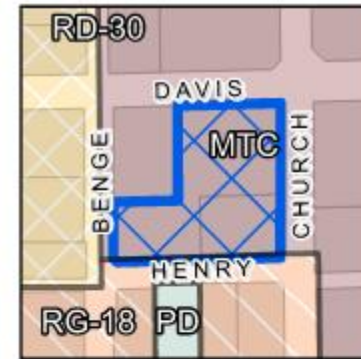
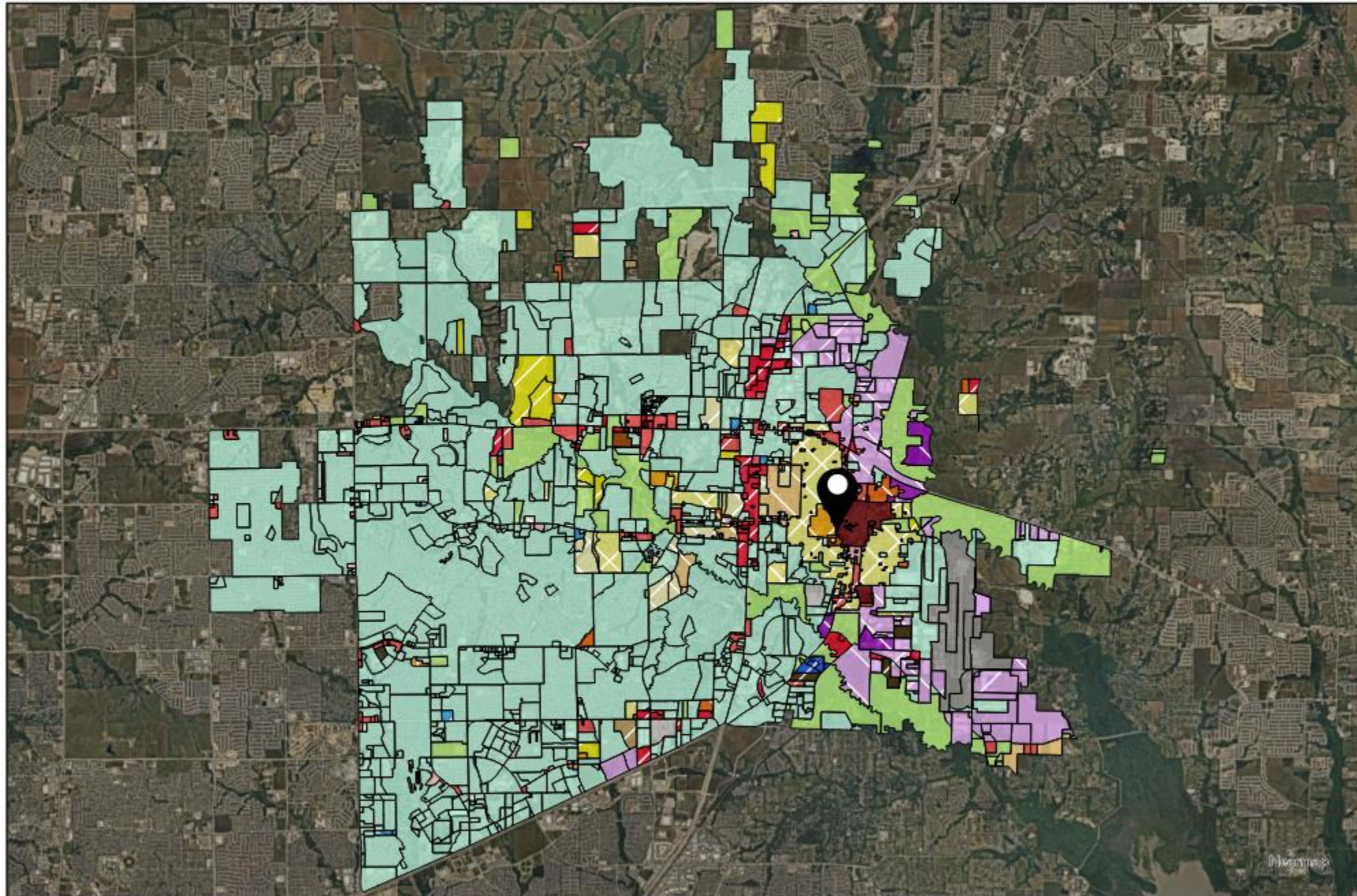
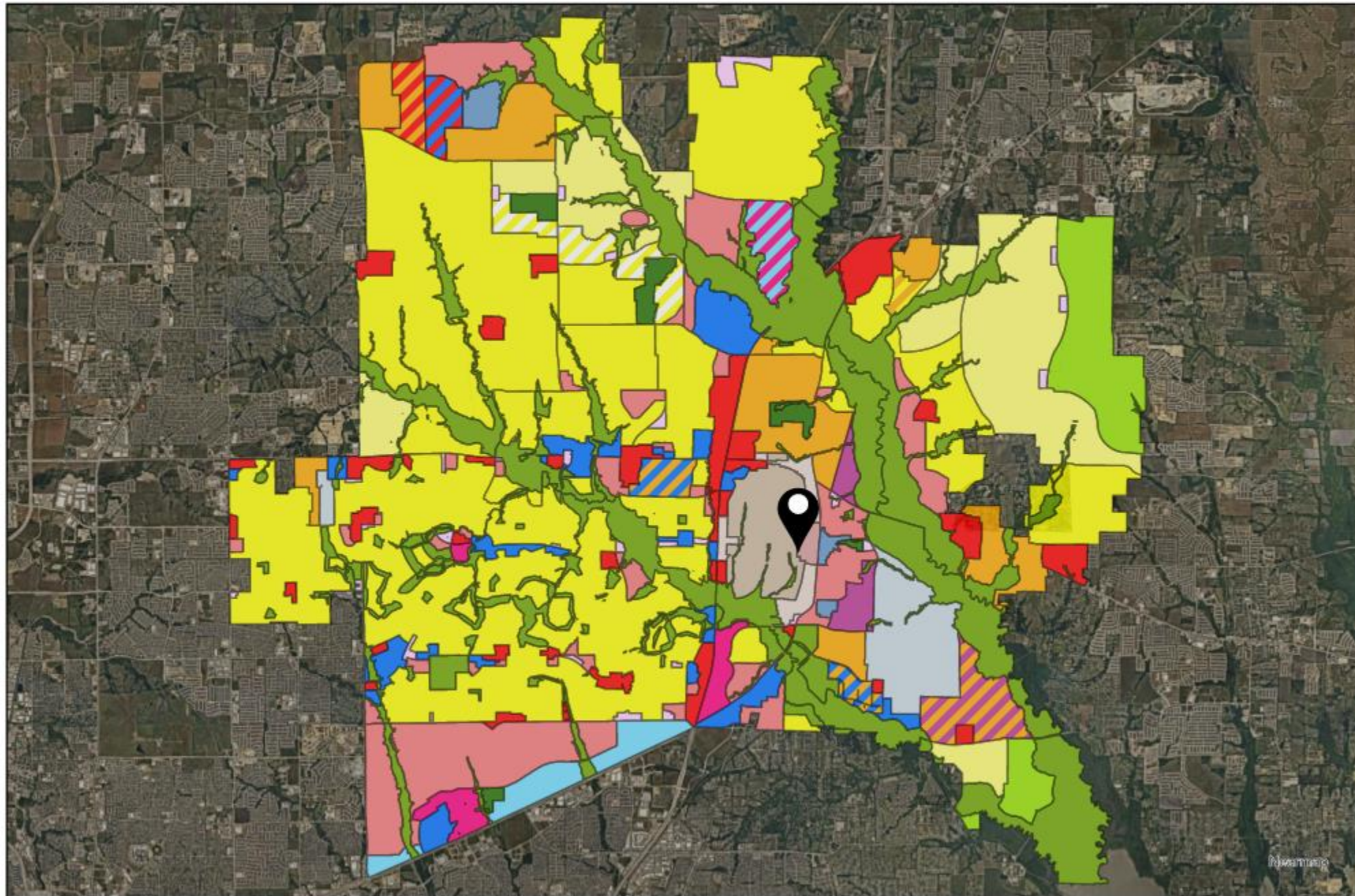


MTC Henry Street Multi-Family Design Exception

26-0012SP



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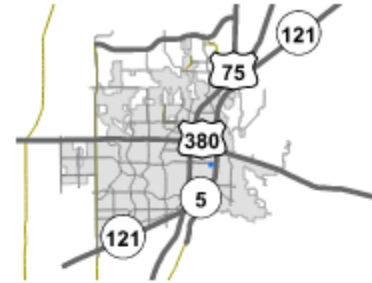
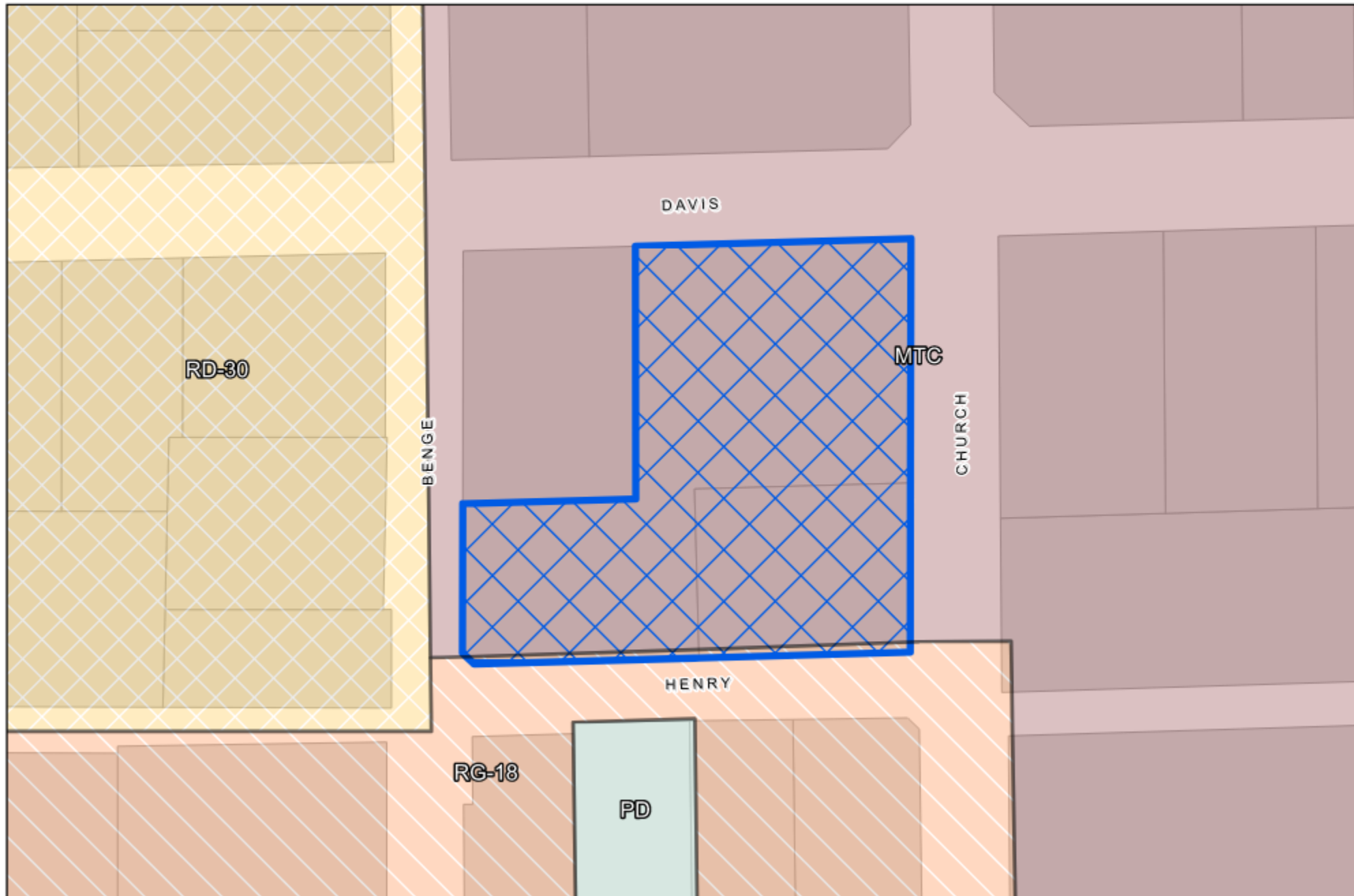


- Placetype
- Aviation
 - Commercial Center
 - Employment Mix
 - Entertainment Center
 - Estate Residential
 - Historic Town Center - Downtown
 - Historic Town Center - Mix
 - Historic Town Center - Residential
 - Manufacturing & Warehousing
 - Mixed Use Center
 - Neighborhood Commercial
 - Professional Center
 - Professional Center
 - Rural Residential
 - Suburban Living
 - Transit-Ready Development
 - Urban Living
 - Floodplain / Amenity Zone
 - Floodplain / Amenity Zone
 - Park
 - Employment Mix / Commercial Center
 - Entertainment Center / Mixed Use Center
 - Manufacturing & Warehousing / Employment Mix
 - Suburban Living / Employment Mix
 - Suburban Living / Estate Residential
 - Professional Center / Commercial Center
 - Professional Center / Employment Mix
 - Professional Center / Commercial Center
 - Professional Center / Employment Mix
 - Manufacturing & Warehousing



0 9,000 18,000 Feet

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Vicinity Map

 SITE2026-0012

0 40 80 Feet

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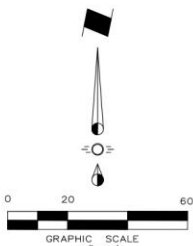
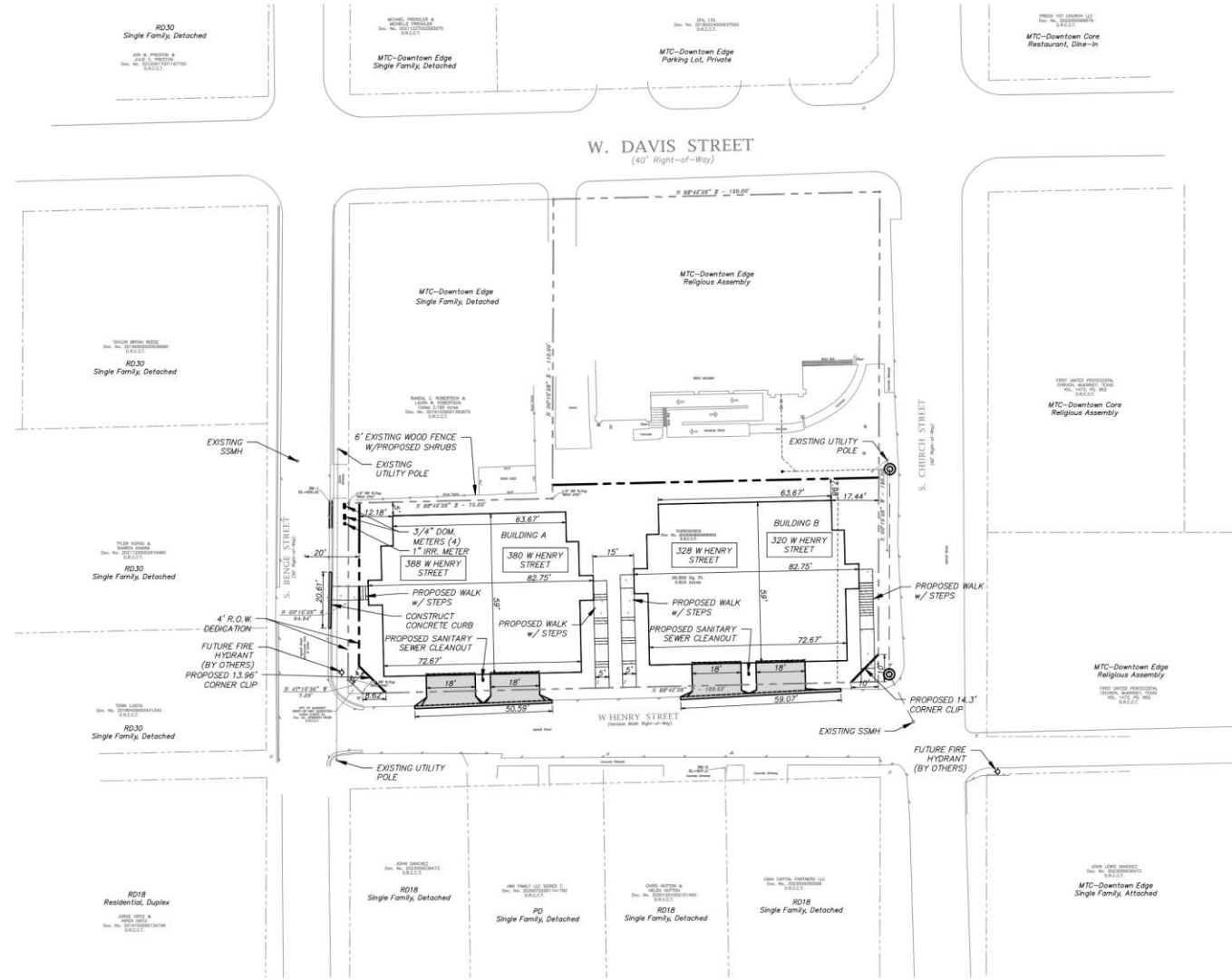
Vicinity Map

SITE2026-0012



0 40 80 Feet

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SYNOPSIS

Addresses: 320 W. Henry St.
328 W. Henry St.
380 W. Henry St.
388 W. Henry St.
McKinney, Texas 75069

Zoning: MTC - Downtown Edge
Proposed Use: Multifamily

Lot Area: 0.327 Acres (14,232 sf)

Building Area:
Building A: 4,225 SF
Building B: 4,225 SF

Lot Coverage: 29.68% (Total Bldg Area 4,225 sf)
Floor Area Ratio: 0.15 : 1
Building Height: 29'
Impervious Area: 9,830 SF

Parking Required (1 space / du) 4 Spaces
Parking Provided 4 Spaces

LEGEND

- Proposed Paving
- Proposed Sidewalk
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

OWNER:
WPCCHURCH, INC.
301 W. Davis Street
McKinney, Texas 75069
Phone (972) 330-9247
Contact: Michael J. Connaway

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 362-4409
Fax (972) 362-4477
Contact: Jon David Cross, P.E.

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

STOP!
CALL BEFORE YOU DIG



(at least 72 hours prior to digging)

Note:
Mechanical and heating and air conditioning equipment for non-residential and multifamily uses shall be screened from view from the public right-of-way and from adjacent residential properties.

The lighting for the subject property shall be consulted and operated in conformance with Article 6: of the Unified Development Code.

Note:
The sanitation container screening walls shall be brick masonry, stone masonry, or architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications.

SITE BENCHMARKS

BM-1 = "X" in top of a concrete curb on the east side of Benge Street, 74'± north of the intersection of Henry Street and Benge Street, 5.8'± west of the most westerly northwest property corner of the subject property.
Elev. = 635.40

BM-2 = "X" in a concrete driveway on the northeast edge of the driveway of 303 Henry Street on the south side of Henry Street, 3.8'± south of the asphalt edge of the street.
Elev. = 627.11

CITY BENCHMARK USED FOR CONTROL

COM-44 = City of McKinney Monument, an aluminum disc on concrete inset approximately 1/3 mile East of St. Highway 5 on FM 546.
Elev. = 594.845

Issue Date	Description
1	
2	
3	
4	
5	
6	

1720 W. Virginia Street
972.562.4409

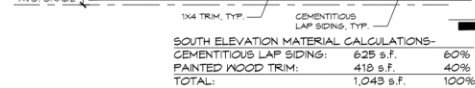
McKinney, Texas 75069
Trans P.D. Form No. E-905

SITE2026-0012		Sheet No.
SITE PLAN		SP
HENRY STREET DWELLINGS		
GEORGE C. FULLER CONTRACTING		
CITY OF MCKINNEY, TEXAS		Project No. 25108

HENRY STREET DWELLINGS



02 West End
SCALE: 1/4" = 1'-0"



01 SOUTH E
SCALE: 1/4" = 1'-0"



No.	Date	Revision Description

Exterior
Elevations

A302

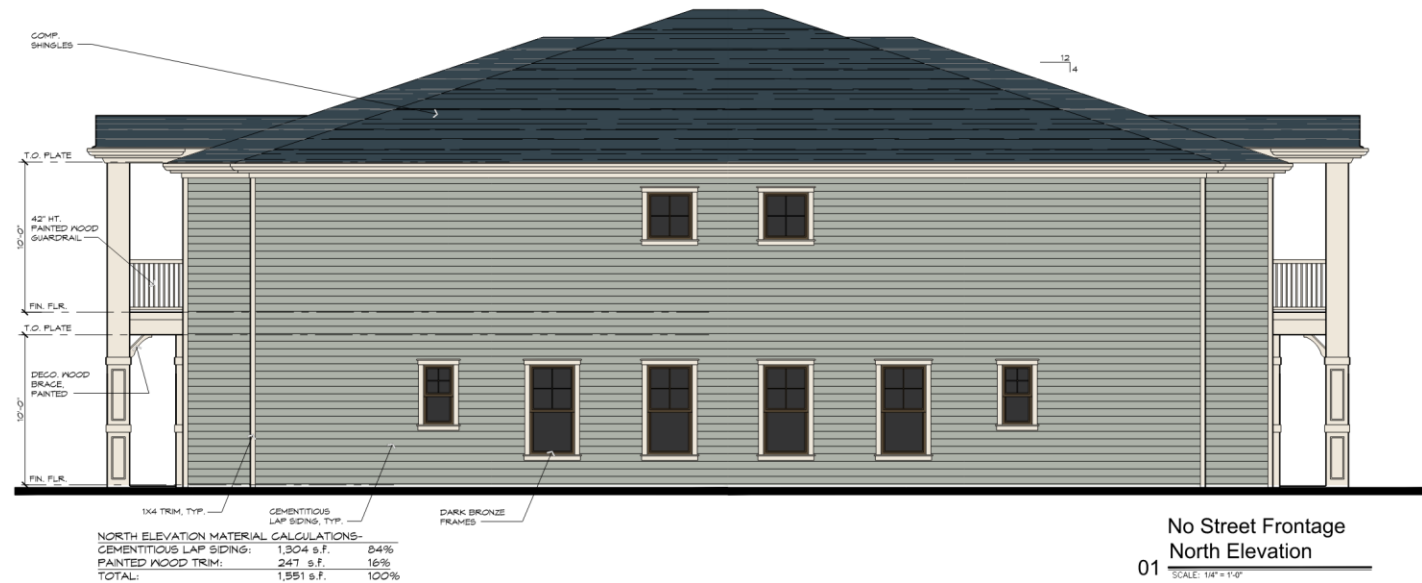
June 14, 2026

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EAST ELEVATION MATERIAL CALCULATIONS-
CEMENTITIOUS LAP SIDING: 675 s.f. 67%
PAINTED WOOD TRIM: 326 s.f. 33%
TOTAL: 1,001 s.f. 100%

S. Church Street- Type- Residential
East Elevation
02 SCALE: 1/4" = 1'-0"



NORTH ELEVATION MATERIAL CALCULATIONS-
CEMENTITIOUS LAP SIDING: 1,304 s.f. 84%
PAINTED WOOD TRIM: 247 s.f. 16%
TOTAL: 1,551 s.f. 100%

No Street Frontage
North Elevation
01 SCALE: 1/4" = 1'-0"