

ORDINANCE NO. 2024-09-075

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT APPROXIMATELY 52.79 ACRES ARE ZONED TO "PD" – PLANNED DEVELOPMENT DISTRICT AND APPROXIMATELY 1595.88 ACRES ARE REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT, "C" – PLANNED CENTER DISTRICT, "O" – OFFICE DISTRICT, AND "SF-5" – SINGLE FAMILY RESIDENTIAL DISTRICT, GENERALLY FOR RESIDENTIAL AND COMMERCIAL USES; THE SUBJECT PROPERTY BEING APPROXIMATELY 1648.67 ACRES GENERALLY LOCATED EAST OF FM 1461 (FUTURE LAKE FOREST DRIVE) AND COUNTY ROAD 166 AND SOUTH OF COUNTY ROAD 168 AND FM 543; 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 zoning of approximately 52.79 acres to "PD" – Planned Development District and rezoning of approximately 1595.88 acres from "PD" – Planned Development District, "C" – Planned Center District, "O" – Office District, and "SF-5" – Single Family Residential District to "PD" – Planned Development District, generally for residential and commercial uses, generally located east of FM 1461 (future Lake Forest Drive) and County Road 166 and south of County Road 168 and FM 543, which is more fully depicted on Exhibits "A", "B", and "C" attached hereto; 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 approximately 52.79 acres are zoned to "PD" – Planned Development District and approximately 1595.88 acres are rezoned from "PD" – Planned Development District, "C" – Planned Center District, "O" – Office District, and "SF-5" – Single Family Residential District to "PD" – Planned Development District, generally for residential and commercial uses, generally located east of FM 1461 (future Lake Forest Drive) and County Road 166 and south of County Road 168 and FM 543, which is more fully depicted on Exhibits "A", "B", and "C" attached hereto
- Section 2. The subject property shall develop in accordance with Section 204X of the Unified Development Code ("PD" – Planned Development District), except as follows:
1. The subject property shall develop in accordance with attached Development Regulations – Exhibit "D", Planning Area Map – Exhibit "E", District Map – Exhibit "F", Project Tracking Plan – Exhibit "G", and Cluster Residential Use Type Regulations – Exhibit "H".
- 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 17th DAY OF SEPTEMBER, 2024.

CITY OF MCKINNEY, TEXAS



GEORGE C. FULLER, Mayor

GERE FELTUS, Mayor Pro Tem

CORRECTLY ENROLLED:

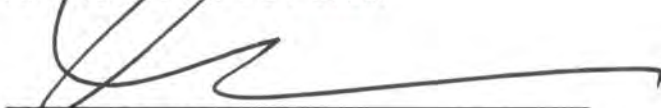


EMPRESS DRANE, City Secretary

TENITRUS BETHEL, Deputy City Secretary

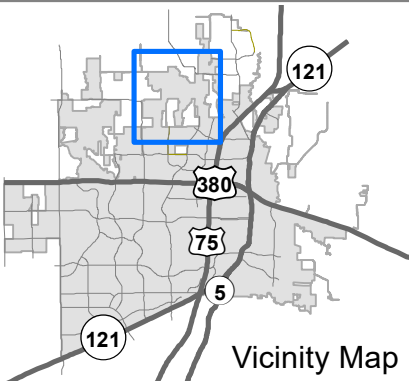
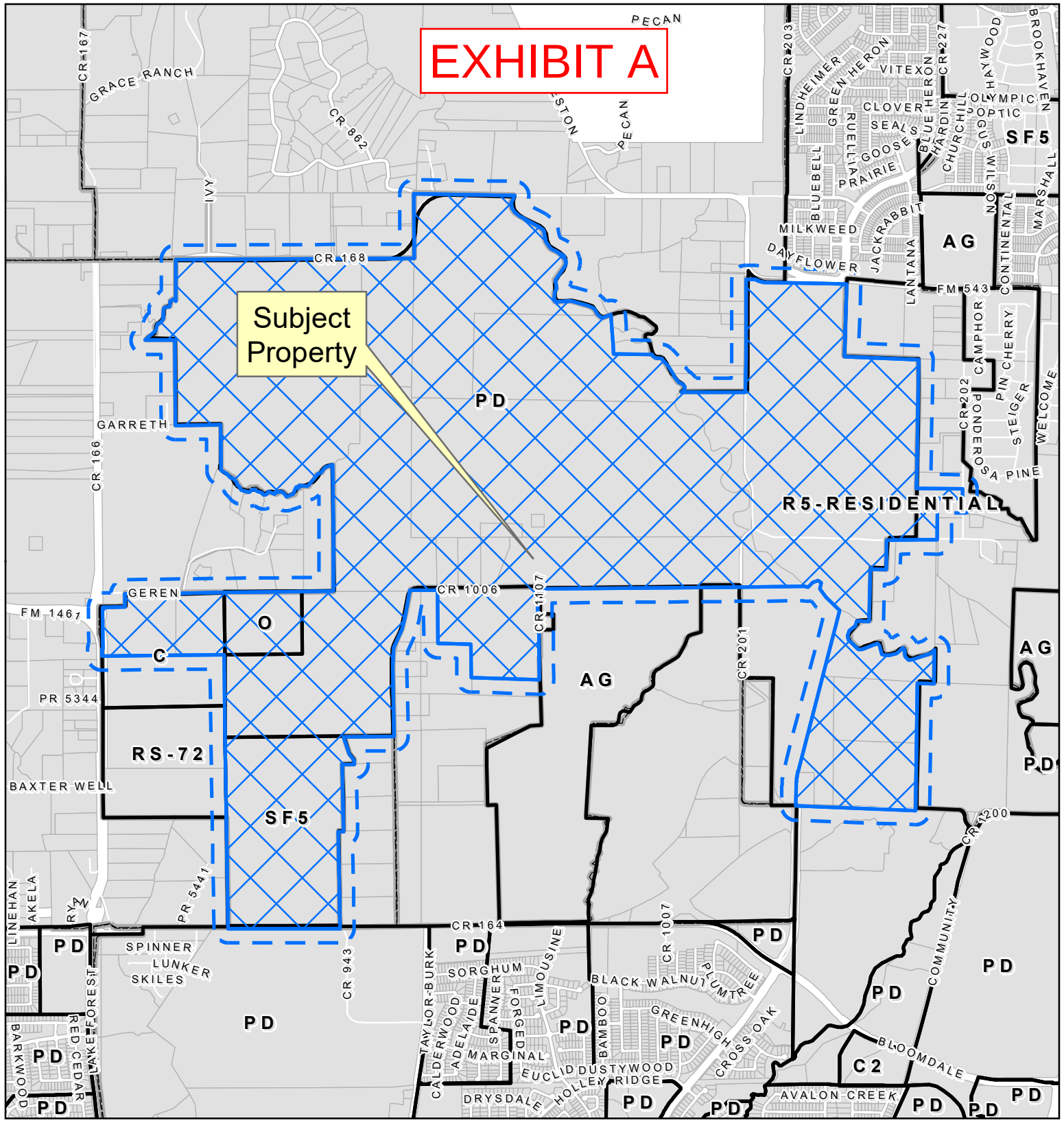
DATE: 09-17-24

APPROVED AS TO FORM:



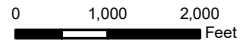
MARK S. HOUSER

City Attorney



Property Owner Notification Map

ZONE2023-0106



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.



HONEY CREEK MUNICIPAL MANAGEMENT DISTRICT NO.1
LEGAL DESCRIPTION

1648.67 ACRES

THE MCKINNEY RANCH / BARCELONA 93 &
HONEY CREEK INVESTMENTS TRACTS

EXHIBIT B

COLLIN COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE LD DAVIDSON SURVEY, A-285, E HAMILTON SURVEY, A-372, T CUNIS SURVEY, A-211, WH HORN SURVEY, A-1070, WM RICE SURVEY, A-770, WM RICE SURVEY, A-769, THE M. HART SURVEY, A-371, COLLIN COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 1215.714 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20060208000170600, ALL OF A CALLED 3.00 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20060606000765560, ALL OF A CALLED 24.218 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20150731000958250, ALL OF A CALLED 44.996 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 201401080000018880, ALL OF A CALLED 126.718 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20140212000134010, ALL OF A CALLED 254.596 ACRE TRACT TO HONEY CREEK INVESTMENTS LLC RECORDED IN DOC # 201606020000686550, ALL OF A CALLED 7.730 ACRE TRACT TO BARCELONA 93 LTD RECORDED IN DOC # 20160822001096540, ALL OF A CALLED 45.013 ACRE TRACT TO BARCELONA 93 LTD RECORDED IN DOC # 20160705000847670, OF THE DEED RECORDS COLLIN COUNTY, TEXAS (DRCCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the called centerline of CR 168, the northeast corner of the Lake Forest Equestrian Center LLC, 11.426 acre tract recorded in DOC # 2023000059238, DRCCT, being the northwest corner of said 1215.714 acre tract and this tract;

THENCE, Generally along the called centerline of CR 168 as follows: N 89°41'47" E (Control Line), 3769.64 feet to a ½" iron rod found at the south corner of the Elizabeth Langston tract recorded in Volume 1372, Page 595, DRCCT; N 00°06'09" W, 1018.25 feet to a ½" iron rod found; S 89°01'12" E, 1592.06 feet to an "X" mark found in concrete at the northwest corner of the Teresa N. Roeder tract recorded in DOC # 95-0077977, DRCCT, being the northeast corner of the 1215.714 acre tract and this tract;

THENCE, along the common line of the Roeder tract and this tract following the centerline of Honey Creek as follows: S 23°24'12" W, 128.37 feet; S 08°30'42" E, 83.53 feet; S 30°17'56" E, 75.19 feet; S 52°40'13" E, 96.34 feet; S 61°30'47" E, 352.39 feet; S 53°06'14" E, 95.82 feet; S 10°46'14" E, 114.32 feet; S 12°54'15" E, 67.33 feet; S 31°17'25" E, 99.36 feet; S 45°27'58" E, 51.57 feet; S 64°03'22" E, 108.23 feet; S 59°27'11" E, 107.89 feet; S 20°52'23" E, 108.15 feet; S 13°47'15" W, 62.76 feet; S 35°01'12" W, 271.26 feet; S 06°27'44" E, 137.08 feet; S 21°49'33" W, 62.38 feet; S 06°52'20" W, 90.73 feet; S 15°37'43" E, 52.21 feet; S 64°55'40" E, 29.37 feet; N 85°47'24" E, 225.38 feet; S 73°52'41" E, 284.02 feet; S 70°08'41" E, 69.22 feet; S 46°07'44" E, 58.55 feet; S 30°27'53" E, 74.84 feet; S 45°09'41" E, 73.01 feet; S 86°20'18" E, 45.67 feet; N 70°07'08" E, 125.46 feet; S 03°48'49" E, 199.72 feet to a ½" iron rod found; S 79°35'20" E, 110.76 feet; S 44°57'54" E, 90.13 feet; N 67°12'40" E, 174.48 feet; S 81°24'25" E, 71.46 feet; S 66°47'34" E, 178.26 feet; S 59°29'36" W, 48.92 feet; S 07°03'42" W, 54.33 feet; S 25°06'09" W, 85.01 feet; S 86°06'11" W, 105.59 feet; N 62°04'42" W, 70.34 feet; N 79°09'48" W, 78.47 feet; S 76°09'56" W, 228.54 feet to a ½" iron rod found; S 03°23'52" E, 152.85 feet to a ½" iron rod found; S 87°28'40" E, 72.08 feet; S 88°58'34" E, 541.00 feet to a ½" iron rod found; S 30°08'34" E, 29.56 feet; S 57°19'01" E, 47.61 feet; S 82°37'56" E, 90.58 feet; S 42°52'24" E, 162.01 feet; S 30°34'59" E, 152.05 feet; S 30°08'44" E, 33.20 feet; S 36°32'02" E, 121.42 feet; S 66°37'07" E, 60.66 feet; S 43°37'28" E, 56.43 feet; S 00°08'40" E, 35.47 feet; S 30°29'42" W, 24.38 feet; S 47°51'01" W, 49.96 feet to a ½" iron rod found at the southwest corner of the Thomas R. Beitsch et ux 6.533 acre tract recorded in DOC # 2023000007275, DRCCT;

THENCE, S 89°53'34" E, 1004.05 feet along the south line of the Beitsch tract;

THENCE, N 01°14'46" E, 537.58 feet to a ½" iron rod found; N 00°00'58" W, 671.18 feet to a ½" iron rod found; N 00°09'16" E, 576.88 feet to a 1" iron rod found at the northwest corner of said 254.596 acre tract;

THENCE, along the north line of the 254.596 acre tract as follows: S 88°52'49" E, 155.17 feet to a point at a curve to the left having a radius of 359.62 feet, a chord bearing of S 75°14'21" E, 169.62 feet, an arc length of 171.23 feet to a point in the south line of FM 543;

THENCE, along the eastern line of FM 543 as follows: S 88°52'49" E, 1135.30 feet; curve to the right with a radius of 2825.16 feet, a chord bearing of S 87°20'32" E, 134.46 feet, an arc length of 134.47 feet to a ½" iron rod found at the northwest corner of the Evelyn Cole Family Ltd 23.78 acre tract recorded in DOC # 20000424000405860, DRCCT, being the northeast corner of the 254.596 acre tract;

THENCE, along the common line of the 23.78 acre tract and this tract as follows: S 01°39'39" W, 1147.33 feet to a 1" iron pipe found; S 87°32'32" E, 1177.20 feet passing the southwest corner of the North Texas Windmill LLC 14.401 acre tract recorded in DOC # 20190729000892230, DRCCT, to a 3/8" iron rod found at the northwest corner of the Tate Development Inc and Jack Stadtmann 4.90 acre tract recorded in DOC # 2023000062022, DRCCT, being the easterly northeast corner of the 254.596 acre tract;

THENCE, S 01°00'36" W, 1783.23 feet along the common line of the 4.90 acre tract and this tract passing the northwest corner of the following tracts: Janet Fry 3.25 acre tract recorded in DOC # 2023000002768, DRCCT, the Klaus and Juliet A. Kuehn 5.2178 acre tract recorded in DOC # 201410170001135860, DRCCT, the William E. and Pamela D. McCabe 5.16 acre tract recorded in DOC # 20141017001135850, DRCCT, and the Mackuehn Partners LLC 5.04 acre tract recorded in DOC # 20140131000096000, DRCCT, to a ½" iron rod found at the northwest corner of the Collin D. and Terri Hopkins 4.27 acre tract recorded in DOC # 20160503000533540, DRCCT;

THENCE, along the common line of the 4.27 acre and this tract as follows: S 00°35'26" W, 252.21 feet to a 1" square bolt found at the northwest corner of said 7.730 acre tract; S 89°34'35" E, 731.08 feet to a 60d nail found in the called centerline of CR 202;

THENCE, S 00°16'59" W, 155.27 feet along the called centerline of CR 202 to a 60d nail found at the northeast corner of the Linda J. Jewell 3.00 acre tract recorded in DOC # 20210311000482520, DRCCT, being the northerly southeast corner of said 7.730 acre tract;

THENCE, along the common line of the 3.00 acre tract and this tract as follows: N 89°33'43" W, 398.37 feet to a ½" iron rod found; S 00°23'30" W, 654.19 feet passing the northwest corner of the Jason B. and Shelby G. Kopp 3.00 acre tract recorded in DOC # 20210922001931820, DRCCT, to a 60d nail found in the called centerline of CR 202, being the southeast corner of said 7.730 acre tract;

THENCE, along the called centerline of CR 202 as follows: N 89°39'19" W, 343.18 feet to a ½" iron rod found at the easterly southeast corner of said 254.596 acre tract; S 89°09'16" W, 456.98 feet to a 60d nail found at the northwest corner of the Daniel T. Squires et ux 6.00 acre tract recorded in DOC

20140401000304730, DRCCT;

THENCE, along the common line of said 6.00 acre tract and this tract as follows: S 01°12'08" W, 469.12 feet to a ½" iron rod found; N 87°11'23" W, 245.21 feet to a ½" iron rod found; S 01°33'59" W, 829.22 feet passing an interior angle corner of the Stepping Stones Church of McKinney 36.074 acre tract recorded in DOC # 20160531000672720, DRCCT to a ½" iron rod found at the southeast corner of said 254.596 acre tract;

THENCE, along the common line of the 36.074 acre tract and this tract as follows: N 88°38'52" W, 195.69 feet; S 14°28'12" W, 75.33 feet; S 52°02'47" W, 124.63 feet; S 17°36'16" W, 89.41 feet; S 08°17'38" E, 60.50 feet; S 46°25'51" E, 223.59 feet; N 86°02'30" E, 68.62 feet; N 68°04'39" E, 251.87 feet; S 38°28'19" E, 46.61 feet; S 13°57'02" E, 143.42 feet; S 74°53'01" E, 55.67 feet; S 89°34'39" E, 76.12 feet; N 74°24'09" E, 112.70 feet; N 48°36'26" E, 133.78 feet; S 40°05'49" E, 40.71 feet; S 01°35'11" E, 106.35 feet; S 47°59'10" E, 79.63 feet; N 83°01'26" E, 57.88 feet; N 71°34'34" E, 308.45 feet; N 49°30'50" E, 80.60 feet to a ½" iron rod found in the west line of the Honey Creek Holdings LLC 23.998 acre tract recorded in DOC # 20180629000812750, DRCCT;

THENCE, S 00°35'03" W, 537.73 feet along the common line of the 23.998 acre tract and this tract to a ½" iron rod found in the north line of the Pamela G. and Michael B. Howell 65.63 acre tract recorded in DOC # 2023000115102, DRCCT;

THENCE, along the common line of the 65.63 acre tract and this tract as follows: N 87°25'33" W, 269.40 feet to a ½" iron rod found at the northeast corner of said 31.56 acre tract; S 00°49'24" W, 2013.45 feet to a ½" iron rod found in the called centerline of CR 201, southeast corner of this tract;

THENCE, N 87°52'35" W, 1893.09 feet along the called centerline of CR 201 passing the southeast corner of the 3.00 acre tract to a ½" iron rod found at the southeast corner of the Geojojo Business LP 73.436 acre tract recorded in DOC # 20170602000717500, DRCCT, being the southwest corner of said 3.00 acre tract and this tract;

THENCE, along the common line of the 73.436 acre tract and this tract as follows: N 00°56'42" E, 314.95 feet to a ½" iron rod found at a curve to the right with a radius of 1050.00 feet, a chord bearing of N 07°38'54" E, 248.36 feet, an arc length of 248.95 feet to a ½" iron rod found; N 14°31'58" E, 2613.62 feet to a ½" iron rod found 50' parallel to Honey Creek;

THENCE, along the common line of the 73.436 acre tract and this tract as follows: N 45°04'13" W, 302.67 feet; N 37°37'39" W, 162.38 feet; N 14°08'50" E, 100.37 feet; N 52°57'40" W, 63.08 feet; S 68°40'32" W, 91.84 feet; S 45°54'04" W, 104.17 feet; N 78°36'37" W, 61.64 feet; S 89°15'31" W, 1014.07 feet to a ½" iron rod found at the intersection of CR 201 and CR 1006;

THENCE, S 89°31'19" W, 3205.04 along the called centerline of CR 1006 to a ½" iron rod found at the northwest corner of the Horn Hill Cemetery 1.6585 acre tract, being the centerline of County Road 1107 at the northeast corner of said 45.013 acre tract;

THENCE, along the common line of the 1.6585 acre tract and this tract as follows: S 00°40'37" E, 686.16 feet along CR 1107 to a ½" iron rod found; N 88°17'51" E, 15.05 feet to a ½" iron rod found at an angle corner of the City of McKinney 214.52 acre tract recorded in DOC # 20060080000170600, DRCCT;

THENCE, S 00°34'36" E, 755.74 feet along the common line of said 214.52 acre tract to a ½" iron rod found at the northeast corner of the Sheryl Lynn Bates 7.00 acre tract recorded in DOC # 2023000014567, DRCCT, being the southeast corner of said 45.013 acre tract;

THENCE, N 88°07'54" W, 1080.82 feet along the common line of the 7.00 acre tract and this tract to a ½" iron rod found in the east line of the Sheryl Lynn Bates 11.5269 acre tract recorded in DOC # 2023000014567, DRCCT, being the southwest corner of said 45.013 acre tract;

THENCE, along the common line of the 11.5269 acre tract and this tract as follows: N 00°51'16" W, 529.96 feet to a ½" iron rod found; N 88°36'28" W, 515.75 feet to a ½" iron rod found at the southeast corner of the Randall K. and Patricia C. Hickman 10.09 acre tract recorded in DOC # 20150306000247630, DRCCT;

THENCE, N 00°53'46" W, 843.23 feet along the common line of said 10.09 acre tract and this tract to a ½" iron rod found in the called centerline of CR 1006, being the northwest corner of said 45.013 acre tract the south line of the 1215.714 acre tract;

THENCE, along the called centerline of CR 1006 as follows: S 89°29'48" W, 431.07 feet; S 10°38'17" W, 428.46 feet; S 13°53'52" W, 203.34 feet; S 24°17'55" W, 316.45 feet; S 03°15'22" W, 290.50 feet; S 01°02'46" E, 1113.87 feet to a ½" iron rod found at the northeast corner of the Sheryl Lynn Bates 7.228 acre tract recorded in DOC # 2023000014567, DRCCT;

THENCE, along the common line of the 7.228 acre tract and this tract as follows: S 89°31'09" W, 794.79 feet to a ½" iron rod found at the northeast corner of said 126.718 acre tract; S 17°31'38" E, 286.32 feet; S 39°23'37" E, 124.08 feet; S 00°42'59" W, 68.64 feet to a ½" iron rod found in the north line of the Lance and Monica Carrington 10.00 acre tract recorded in DOC # 20141024001165030, DRCCT;

THENCE, along the common line of the 10.00 acre tract and this tract as follows: S 89°02'44" W, 187.67 feet to a ½" iron rod found; S 00°59'36" E, 1056.50 feet passing the northwest corner of the Michael L. Culbreath and Paula P. Culbreath tract recorded in Volume 4283, Page 2451, DRCCT to a ½" iron rod found in the north line of the Richard and Tanya Franklin 11.01 acre tract recorded in DOC # 20230317000429840, DRCCT;

THENCE, along the common line of the 11.01 acre tract and this tract as follows: S 89°19'07" W, 80.01 feet to a ½" iron rod found; S 00°55'42" E, 1053.20 feet passing a ½" iron rod found at the northwest corner of the Redeemer Church of Christ 10.87 acre tract recorded in DOC # 20211119002371310, DRCCT to a ½" iron rod found at the northwest corner of the Redeemer Church of Christ 10.87 acre tract recorded in DOC # 20211119002371310, DRCCT;

THENCE, S 00°55'35" E, 481.03 feet along the common line of the 10.00 acre tract and this tract to a 60d nail found in the called centerline of CR 164, being the southeast corner of said 126.718 acre tract;

THENCE, S 89°56'52" W, 1767.83 feet along the called centerline of CR 164 to a ½" iron rod found at the southeast corner of Bloomdale Estates according to the Plat recorded in Cabinet J, Slide 981, DRCCT being the southwest corner of the 126.718 acre tract;

THENCE, N 00°56'19" W, 1749.40 feet along the common line of Bloomdale Estates and this tract to a ½" iron rod found at the southeast corner of the McKinney ISD tract recorded in Volume 5848, Page 4463, DRCCT;

THENCE, N 00°52'10" W, 1275.03 feet along the common line of the McKinney ISD tract and this tract passing the southeast corner of the McKinney ISD 76.827 acre tract recorded in DOC # 20120402000380350, DRCCT to a ½" iron rod found at the southwest corner of the 1215.714 acre tract;

THENCE, continuing along the common line of the 76.827 acre tract and this tract as follows: N 00°43'53" W, 1307.74 feet to a ½" iron rod found in the south line of said 44.996 acre tract; S 89°29'08" W, 762.78 feet to a ½" iron rod found at the southeast corner of said 24.218 acre tract; S 89°27'36" W, 1169.89 feet to a ½" iron rod found in the east line of FM 1461, the southwest corner of the 24.218 acre tract;

THENCE, along the east line of FM 1461 as follows: N 00°06'23" E, 107.58 feet to a ½" iron rod found; S 89°53'37" E, 19.67 feet to a ½" iron rod found; N 00°46'08" W, 663.23 feet to a ½" iron rod found in the south line of the Leaning G. Holdings LLC 1.68 acre tract recorded in DOC # 2023000107567, DRCCT;

THENCE, along the common line of the 1.68 acre tract and this tract as follows: N 89°19'27" E, 356.14 feet to a ½" iron rod found; N 00°31'34" W, 208.32 feet to a ½" iron rod found in the centerline of Geren Road, being the northwest corner of the 24.218 acre tract;

THENCE, N 89°26'30" E, 910.78 feet passing a ½" iron rod found at the northwest corner of said 44.996 acre tract continuing to a ½" iron rod found at the southeast corner of the Keith E. and Lori Harrell tract recorded in Volume 4440, Page 3021, DRCCT;

THENCE, along the northern line of the 44.996 acre tract as follows: N 88°52'48" E, 640.35 feet passing the southwest corner of the William E. and Lynn Gross 9.00 acre tract; N 89°30'20" E, 1236.93 feet to a ½" iron rod found passing the southwest corner of the Peter L. and Mary Boleneus 9.183 acre tract recorded in DOC # 20210824001712140, DRCCT, also passing the southwest corner of the Paul H. and Lois M. Powell 7.237 acre tract recorded in DOC # 94-0015097, DRCCT being the northeast corner of the 44.996 acre tract; N 89°07'04" E, 509.70 feet passing the southwest corner of the Madhumita and Ashok Naya 19.98 acre tract recorded in DOC # 20200131000141130, DRCCT to a 5/8" iron rod found at a fence corner;

THENCE, along the common line of the 19.98 acre tract and this tract as follows: N 00°12'37" W, 582.84 feet to a 5/8" iron rod found; N 00°04'15" W, 407.78 feet to a 5/8" iron rod found; N 00°32'47" W, 436.72 feet to a 5/8" iron rod found; N 00°12'16" W, 186.87 feet to a 5/8" iron rod found; N 00°23'27" W, 386.47 feet to a 1" iron pipe found in the centerline of a branch of Honey Creek;

THENCE, along the branch of Honey Creek as follows: S 72°44'03" W, 125.12 feet; S 39°28'31" W, 51.51 feet; S 35°07'29" W, 53.80 feet; S 64°35'28" W, 58.39 feet; S 38°32'16" W, 108.13 feet; S 40°51'22" W, 121.61 feet; S 63°34'40" W, 29.23 feet; N 85°58'05" W, 58.96 feet; N 89°22'35" W, 72.02 feet; S 04°40'00" E, 35.21 feet; S 74°50'15" W, 17.33 feet; N 55°04'13" W, 28.87 feet; S 23°44'27" W, 123.52 feet; S 70°54'12" W, 114.56 feet; N 35°39'13" W, 79.19 feet; N 63°08'32" W, 45.46 feet; S 72°46'07" W, 86.38 feet; S 38°40'25" W, 22.63 feet; N 68°32'11" W, 102.53 feet; S 44°03'04" W, 58.73 feet; S 79°23'13" W, 37.51 feet; N 47°32'40" W, 42.44 feet; N 72°28'18" W, 70.08 feet; N 56°53'01" W, 66.46 feet; S 78°07'59" W, 46.04 feet; S 43°04'56" W, 48.94 feet; N 74°10'51" W, 125.61 feet; N 33°01'17" W, 74.85 feet; N 68°29'44" W, 29.01 feet; N 07°25'52" W, 40.54 feet; N 40°02'58" W, 94.29 feet; S 84°39'58" W, 22.04 feet; N 59°26'17" W, 40.20 feet; N 15°49'55" W, 23.01 feet; N 48°27'36" W, 47.23 feet; N 59°18'49" W, 101.75 feet to a 5/8" iron rod found;

THENCE, N 00°55'28" W, 720.60 feet passing most eastern southeast corner of the 6400 Lake Forest Investments LLC 98.6790 acre tract recorded in DOC # 20220314000403170, DRCCT to a 5/8" iron rod found at the northeast corner of the 98.6790 acre tract;

THENCE, S 89°17'46" W, 713.22 feet along the common line of the 98.6790 acre tract and this tract to a 5/8" iron rod found at the southeast corner of the Judith A. Johnson 5.525 acre tract recorded in DOC # 20101018001129050, DRCCT;

THENCE, N 00°23'33" W, 1350.72 feet along the common line of the 5.525 acre tract and this tract passing the southeast corner of the Monica L. Harp 16.498 acre tract recorded in DOC # 20110808000829720, DRCCT, also passing the southeast corner of Lot 1, Block A of William Perry Lee Hurst Addition to a fence corner;

THENCE, S 89°52'55" W, 467.83 feet to a 5/8" iron rod found at the centerline of Davidson's Branch, being the west corner of the 1215.714 acre tract;

THENCE, along Davidson's Branch as follows: N 48°11'00" E, 222.94 feet; N 15°55'35" E, 104.74 feet; N 55°42'39" E, 57.02 feet; N 39°45'09" E, 63.93 feet; N 01°45'38" E, 152.13 feet; N 28°32'35" E, 35.53 feet; N 80°45'09" E, 85.74 feet; N 04°37'13" E, 87.05 feet; N 61°36'30" E, 71.17 feet; S 77°42'39" E, 11.98 feet; S 22°51'06" E, 31.69 feet to a ½" iron rod found at the easterly southern corner of the Venkat Kishore Reddy 10.88 acre tract recorded in DOC # 2023000140269, DRCCT;

THENCE, N 00°14'13" W, 367.50 feet along the common line of the 10.88 acre tract and this tract passing the southeast corner of the above mentioned Lake Forest Equestrian Center LLC, 11.426 acre tract to a ½" iron rod found;

THENCE, N 00°15'47" E, along the common line of the 11.426 acre tract passing a ½" iron rod found at 259.31 feet and continuing a total distance of 291.33 feet to the POINT OF BEGINNING and CONTAINING 1648.67 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: FEB. 29, 2024

TO: MCKINNEY RANCH LTD

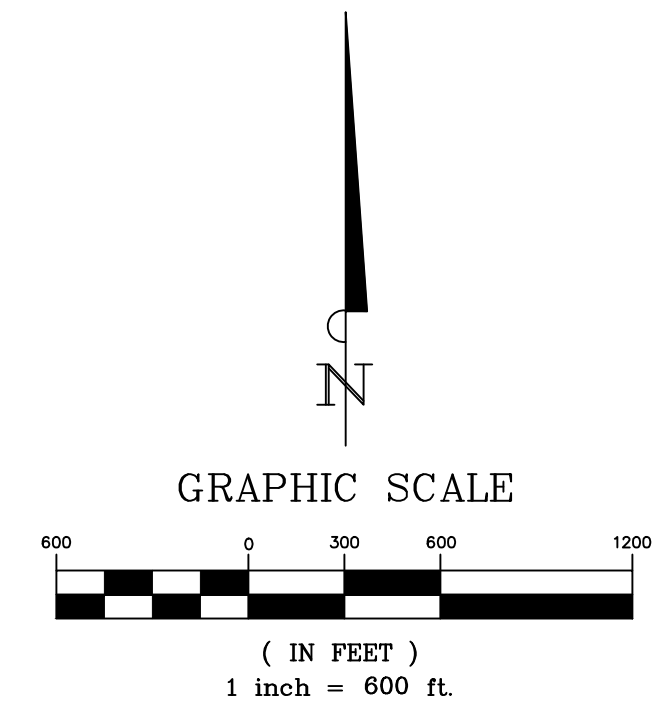
I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O.# 2312079 (SEE SURVEY



SUBJECT PROPERTY

EXHIBIT



GRAPHIC SCALE

(IN FEET)
1 inch = 600 ft.

images: 18-552_Honeycreek_MPforMedia_20230120.jpg 2023-06-30 Aerial.jpg WUDC Logo.jpg
 parcels: parcel boundaries x2436-wid
 streets:

EXHIBIT D – DEVELOPMENT REGULATIONS

Applicable Regulations: The Property shall develop in accordance with the standards set forth herein and all other ordinances, rules and regulations of McKinney, as they currently exist, or may be amended in the future. In the event of a conflict between this Ordinance and any other City ordinance, rule or regulation, this Ordinance shall control.

1) Definitions

- a) **Property** means the property described on Exhibit B (“**Property Map**”) of this Ordinance.
- b) **District** means the Single-Family Residential (“SFR”), Multi-Family Cottage (“MFC”), Multi-Family Traditional (“MFT”), Regional Commercial (“RC”), Local Commercial (“LC”), Neighborhood Commercial (“NC”) depicted on Exhibit F (“**District Map**”) and more fully described herein.
- c) **Residential Building Standards** means the standards regulating setbacks, dimensions, height, and other development regulations for all Residential Districts within the Property further depicted in Table SFR-1 and MF-1 respectively.
- d) **Commercial Building Standards** means the standards regulating setbacks, dimensions, height, and other development regulations for all Commercial Districts within the Property further depicted in Table C-1 herein.
- e) **Zoning Ordinance** means the McKinney Unified Development Code as amended.

2) Planning Area(s) – the planning Areas depicted on Exhibit E (“**Planning Area Map**”), described in Table R-1 and C-1 and referred to in this Ordinance as Planning Area 1, Planning Sub-Area 1, Planning Area 2, Planning Area 3, Planning Sub-Area 3, Planning Area 4 and Planning Area 5.

- a) **Planning Area 1 – Gateway East** is a mixed-use area designed to integrate residential and commercial uses into a cohesive neighborhood unit. Development standards will ensure a compatible mix of uses, with transitions in scale and intensity that respect the character of adjacent areas. Residential Uses may include single-family homes, townhouses, and multi-family consisting of higher densities to support varying commercial uses such as office and retail services, that are appropriate to the Planning Area as the Eastern gateway to the Property.
- b) **Planning Sub-Area 1 – Town Center** provides a mix of uses including both low- and high-density residential units, small-scale retail opportunities, and central public gathering spaces that encourage a pedestrian-friendly environment that enhances community interaction, promotes sustainability, and supports economic vitality.
- c) **Planning Area 2 – Regional Hub** shall integrate multi-family residential and commercial uses that include retail, dining, and business services including potential corporate headquarters to serve the needs of the community and surrounding regions. The Regional Hub shall include a focus on pedestrian accessibility, attractive storefronts, and ample parking. Development guidelines will require high-quality materials, facade treatments, and signage controls to ensure an aesthetically pleasing commercial district.
- d) **Planning Area 3 – Lakeview** shall be designed to provide a broad range of housing options. This Planning Area will emphasize the pedestrian connections between the southern NRCS lake, the Honey Creek floodplain, and Erwin Park. Development standards should encourage a heightened streetscape and architectural diversity.

- e) **Planning Sub-Area 3 – Parkside District** within the Lakeview Planning Area should provide a variety of complementary housing options while permitting flexibility for smaller neighborhood retail nodes and mixed uses that open on to the regional trail corridor connecting the Property to Erwin Park and the surrounding region.
 - f) **Planning Area 4 –Gateway West** should include a variety of uses both residential and commercial that complement each other, leveraging the high visibility of Lake Forest Drive and the future Highway 380 bypass through higher intensity uses at these Gateways with a natural transition to the interior of the Property as the scale becomes more suburban.
 - g) **Planning Area 5 – Creekside** should provide a variety of housing options within a suburban design including larger lot sizes. It shall maximize views and access to the lakes and floodplain within. The pedestrian connectivity between these open spaces should be emphasized through trails, pocket parks, and amenity nodes.
- 3) **Planning Area Map** Development of the Property shall be in accordance with the Planning Area Map referenced in Exhibit D. The size and shape of each Planning Area or Planning Sub-Area listed in 2a-g shown on the Planning Area Map may change with Director of Planning approval provided the overall adjustments do not inflate or deflate the gross acreage of each Planning Area by more than ten percent.
- 4) **District Map** Use of the Property shall be in accordance with the District Map referenced in Exhibit F.
- 5) **Commercial Districts** Commercial Development Use Type Requirements and permitted locations shall be in accordance with the Planning Area Map, District Map, Table C-1 and C-2 as more fully described herein.
- a) **Neighborhood Commercial (“NC”)** – small-scale, low-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses, that serve primarily the surrounding neighborhood, and are typically located where collector roads intersect with other collector roads or arterial roads.
 - b) **Local Commercial (“LC”)** – mid-sized, medium-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses. Local Commercial areas are characterized by frequent visits of customers and clients and require access to good vehicular circulation, so are typically located where arterial roads intersect other arterial roads.
 - c) **Regional Commercial (“RC”)** – high-intensity office and professional uses while allowing commercial and retail uses in the district. The district is typically located along major regional highways, or at intersections with major regional highways.
- 6) **Residential District**. The Residential Districts encompass both Single-Family Residential and Multi-Family Residential uses. Permitted locations and number of units for all Residential Use Types shall be in accordance with the Planning Area Map, District Map and Table R-1. Development Standards and other Use Type Requirements including lot dimensions, setbacks and otherwise are more fully described in Table SFR-1, and Table MF-1 herein.
- a) **Multi-Family Cottage (“MFC”)** means a wide variety of low intensity multi-family residential units that is less than or equal to 16 dwelling units per acre on the same platted lot and no taller than three stories or 35 feet as more fully described in herein. This Type may include a mix of housing types, such as single-family dwellings, duplexes, triplexes, quadplexes and other lower density multi-family buildings.

- b) **Multi-Family Traditional (“MFT”)** means a type of residential development that is equal to or less than 30 dwelling units per acre on the same platted lot and no more than four stories in height. Certain areas on Exhibit F that are designated with a “*” shall allow for an administrative design exception permitting a more urban design palette and further described in Table MF-1.

7) **Project Tracking Plan:** A Project Tracking Plan shall be submitted with each preliminary plat, multi-family site plan, minor plats, replats and final plat to provide context for planning purposes and to serve as a “tracking tool” for compliance with this Ordinance. Updates to a Project Tracking Plan may be submitted at any time. It is an informational document that is used for tracking purposes only and no approval of a Project Tracking Plan is required. The Project Tracking Plan is depicted in Exhibit G and must contain the following information;

- a) The number of building permits for each Residential Unit Type issued at time of submittal and the total number required and/or permitted for the Planning Area and total Project; any maximum or minimum permitted counts for a unit type as defined in Table R-1 herein shall be included.
- b) The amount of acreage of Non-Residential Uses approved by a site plan and the total amount required and/or permitted for the Planning Area and total Project as defined in Table C-1 herein.
- c) The approximate number of Residential units (or range), as well as Residential types, authorized by an approved plat within each Area and the Property (i.e., Area-by-Area). For tracking purposes, each Project Tracking Plan submitted with a plat application will demonstrate general conformance with the Ordinance and will include a tabular summary of each recorded plat for all or any portion of the Property subject to this Ordinance.

Unit allowances and permitted locations within Planning Areas and the Property for all Residential Development are referenced below in Table R-1:

Table R-1: Residential District Use Allowances ^[1,2]

	Area 1		Sub-Area 1		Area 2		Area 3		Sub-Area 3		Area 4		Area 5		Project Totals			
Unit Type	Permitted		Permitted		Permitted		Permitted		Permitted		Permitted		Permitted		Min / Max Units Overall	Additional Limitations	Total Allowed	
SFR - Estate	N/A		N/A		N/A		P		P		P		Min 200		Min 225	Min 1,300	Min 3,500	
SFR- Traditional	P		P		N/A		Min 100		P		Min 100		Min 200		Min 450			
SFR - Cottage	P		P		N/A		Min 100		P		Min 150		Min 275		Min 525			
SFR - Villa	Max 300		Min 50		N/A		Max 200		Max 225		Max 300		Max 200		Min 300 / Max 1,200			
SFR - Cluster	Max 150		P		N/A		Max 150		Max 225		Max 200		Max 200		Min 300 / Max 950			
SFR - Townhome	Max 200		Min 50		N/A		Max 150		Max 250		Max 200		Max 150		Min 250 / Max 925			
	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres				
MFC	0	0	Max 400	15	0	-	0	-	0	0	Max 350	20	Max 500	25	Max 3,000		Max 5,250 / 240 acres	
MFT	Max 1,500	40	Max 400	15	Max 1,500	35	Max 450	15	Max 0	0	Max 1700	80	Max 500	25	Max 3,000			
Total Multi-Family	Max 1,200	Max 90	Max 400	Max 15	Max 1,500	Max 35	Max 450	Max 15	Max 0	Max 0	Max 1,950	Max 100	Max 750	Max 46				
Total Residential Units Permitted														10,500 Max				

N/A = Not Allowed
P = District is permitted and is not subject to a minimum or maximum number of units.
NOTE 1: Table R-1 may be modified with the approval of City Council after a recommendation of the Planning & Zoning Commission, which approval shall not be considered a zoning approval or require an amendment to this Ordinance.
NOTE 2: Multifamily Uses shown on Exhibit E and referenced in Table R-1 can be developed as adjacent Commercial or Single Family uses at the discretion of the Director of Planning.

[1] Acreages shown are in gross measurements.

The following minimum development standards apply to Single-Family Residential Units (detached and attached):

Table SFR-1: Single-Family Residential Building Standards

	Lot Standards			Building Setbacks [2]				Max. Height	Max. Density
	Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft) [5]	Rear Yard (ft)	Side Interior (ft)	Side at Corner (ft)	Building Height (ft)	Density (du/acre)
Single-Family Residential Use Types [8]									
Estate [6]	10,000	80	125	25	20	7.5	20	35	N/A
Traditional [6]	6,900	60	115	20	12 (20 for alley served)	5	15	35	N/A
Cottage [6]	5,500	50	110	20	10 (20 for alley served)	5 [1]	15	35	N/A
Cluster [1,2,9]	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H
Villa [1,2,3,7]	3,600	32	55	15	3 or min of 20 for alley served	5 [1]	15	35	N/A
Townhome [2,3,4,7]	1,800	22	80	15	3 or min of 20 for alley served	5 [1]	15	35	N/A

Notes:

[1] Side yard setbacks may be reduced to zero feet, so long as a minimum building separation of ten feet shall be maintained between dwelling units. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.

[2] Lots less than 50' (fifty feet) in width shall be accessed via alleys abutting the rear of the lot.

[3] These districts allow for meeting two of three minimum lot standards: area, width, or depth.

[4] If detached single-family uses are constructed within these zoning districts, these uses shall adhere to the space limits governing the Villa district.

[5] UDC provisions stating "Where a block is divided by two or more zoning districts, all lots shall comply with the requirements of the most restrictive front setback for the entire frontage" shall not apply.

[6] A 10' (ten-foot) encroachment zone shall be permitted between the front setback and the front property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30 to 40 inches in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio.

[7] A 7.5' (seven-and-a-half-foot) encroachment zone shall be permitted between the front setback and the front property line within which porches, patios, and similar structures may be constructed for Villa and Townhome Types.

[8] Prior to the approval or recording of a final plat, a maximum of three model home building permits per home builder may be issued, provided that a concrete paved surface with two points of access is available to access the units at the time of building permit issuance; however, no structure may be occupied until the final plat is approved and recorded.

[9] See Exhibit H Cluster Use Type for applicable Building Standards.

The following minimum development standards apply to Multifamily Residential Units described in Table MF-1:

Table MF-1: Multi-Family Residential Building Standards ^[1,2,3]

	MFC	MFT
Lot Area (sf)	N/A	N/A
Lot Width (ft)	60	60
Lot Depth (ft)	100	100
Front Setback (ft)	20	35
Rear Setback (ft)	20	25
Side Interior Setback (ft)	20	20
Side Corner Setback (ft)	N/A	N/A
Max Height (ft)	35'	55'
Dwelling Units per acre	12 Max	30 Max

Notes:

[1] When a multi-family or non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s): : 30 feet when adjacent to 1 story / 50 feet when adjacent to 2 stories, 2 feet of setback for each foot of building height when adjacent to 3 stories, and 3 feet of setback for each foot of building height when adjacent to 4 or more stories.

[2] The architectural and site standards for the multi-family residential land use areas shall conform to the McKinney UDC Article 2, Section 206 (4) (a) (I – V) and Section G.

[3] Areas labeled as “MFT*” on the District Map (Exhibit E) may develop in an urban manner with approval of a Design Exception by the Director of Planning. Eligible Design Exception(s) shall be strictly limited to increasing the density upward to a maximum of 48 du/ac, reducing the Front Yard Setback to 10', and increasing the maximum building height to 60'. To be considered for said Design Exception(s), the multifamily development must incorporate, at minimum, the following urban design elements:

- At the maximum approvable density of 48 du/ac, must provide structured and/or tuck under garage parking for no less than 80% of the total required parking for the development;
- meaningful, centrally located internal open spaces such as parks, plazas, courtyards;
- 10-foot-wide public sidewalks adjacent to public roadways.

The Director of Planning has the discretion to forward any Design Exception to City Council for approval at any time.

Land Use and Unit Type Acreage allowances for Commercial Development are depicted below in Table C-1:

Table C-1: Commercial District Use Allowances

	AREA 1		SUB-AREA 1		AREA 2		AREA 3		SUB-AREA 3		AREA 4		AREA 5			
Unit Type	Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Min 80 acres	
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max		
Neighborhood Commercial "NC"	P	60	P	60	P		P		P		P		P	20		
Local Commercial "LC"	P		P			P		P		P		15		P		
Regional Commercial "RC"	5		10			15	P	N/A	N/A	N/A		N/A		N/A		
Total Commercial	5	60	10	60	15	No Max	No Min	No Max	No Min	No Max	30	50	No Min	35		

N/A = Not Allowed

P = District is permitted and is not subject to a minimum or maximum number of units.

The following minimum development standards apply to all Honey Creek Commercial Development:

Table C-2: Commercial Building Standards

Unit Type	Lot Standards			Building Setbacks			Max. Height
	Lot Area (sq. ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft)	Rear Yard (ft)	Side Interior (ft)	Building Height [1] (ft)
Neighborhood Commercial "NC"	0	0	0	20	0	0	35
Local Commercial "LC"	0	0	0	20	0	0	45
Regional Commercial "RC"	0	0	0	20	0	0	55

Notes:

[1] When a multi-family or non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s): 30 feet when adjacent to 1 story multi-family or non-residential building, 50 feet when adjacent to 2 story multi-family or non-residential building, 2 feet of setback for each foot of building height when adjacent to 3 story multi-family or non-residential building, and 3 feet of setback for each foot of building height when adjacent to 4 or more story multi-family or non-residential building.

[2] The architectural and site standards for the non-residential land use areas shall conform to the provisions of the McKinney UDC Article 2, Section 206 (5).

Table U-1: Permitted Uses

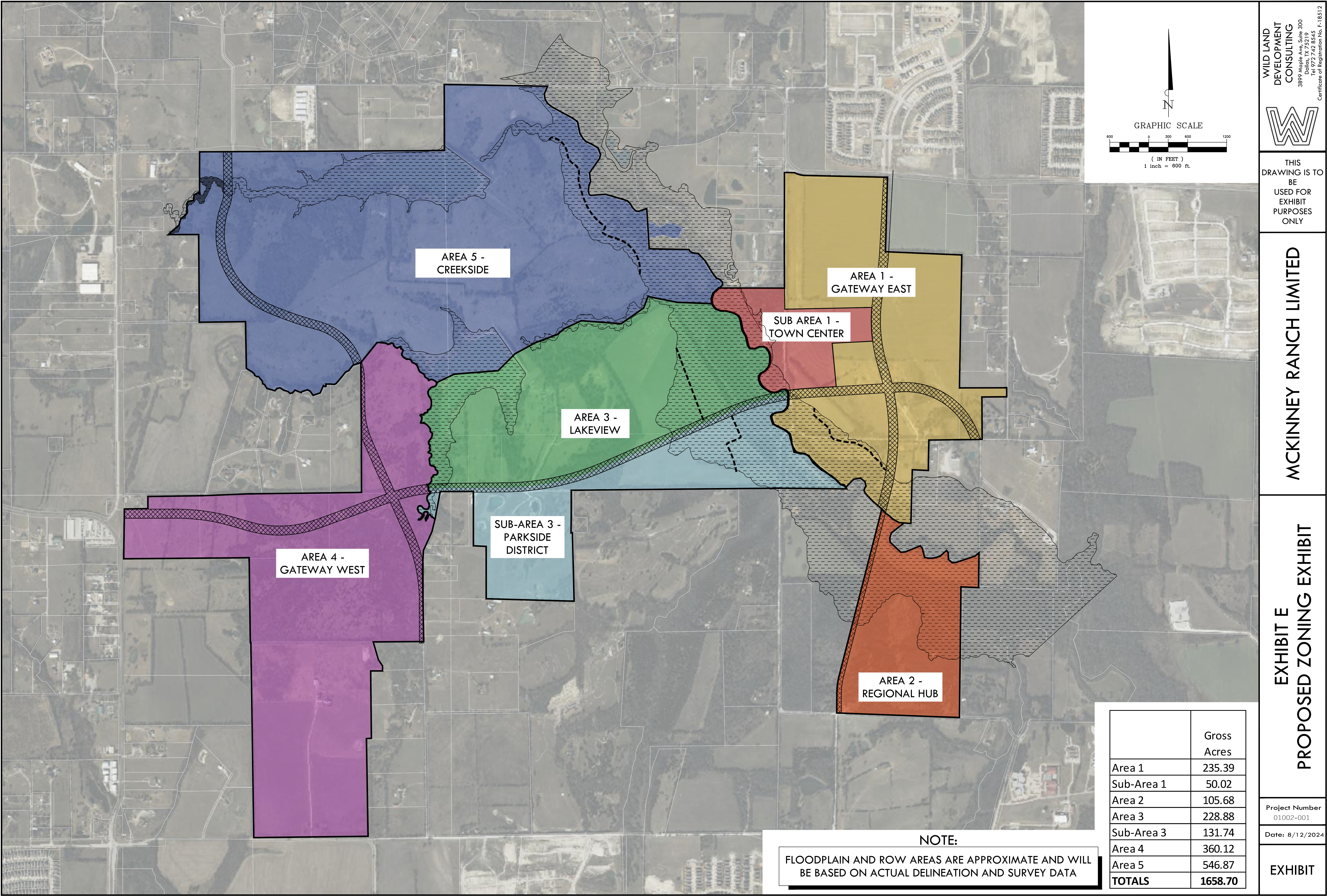
Each use permitted in the Area listed in Table U-1 shall be in accordance with the uses permitted in the District Map, Exhibit F. The definitions and associated criteria for each use correspond to the City of McKinney Unified Development Code.

P = Permitted use C = Addtl use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Residential Uses						
Single-family detached	P					
Single-family attached	P					
Duplex	P					
Triplex	P					
Quadplex	S					
Multi-family, cottage		P				
Multi-family, traditional		<u>S</u>	P			
Independent living		<u>S</u>	P	<u>S</u>	<u>S</u>	<u>S</u>
Group Living						
Assisted living facility		P	P	P	P	<u>P</u>
Community care home	<u>C</u>	<u>C</u>	<u>C</u>			
Community care facility				<u>S</u>	P	P
Community transition facility						
Crisis support home	<u>C</u>	<u>C</u>	<u>C</u>			
Crisis support facility						C
Displacement shelter						S
Non-Residential Uses						
Agricultural and ranching, private or wholesale	P	P	P	P	P	P
Agricultural and ranching, retail						S
Amenity center, neighborhood	P	P	P			
Animal care and services, indoor only				P	P	P
Animal care and services, outdoor area				<u>S</u>	<u>S</u>	P
Animal care and services, outdoor boarding						S

P = Permitted use C = Addtl use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Arts or cultural center		<u>S</u>	<u>S</u>	P	P	P
Auto, motorcycle, truck, or boat, rental or sales						<u>S</u>
Banks and financial services				P	P	P
Body art studio						C
Car wash				<u>P</u>	<u>P</u>	<u>C</u>
Civic club or fraternal organization		P	P	<u>S</u>	P	P
Clinic, medical or dental				P	P	P
College or university		P	P		P	P
Commercial entertainment, indoor				<u>S</u>	P	P
Commercial entertainment, outdoor		<u>S</u>			<u>S</u>	<u>S</u>
Commercial laundry (laundromat)					S	
Community garden	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Cottage industrial					<u>S</u>	<u>C</u>
Country club	P	P	P	<u>C</u>	<u>C</u>	<u>C</u>
Data center						S
Day care center				<u>C</u>	<u>C</u>	<u>C</u>
Dispatch office					<u>C</u>	<u>C</u>
Electric vehicle charging facility					<u>C</u>	<u>C</u>
Farmers' market, permanent				<u>S</u>	P	P
Fuel sales, passenger vehicles				<u>S</u>	<u>C</u>	<u>C</u>
Funeral home or mortuary		<u>S</u>			<u>S</u>	P
Government facilities (city, excluding airport uses)	P	P	P	P	P	P
Government or public facility (non-city)					<u>C</u>	<u>C</u>
Greenhouse or plant nursery					P	P
Gun range, indoor					<u>C</u>	P
Gym or fitness studio				<u>C</u>	P	P
Hospital				<u>S</u>	P	P
Hotel or motel					P	P

P = Permitted use C = Add'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Microbrewery, distillery, winery or cidery					<u>C</u>	P
Office showroom/warehouse					<u>S</u>	P
Office				P	P	P
Parking garage or lot, paid or private		P		<u>S</u>	P	P
Personal service				P	P	P
Radio or TV broadcast station				<u>C</u>	<u>C</u>	P
Reception or event center, indoor					P	P
Reception or event center outdoor					<u>S</u>	<u>C</u>
Recreation area, private	P	P	P	P	P	P
Recreational vehicles, rental or sales						<u>S</u>
Religious assembly	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Restaurant, brew pub				<u>C</u>	<u>C</u>	<u>C</u>
Restaurant, carry out and delivery only				<u>C</u>	<u>C</u>	P
Restaurant, dine-in				<u>C</u>	<u>C</u>	<u>C</u>
Restaurant, drive-in or drive-through				<u>S</u>	<u>C</u>	<u>C</u>
Retail sales				<u>C</u>	<u>C</u>	<u>C</u>
School, business or trade				<u>S</u>	P	P
School, public, private or parochial	P	P	P	P	P	P
Self-storage					<u>S</u>	<u>S</u>
Stable, commercial						<u>S</u>
Storage, automobile						<u>S</u>
Transportation station						<u>S</u>
Utility substation	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
Vehicle repair, major						<u>S</u>
Vehicle repair, minor					<u>S</u>	<u>P</u>
Accessory Uses						
<i>Note: for all allowed accessory uses, specific requirements shall apply; see section 205G.</i>						
Accessory building, detached	<u>A</u>	<u>A</u>	<u>A</u>			
Accessory dwelling unit	<u>A</u>					

P = Permitted use C = Add'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Accessory structure	A	A	A			
Caretaker's or watchman's quarters					A	A
Electric vehicle charging station	A	A	A	A	A	A
Helistop					A	A
Home occupation	A	A	A			
Outdoor storage				A	A	A
Swimming pool	A	A	A		A	A
Temporary Uses						
<i>Note: for all allowed Temporary uses, specific requirements shall apply; see section 205H.</i>						
Batch plant (outdoor), temporary	T					T
Construction field office	T	T	T	T	T	T
Model home	T					
Portable storage container	T	T	T			
Religious or philanthropic uses	T	T	T	T	T	T
Seasonal sales	T	T	T	T	T	T
Warming station	T	T	T	T	T	T
Special Uses						
Bed & breakfast	S					
Donation collection container				A	A	A
Food truck courts				S	S	S
Food truck operation sites		C	C	C	C	C
Private club				S	S	S
Telecommunication Structure, High Rise				S	S	S
Telecommunication Structure, Low Rise	C	C	C	C	C	C
Telecommunication Structure, Stealth	C	C	C	C	C	C
Wind energy conversion system (WECS)		C	C	C	C	C



	Gross Acres
Area 1	235.39
Sub-Area 1	50.02
Area 2	105.68
Area 3	228.88
Sub-Area 3	131.74
Area 4	360.12
Area 5	546.87
TOTALS	1658.70

NOTE:
FLOODPLAIN AND ROW AREAS ARE APPROXIMATE AND WILL BE BASED ON ACTUAL DELINEATION AND SURVEY DATA

WILD LAND
DEVELOPMENT
CONSULTING
3897 Maple Ave, Suite 300
Dallas, TX 75219
Tel: 214.414.4444
Certificate of Registration No. F-18512



THIS
DRAWING IS TO
BE
USED FOR
EXHIBIT
PURPOSES
ONLY

EXHIBIT E
PROPOSED ZONING EXHIBIT

Project Number
01002-001

Date: 8/12/2024

EXHIBIT

MCKINNEY RANCH LIMITED

Plotted by: cado
Layout: Layout1

EXHIBIT G – PROJECT TRACKING PLAN

Use Type & Count Summary																
Plat - #1 Area - 5			243 acres		PLANNING AREA SUMMARY						PROPERTY SUMMARY					
Unit Type		Proposed		Required/ Permitted		Platted to Date		Remaining Required / Perm.		Total Required / Permitted			Platted to Date		Remaining Req. / Permitted*	
		A		B		C		=B-C		D			E		=D-E	
SFR		Units		Units		Units		Units		Units			Units		Units	
Estate		150		Min	200	-		200		Min	200		-		Min	200
Traditional		200		Min	300	-		300		Min	300		-		Min	300
Cottage		200		Min	300	-		300		Min	300		-		Min	300
Village		200		Min	300	-		300		Min	375		-		Min	375
Townhome		100		Max	150	-		150		Max	975		-		Max	975
Total SFR		850				-				Min	2,250		-		Min	2,250
MF		Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	
MFC		150	-	Max	500	-	-	500		Max	3,000	-	-	-	Max	3,000
MFT		-	-	Max	500	-	-	500		Max	3,000	-	-	-	Max	3,000
MFU		-	-	N/A		-	-			Max	3,000	-	-	-	Max	3,000
Total MF		150		500	40			500	40	Max	6,000		-		Max	6,000
Com.			Acres	Acres		Acres		Acres		Acres		Acres		Acres		
NC			5	Max	20	-		20		Min			-		-	-
LC			-	N/A		-							-		-	-
RO			-	N/A									-		-	-
LI			-	N/A									-		-	-
Total Com.			5	25	-		25		Min	65		-		Min	65	

Property Platting Summary		1658.69 Acres	
Acres Previously Platted		Acres Proposed	
Plat A	-	Plat #1	243.00
Plat B	-		
Plat C	-		
Total Platted	-	Acres Remaining	1,416.69

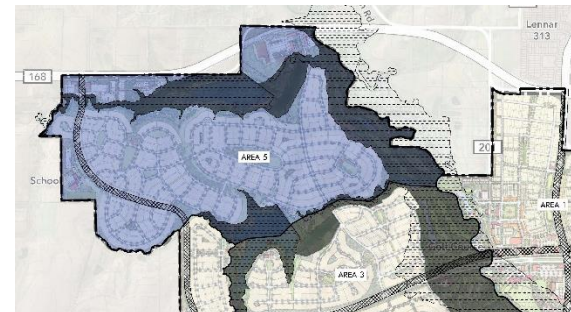


EXHIBIT H – CLUSTER RESIDENTIAL USE TYPE

SFR Cluster Use Type

- All front lots shall front onto a public street. All other lots shall front onto a public street or a common area.
- Maximum Density: 10 lots / acre, inclusive of adjacent public rights-of-way.
- Zoning block shall be defined as a maximum group of 4 units around a shared common area and measured by the illustration below. A minimum lot width and lot depth is not applicable.
 - Minimum zoning block width: 120 feet
 - Minimum zoning block depth: 120 feet
 - Minimum building separation: 10 feet
 - Minimum public street setback: 15 feet
- Minimum Corner Side Yard Setback: 15 feet (15 feet where a side yard shares a front face with an adjacent lot).
- Allowable Setback Encroachments:
 - Porches and entry steps up to 5 feet into public street and corner side yard setbacks.
- Fireplaces, bay and box windows, and window seats up to 2 feet into public street setbacks.
- Permitted encroachments shall not impede the lot from satisfying the landscape requirements.
- Tree Requirements:
 - One canopy tree for all lots fronting or siding a public street.
 - One canopy or ornamental tree for each non-street fronting or siding lot.
- Shared Access Drive:
 - The shared access drive shall be a minimum of 20 feet in width and the common area shall be a minimum of 30 feet.
 - The shared access drive shall be distinguished from the Public Street through the use of colored stamped concrete, brick pavers or some other means.
- Parking Restrictions:
 - Lots and shared access drive shall be made subject to one or more Development Area Declarations upon the recording of one or more Notices of Applicability in accordance with the Master Covenant.
 - The Development Area Declaration will include, but not be limited to, the following limitations and restrictions:
 - No parking of any kind within the shared common area or on a lot other than on designated driveways or in enclosed garages shall be permitted.
 - Enclosed garages shall be used for the sole purpose of parking vehicles.
- Maximum Building Height: 36 feet
- All driveways shall be a minimum of 20 feet from face of garage to shared access drive pavement. A maximum of 5 feet of driveway can be included in the common area so long as it does not encroach in the required 20-foot shared access pavement. All driveways must take access off the shared access drive and common area.

