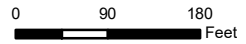


# Property Owner Notification Map

ZONE2024-0146



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.



# EXHIBIT B

## **Legal Description**

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the College Addition, an addition to the City of McKinney as recorded in Volume 1, Page 45 of the Collin County Map Records, being Lot 12 of the Replat of Lots 10, 11, and part of Lots 8, 9, 12, 13 of Block No. 6 of the College Addition as recorded in Volume C, Page 620 of the Collin County Map Records, and being more particularly described as follows:

BEGINNING at a concrete highway marker found marking the most southerly Southeast corner of the premises herein described, said corner being in the curing North right-of-way line of U.S. Highway No. 380;

THENCE with the South line of said premises and curing North right-of-way line of said highway, a curve to the left having a central angel of 00 degrees 41 minutes 49 seconds with a radius of 5,789.58 feet, for an arc distance of 70.42 feet (Chord = North 72 degrees 51 minutes 16 seconds West, 70.42 feet) to an iron rod found on the East edge of a concrete curve marking the Southwest corner of said premises;

THENCE with the West line of said premises and long the East edge of said curb, North 01 degrees 13 minutes 26 seconds East, 215.97 feet to the Northwest corner of said premises;

THENCE with the North line of said premises, South 89 degrees 42 minutes 32 seconds East, 156.46 feet to a 2-inch iron pipe found in the West right-of-way line of College Street and marking the Northeast corner of said premises;

THENCE with an East line of said premises and the West right-of-way line of College Street, South 01 degrees 13 minutes 26 seconds West, 173.31 feet to an iron rod set for corner;

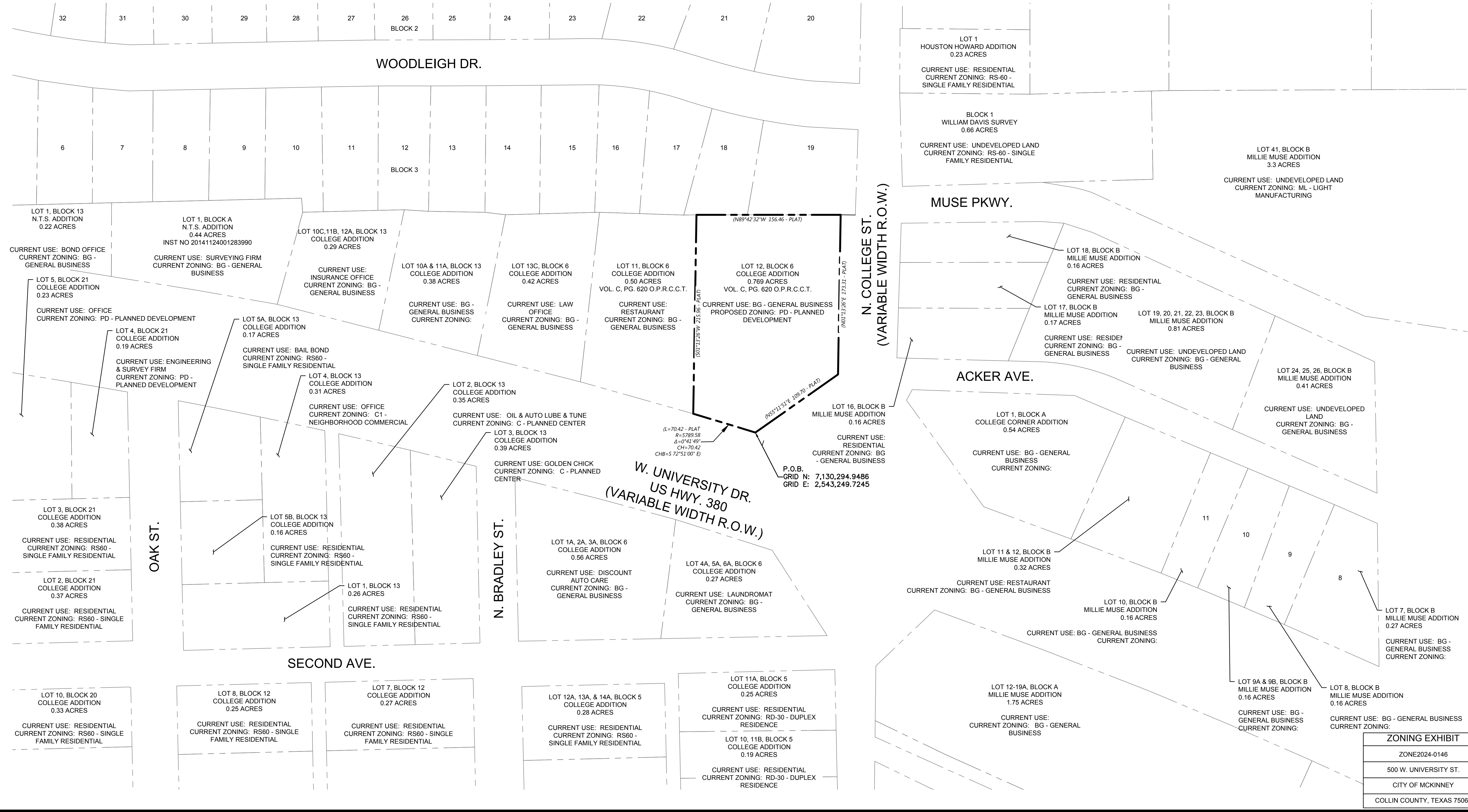
THENCE with a Southeast line of said premises, South 55 degrees 11 minutes 51 seconds West 109.70 feet to the place of beginning and containing 33,485 square feet or 0.769 acres of land.



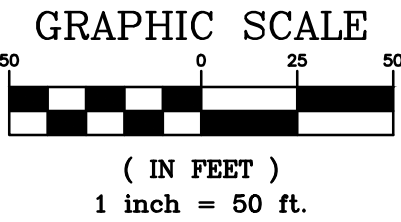
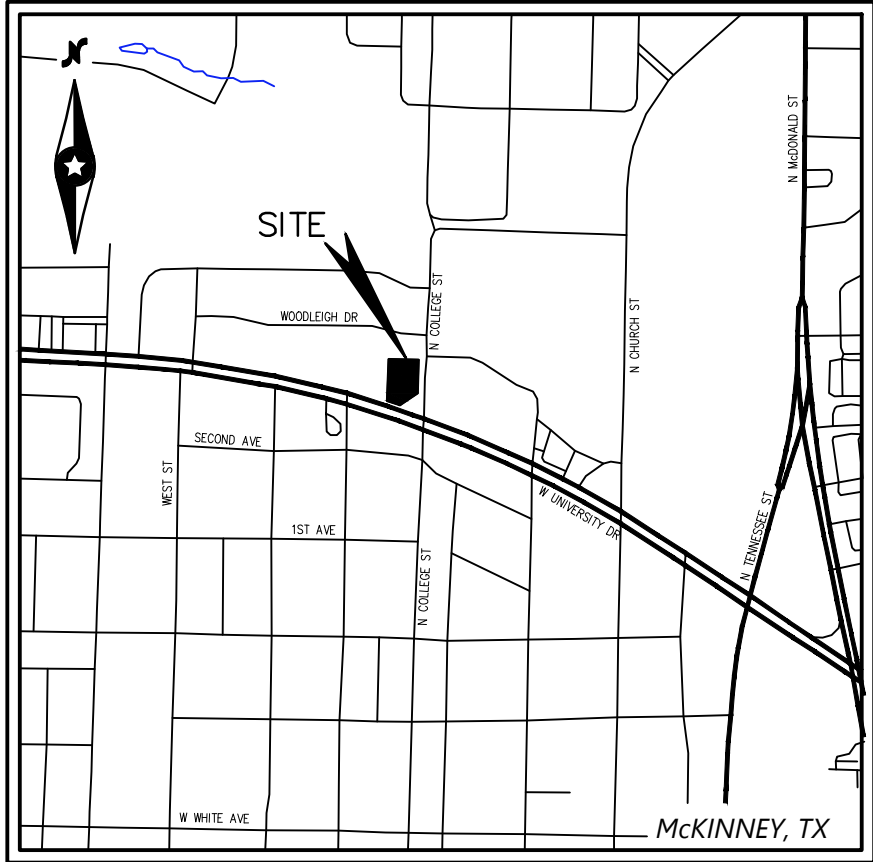
BLACK & SMITH ADDITION

LOT 6 - 827 WOODLEIGH DR., CERNY GEOFFREY - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 7 - 825 WOODLEIGH DR., LGB PROPERTIES LLC - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 8 - 823 WOODLEIGH DR., SMITH TRACY BAILEY - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 9 - 821 WOODLEIGH DR., MATOS ALEXIS & - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 10 - 819 WOODLEIGH DR., ENCISCO JESUS - LE & - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 11 - 817 WOODLEIGH DR., LOREDO SERGIO & DORA A LOREDO - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 12 - 815 WOODLEIGH DR., LIBERTAS INVESTMENT GROUP LLC - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 13 - 813 WOODLEIGH DR., AMMERMAN AUBREY - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 14 - 811 WOODLEIGH DR., MARTINEZ GISELDA & - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 15 - 809 WOODLEIGH DR., COLMENERO ERNEST & - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 16 - 807 WOODLEIGH DR., STAR 2022-SFR3 BORROWER LP - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 17 - 805 WOODLEIGH DR., HARLOW LIVING TRUST - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 18 - 803 WOODLEIGH DR., POPE LIVING TRUST - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 19 - 801 WOODLEIGH DR., URIZAR ENTERPRISES LLC - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 20 - 802 WOODLEIGH DR., SAN MIGUEL ARNOLDO & LINDA - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 21 - 804 WOODLEIGH DR., TAYLOR DERRYL MARK & PAMELA DIANE - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 22 - 806 WOODLEIGH DR., HEITTER TERRY C. & JUDY - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 23 - 808 WOODLEIGH DR., RS XII DALLAS OWNER 1 LP - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 24 - 810 WOODLEIGH DR., DOMINGO - WETZEL BELEN REYES - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 25 - 812 WOODLEIGH DR., GARZA RAMIRO V. & ALMA L. - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 26 - 814 WOODLEIGH DR., TAYLOR JENNIFER RENE - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 27 - 816 WOODLEIGH DR., QUEVEDO RAFAEL - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 28 - 818 WOODLEIGH DR., LEWIS DAVID R. & MITZI GAY - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 29 - 820 WOODLEIGH DR., SPIROPOULOS NIKOLAS - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 30 - 822 WOODLEIGH DR., WILES REALTY LLC - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 31 - 824 WOODLEIGH DR., HOLMES CLAN 7 FAMILY TRUST - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL  
LOT 32 - 826 WOODLEIGH DR., HUGHES SUSAN E. - LAND USE: RESIDENTIAL - CURRENT ZONING: RS-60 - SINGLE FAMILY RESIDENTIAL

EXHIBIT C



VICINITY MAP



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## PD – Development Regulations

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

### Permitted Land Uses

Table of Uses	
Fuel Sales, Passenger Vehicles	C
Office	P
Personal Service	P
Reception or event center, indoor	P
Recreation area, private	P
School, business or trade	P
School, public, private or parochial	P
Assisted Living Facility	P
Community care facility	P
Banks and financial services	P
Clinic, medical or dental	P
Electric vehicle charging facility	C
Electric vehicle charging station	A
Restaurant, brew pub	C
Restaurant, carry out and delivery only	C
Restaurant, dine-in	C
Restaurant, drive-in or drive-through	C
Retail Sales	P
Independent living	S
Animal care and services, outdoor area	S
Commercial entertainment, outdoor	S
Funeral home or mortuary	S
Office showroom/warehouse	S
Reception or event center outdoor	S
Self-storage	S
Utility substation	S
Vehicle repair, minor	S
Legend: P = Permitted Use, S = SUP Required, C = Criteria Required, A = Accessory Use	

All permitted uses shall adhere to the definitions, and criteria requirements established in the City's Unified Development Code (UDC), as amended, except as noted below.

# EXHIBIT D

## Fuel Sales, Passenger Vehicles:

- Fuel pump islands shall be located at least 103 feet from a property line of a single family, duplex, triplex, and quadplex residential zone or use.
- No more than two fueling stations may be allowed at any roadway intersection.
- A maximum of 16 pumps per site may be allowed.

## Space Limits

- Minimum Lot Area: None
- Minimum Width of Lot: None
- Minimum Depth of Lot: None
- Minimum Front Yard Setback: 25'
- Minimum Rear Yard Setback: 15'
- Minimum Side Yard Setback (West): 5'
- Minimum Side Yard Setback (East): 25'
- Maximum Height: 45'

## Site and Development Standards

Residential Adjacency	
When a 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):	
Building Stories	Setback (minimum)
1 Story	16 feet
2 Story	50 feet
3 or More Stories	2 feet of setback for each foot of building height

- Landscape Buffer and Street Buffer: 5.85' Width Street Buffer Required.

## Parking:

- Fuel Station: 1 space per 250 Sq. Ft.

## Architectural Standards:

- Buildings constructed on the subject property shall be required to meet the architectural requirements of Article 2, the Unified Development Code.