ORDINANCE NO. 1703

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT APPROXIMATELY 2113.636 ACRES OF LAND IN THE TALTON CUNNIUS, L.D. DAVIDSON, JOHN EMBERSON, MEREDITH HART, EMPSON HAMILTON, WILLIAM JOHNSON, P. NEWSOME, WILLIAM RICE, WILLIAM TUCKER, W.H. HORN, AND LARKIN ADAMSON SURVEYS, LOCATED GENERALLY NORTH AND EAST OF ERWIN PARK, AND ALONG EITHER SIDE OF HONEY CREEK ARE ZONED FROM AGRICULTURE TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY, MULTI-FAMILY, OFFICE AND RETAIL USES; ADOPTING PLANNED DEVELOPMENT REGULATIONS FOR THE DEVELOPMENT OF SUCH TRACT; ADOPTING THE PLANNED DEVELOPMENT ZONING/THOROUGHFARE PLAN AND THE USES SHOWN THEREON; PROVIDING FOR NO VESTED INTEREST IN THE PLANNED DEVELOPMENT REGULATIONS OR ZONING/THOROUGHFARE PLAN; PROVIDING FOR AMENDMENT OF THE PLANNED DEVELOPMENT REGULATIONS AND ZONING/THOROUGHFARE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the owners of approximately 2113.636 Acres in the Talton Cunnius, L.D. Davidson, John Emberson, Meredith Hart, Empson Hamilton, William Johnson, P. Newsome, William Rice, William Tucker, W.H. Horn, and Larkin Adamson Surveys, located generally north and east of Erwin Park, and along either side of Honey Creek, in the City of McKinney, Collin County, Texas, have petitioned the City of McKinney to zone such parcel of land "Planned Development for Single-Family, Multi-Family, Office and Retail Use" as provided for in Ordinance No. 1270 of the City of McKinney, a complete legal description of such property being attached hereto and marked Exhibit "A", and made a part hereof for all purposes; and

WHEREAS, at the time of the filing for such rezoning, such owners also prepared a Planned Development Zoning and Thoroughfare Plan showing the proposed Planning Areas for such tract and the proposed Planned Development Regulations as provided for in Ordinance No. 1270 attached hereto and marked Exhibit "B" with said Zoning and Thoroughfare incorporated therein.

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 such zoning change should be made and that the hereinafter referenced Zoning and Thoroughfare Plan and Planned Development Regulations should be adopted.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

SECTION I: That the real estate more fully described in the attached Exhibit "A" is hereby zoned Planned Development for Single-Family, Multi-Family, Office and Retail Use.

SECTION II: That the Zoning and Thoroughfare Plan incorporated in the Regulations attached hereto as Exhibit "B", showing the approximate land uses for said Planned Development, is hereby adopted for the Principal Permitted Uses, as defined in the Planned Development Regulations, and shown on the Zoning and Thoroughfare Plan.

SECTION III: Special Ordinance Provision. No platting or development shall occur on any portion of the tract described in Exhibit A before the execution of a Development Agreement between the Developer and the City of McKinney.

SECTION IV: That the Planned Development Regulations, attached hereto and marked Exhibit "C", are hereby adopted as the regulations covering the development, and all development within this Planned Development shall be according to these Planned Development Regulations and the Planned Development Zoning and Thoroughfare Plan including, but not limited to all permitted uses, accessory uses, conditional and excluded uses, shown in the Regulations.

SECTION V: That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development Regulations, the Zoning and Thoroughfare Plan, or any Ordinance appended to or referenced in the Planned Development Regulations. This Ordinance, the Zoning and Thoroughfare Plan, the Planned Development Regulations and any and all ordinances referenced therein may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

SECTION VI: If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance 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 or declared to be severable.

SECTION VII: It shall be unlawful for any person, firm or corporation to develop this tract, 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 $200.00, 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 VIII: 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 this the 3rd day of March, 1987.

CORRECTLY ENROLLED:

Jennifer C. Cravens
City Secretary

EXHIBIT "A"

FIELD NOTE DESCRIPTION

BEING a 2113.636 acre tract of situated in Collin County, Texas; and being in all or part of the following Surveys;

TALTON CUNNIUS SURVEY Abstract No. 211
L. D. DAVIDSON SURVEY Abstract No. 285
JOHN EMBERSON SURVEY Abstract No. 294
MEREDITH HART SURVEY Abstract No. 371
EMPSON HAMILTON SURVEY Abstract No. 372
WILLIAM JOHNSON SURVEY Abstract No. 493
P. NEWSOME SURVEY Abstract No. 666
WILLIAM RICE SURVEY Abstract No. 770
WILLIAM D. TUCKER SURVEY Abstract No. 911
W. H. HORN SURVEY Abstract No. 1070
LARKIN ADAMSON SURVEY Abstract No. 1088

and being a composite of the following individual tracts:

313.2 acre tract as recorded in Volume 1198, Page 28;
254.3 acre tract as recorded in Volume 1118, Page 294;
81.43 acre tract as recorded in Volume 294, Page 623;
167.8 acre tract as recorded in Volume 509, Page 350 and Volume 588, Page 171;
77.5 acre tract as recorded in Volume 664, Page 27;
201.0 acre tract as recorded in Volume 1006 Page 704;
91.8 acre tract as recorded in Volume 1320, Page 106;
43 acre tract as recorded in Volume 381, Page 164;
34.2 acre tract as recorded in Volume 99, Page 162;
29.59 acre tract as recorded in Volume 104, Page 455;
31.5 acre tract as recorded in Volume 286, Page 60;

Deed Records of Collin County, Texas (DRCCT) and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the William Rice Survey, Abstract 769, Collin County, Texas;

THENCE South 89°26'44" West with the north line of said William Rice Survey Abstract No. 769 and the center of a public road and the south line of a 428.98 acre tract (reference Volume 723, Page 567) a distance of 5216.98 feet to point for corner, said point being the northeast corner of a 2.4 acre tract (reference Exhibit C Volume 723, Page 567);

THENCE with the East line of the said 3.4 acre tract and the center line of said public road as follows:

South 11°15'37" West a distance of 434.89 feet to a point for corner;
South 13°46'34" West a distance of 203.74 feet to a point for corner;
South 24°17'46" West a distance of 316.10 feet to a point for corner in the east line of a 140 acre tract (reference Volume 723, Page 567), said point being in the center line of said public road;

THENCE with the east line of said 140 acre tract and the center line of the said public road as follows:

South 03°11'58" West a distance of 290.50 feet to a point for corner;
South 01°06'10" East for a distance of 1113.85 feet to a point for corner;

THENCE South 89°34'03" West with the said 140 acre tract a distance of 2,673.24 feet to a point for corner;

THENCE North 00°49'10" West with the west line of the said 140 acre tract a distance of 2,295.38 feet to a point for corner;

THENCE North 89°20'17" East with the north line of the said 140 acre tract a distance of 1,746.25 feet to a point for corner;

THENCE North 00°22'00" West with the west line of said 428.92 acre tract a distance of 2,003.15 feet to a point for corner in the middle of a creek.

South 33°50'15" West a distance of 237.72 feet to a point for corner;
South 08°52'02" West a distance of 363.29 feet to a point for corner;
North 88°17'44" East a distance of 310.77 feet to a point for corner;
South 58°50'44" East a distance of 493.53 feet to a point for corner;
North 81°47'40" East a distance of 463.94 feet to a point for corner;
South 64°38'40" East a distance of 384.16 feet to a point for corner;
South 31°43'12" East a distance of 109.98 feet to a point for corner;
South 51°16'12" West a distance of 187.99 feet to a point for corner;
South 22°08'42" East a distance of 302.86 feet to a point for corner;
South 76°02'24" East a distance of 154.44 feet to a point for corner;
South 33°23'52" East a distance of 505.34 feet to a point for corner;
South 48°00'07" East a distance of 90.54 feet to a point for corner;
South 30°32'41" West a distance of 98.99 feet to a point for corner;

THENCE South 89°58'47" East with the north line of a 7.5 acre tract recorded in Volume 723, Page 567, of the Deed Records Collin County and being described as the Kate Stibbens Land in Exhibit C a distance of 992.45 feet to a point for corner in center line of County Road No. 202;

THENCE in a Northerly direction approximately with the center of said County Road No. 202 the following:

North 01°00'52" East with the east line of said 40.64 acre tract, a distance 538.78 feet to a point for corner;

North 00°15'58" West a distance 671.18 feet to a point for corner at the northeast corner of said 40.64 acre tract and the southeast corner of a 38.283 acre tract (Reference Volume 1118, Page 294, DRCCT);

North 00°07'32" West with the east line of said 38.283 acre tract a distance of 576.64 feet to a point for corner at the northwest corner of said Meredith Hart Survey, Abstract No. 371;

THENCE South 89°07'49" East and a distance of 155.17 feet to a point south right-of-way line of Farm Road No. 543 (80' right of way), said point being in a curve to the left from which the radius point bears North 28°09'02" East a distance of 359.62 feet;

THENCE Easterly along said curve to the left with the south right-of-way line of said Farm Road No. 543 through a central angle of 27°16'51", an arc distance of 171.23 feet to a the point of tangency;

THENCE South 89°07'49" East 287.08 to a point for corner;

THENCE North 00°18'53" East a distance of 2284.75 feet to a point for corner in the center of rock road;

THENCE North 00°14'28" East a distance 2295.70 feet to a point for corner at the northwest corner of a 132.263 acre tract (Reference Volume 1198, Page 28) and the northeast corner of a 102.83 (Reference Volume 422, Page 483) acre tract;

THENCE South 88°27'01" East with the north line of said 132.253 acre tract a distance of 944.50 feet to a point for corner in the north line of said 132.253 acre tract;

THENCE North 02°22'03" East, a distance 1129.47 feet to a point for corner at the northeast corner of a 19.96 acre tract (Reference Volume 1198, Page 28);

THENCE South 89°49'43" West with the north line of said 19.96 acre tract a distance of 772.13 feet to a point for corner in the west line of County Road No. 203;

THENCE North 06°21'18" East the west line of said County Road a distance of 1097.08 feet to a point for corner in County Road No. 204;

THENCE easterly with the line center of said County Road 204 the following:

North 89°24'27" East 549.49 feet to point for corner;
North 89°48'12" East 1138.24 feet to a point for corner;

THENCE South 00°02'35" East with the east line of a 71.395 acre tract (Reference Volume 1198, Page 28) DRCCT a distance of 426.46 feet to point for corner, said point being the northwest corner of said Emberson Hamilton Survey,No. 372;

THENCE with the meanders of said creek the following:

South 61°17'46" West a distance of 213.37 feet to a point for corner;
South 40°54'42" West a distance of 227.50 feet to a point for corner;
South 72°19'11" West a distance of 214.64 feet to a point for corner;
South 34°50'05" West a distance of 161.47 feet to a point for corner;
South 73°51'17" West a distance of 102.40 feet to a point for corner;
North 77°30'10" West a distance of 217.75 feet to a point for corner;
North 80°39'53" West a distance of 76.86 feet to a point for corner;
South 49°53'02" West a distance of 59.77 feet to a point for corner;
North 58°59'53" West a distance of 64.54 feet to a point for corner;
North 84°03'37" West a distance of 284.02 feet to a point for corner;
North 01°32'05" East a distance of 30.00 feet to a point for corner in the west
North 45°27'19" West a distance of 245.76 feet to a point for corner;
North 55°08'05" West a distance of 228.83 feet to a point for corner in the west line of the 119 acre tract of land (Reference Volume 723, Page 567, Deed Records Collin County, Texas.

THENCE North 00°44'40" West with the west line of the said 119 acre tract a distance of 708.68 feet to a point for corner, said being in the south line of a 43 acre tract of land described as the Third Tract in Exhibit B, Volume 723, Page 567, DRCCT;

THENCE South 89°20'46" West with the south line of the said 43 acre tract a distance of 714.24 feet to a point for corner;

THENCE North 00°26'40" West with the west line of the said 43 acre tract a distance of 1,358.31 feet to a point for corner, said point being in the south line of 43.65 acre tract recorded in Volume 723, Page 567, Deed Records, Collin County, Texas.

THENCE South 89°53'37" West with the south line of the said 43.65 acre tract a distance of 467.83 feet to a point for corner in the middle of a creek;

THENCE with the meanders of said creek as the following:

North 55°38'52" East a distance of 251.67 feet to a point for corner;
North 08°11'09" West a distance of 190.67 feet to a point for corner;
South 86°32'17" East a distance of 100.00 feet to a point for corner;
North 08°00'36" East a distance of 198.47 feet to a point for corner;
South 78°45'13" East a distance of 195.08 feet to a point for corner;
North 06°17'40" West a distance of 155.36 feet to a point for corner in a fence line in the west line of the before mentioned 43.65 acre tract.

THENCE North 00°23'17" West with the west line of the said 43.65 acre tract a distance of 631.97 feet to point for corner in the middle of a public road;

THENCE North 89°58'54" East with the middle of the said public road a distance 3,768.64 feet to a point for corner, said point being located in the west line of a 40 acre tract described as Lot 12 in a Partition Deed recorded in Volume L, Page 189 of the Commissioners Court Minutes of Collin County, Texas.

THENCE North 00°12'49" West with the west line of the said 40 acre tract a distance of 1,051.69 feet to a point for corner in the middle of a public road;

THENCE South 88°19'16" East with the middle of the before mentioned public road and the north line of the said 40 acre tract and the north line of a 39 acre tract of land described as the second tract of the Jackson R. Ryan land in Exhibit C, Volume 723, Page 567 Deed Records, Collin County, Texas a distance of 1,594.12 feet to a point for corner in the middle of Honey Creek;

THENCE with the meanders of said Honey Creek the following:

South 16°51'36" West a distance of 155.18 feet to a point for corner;
South 41°58'55" East a distance of 295.63 feet to a point for corner;
South 66°28'38" East a distance of 309.82 feet to a point for corner;
South 18°41'18" East a distance of 307.03 feet to a point for corner;
South 58°55'12" East a distance of 333.00 feet to a point for corner;
South 01°09'24" West a distance of 147.16 feet to a point for corner;

THENCE Southerly with the east line of said 71.395 acre tract and approximately with the center of said dirt road the following:

South 00°16'28" West a distance of 700.25 feet to a point for corner found at the southwest corner of a 36.145 acre tract (Reference Volume 1971, Page 497 DRCCT);

South 01°01'13" West and a 43.3 acre tract (reference Volume 316, Page 305) a distance of 1006.49 feet to a point for corner in the east line of said 71.395 acre tract, and the southwest corner of said 43.3 acre tract the north;

THENCE South 89°40'30" East with the south line of said 43.3 acre tract a distance 445.59 feet to a point for corner in the south line of said 43.3 acre tract;

THENCE South 01°18'58" East a distance of 2428.73 feet to a point for corner at the southeast corner of said 132.253 acre tract (Reference Volume 1198, Page 28 DRCCT);

THENCE North 88°28'25" West with the south line of said 132.253 acre tract, a distance of 399.72 feet to point for corner at the west northwest corner of said 30.048 acre tract (reference Volume 735, Page 591 DRCCT) and in the south line of said 132.253 acre tract;

THENCE South 01°17'44" East with the west line of said 30.048 acre tract a distance of 816.07 feet to a point for corner at the southwest corner of said 30.048 acre tract and the northwest corner of a 70 3/4 acre tract (reference Volume 852, Page 43 DRCCT);

THENCE South 01°18'55" East with the west line of said 70 3/4 acre tract a distance 1455.52 feet to a point for corner in the west line of said 70 3/4 acre tract and in the north right-of-way line said Farm Road 543;

THENCE Westerly with the north right-of-way line of Farm Road 543 the following:

North 85°13'49" West a distance of 612.26 feet to a point for corner;
North 84°35'49" West a distance of 495.98 feet to point of curvature of a curve to the left whose radius bears South 05°24'11" West a distance of 2905.21 feet;

THENCE along said curve to the left, through a central angle of 01°52'09" an arc distance of 94.78 feet to a point for non-tangent corner;

THENCE South 01°24'17" West with an east line of a 254.149 acre tract (reference Volume 1118, Page 294 DRCCT) and the west line of a 23.78 acre tract (reference Volume 935, Page 605 DRCCT) a distance of 1227.85 feet to at the southwest corner of said 23.78 acre tract and an inside corner of said 254.19 acre tract;

THENCE South 87°49'16" East with a north line of said 254.149 acre tract and the south line of said 23.78 acre tract a distance of 1177.22 feet to a point for corner at a northeast corner of said 254.149 acre tract and in the south line of said 23.78 acre tract;

THENCE South 00°46'17" West, a distance of 1783.55 feet to a point for corner in the northwest corner of an 18.000 acre tract (reference Volume 853, Page 164 DRCCT);

THENCE South 00°43'14" West with the west line of said 18.000 acre tract (reference Volume 853, Page 164) a distance of 1062.76 feet to a point for corner in County Road No. 202 at the southwest corner of said 18.000 acre tract (reference Volume 853, Page 164 DRCCT), in the north line of a 30.6 acre first tract (reference Volume 573, Page 105);

THENCE South 88°57'30" West with the north line of said 30.6 acre tract and with the centerline of said County Road No. 202 a distance of 457.45 feet to a point for corner at the northwest corner of said 30.6 acre tract;

THENCE South 00°53'39" West with the west line of said 30.6 acre tract a distance of 468.49 feet to a point for corner in the west line of said 30.6 acre tract and the northeast corner of a 4.50 acre tract (reference Volume 573, Page 105 DRCCT);

THENCE North 87°32'57" West with the north line of said 4.50 acre tract a distance of 245.09 feet to a point for corner at the north west corner of said 4.50 acre tract;

THENCE South 01°19'25" West with the west line of said 4.50 acre tract a distance of 829.40 feet to a point for corner at the southwest corner of said 4.50 acre tract in the north line of a 4.00 acre (reference Volume 573, Page 105 DRCCT);

THENCE North 84°51'47" West with the north line of said 4.00 acre tract a distance of 132.39 feet to a point for corner;

THENCE South 35°14'21" West a distance of 335.86 feet to a point for corner in the center line of Honey Creek;

THENCE Southeasterly with the meanders of Honey Creek the following:

South 43°12'54" East a distance of 251.87 feet to a point for corner;
North 70°29'14" East a distance of 303.55 feet to a point for corner;
South 24°56'23" East a distance of 228.86 feet to a point for corner;
North 69°18'29" East a distance of 349.31 feet to a point for corner;
South 12°39'32" East a distance of 154.01 feet to a point for corner;
North 85°58'03" East a distance of 294.84 feet to a point for corner;
North 53°04'21" East a distance of 199.91 feet to a point for corner;

THENCE Sputh 00°18'51" West with the east line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT) for a distance of 558.09 feet to a point for corner;

THENCE North 87°00'25" West with the south line of the said 81.43 acre tract a distance of 260.77 feet to a place corner at the northeast corner of a 29.59 acre tract, (reference Volume 104, Page 455 DRCCT);

THENCE South 00°57'33" West with the east line of the said 29.59 acre tract and the east line of a 31.56 acre tract (reference Volume 286, Page 60) a distance of 2014.73 feet to a point for corner at the southeast corner of the said 31.56 acre tract said point being in center line of public road;

THENCE South 88°44'00" East a distance of 636.65 feet with the center of said public road to point for corner;

THENCE South 86°24'00" East a distance of 305.70 feet to a point for corner at the northeast corner of a 43 acre tract (reference Volume 381, Page 494 DRCCT);

THENCE South 17°51'00" West a distance of 248.90 feet to a point for corner in the center line of Spring Branch Creek;

THENCE North 61°54'00" West a distance of 6.00 feet to a point for corner;

THENCE South 04°40'51" East a distance of 15.11 feet to point for corner in the center of a public road;

THENCE South 37°43'34" East with center of said road a distance of 73.89 feet to a point for corner at the northeast corner of a 21 acre tract (reference Volume 664, Page 27 DRCCT);

THENCE South 15°47'55" West with East line of said 21 acre tract and the center of a public road a distance of 1026.57 feet to a point for corner;

THENCE South 13°33'48" West with the center line of said public road a distance of 3128.26 feet to a point for corner at southeast corner of a 54.85 acre tract (reference Volume 664, Page 27 DRCCT):

THENCE South 89°20'31" West with south line of said 54.85 acre tract a distance of 2184.68 feet to a point for corner in center line of a creek;

THENCE North 85°01'31" West a distance of 75.62 feet to a point in center line of drainage creek;

THENCE Westerly, upstream with the meanders in said drainage creek the following:

South 87°05'24" West a distance of 112.15 feet to a point for corner;
South 47°11'28" West a distance of 78.54 feet to a point for corner;
South 60°21'46" West a distance of 64.81 feet to a point for corner;

THENCE South 88°24'57" West a distance of 240.17 feet to a point for corner;

THENCE departing said centerline North 00°56'18" East with an existing fence a distance of 2653.92 feet to a point for corner in the center line of county road;

THENCE North 88°12'12" East with center of said county road a distance of 889.94 feet to a point for corner in the center line of a public road;

THENCE North 00°05'10" East with center of North/South Public Road a distance of 1873.51 feet to a point for corner in public road for corner;

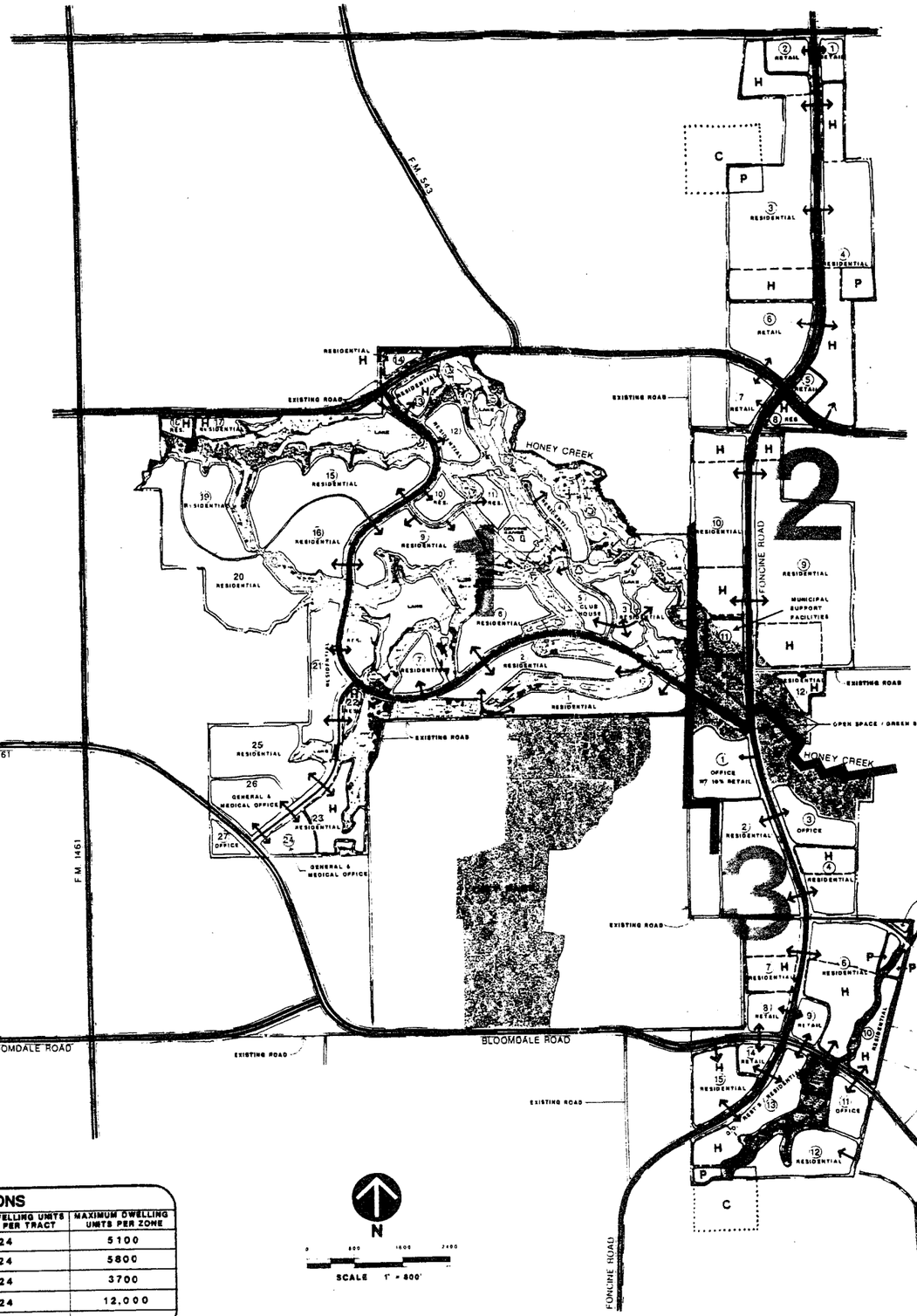
THENCE North 87°54'58" West with the south line of a 34.19 acre tract (Reference Volume 99, Page 162 DRCCT) a distance of 387.78 feet to point for corner in the north line of a public road and being the southwest corner of the sad 34.19 acre tract;

THENCE North 00°11'37" East with the west line of the said 34.19 acre tract, the west line of a 10 acre tract (Reference Volume 99, Page 164 DRCCT) for a distance of 1969.81 feet to point for corner, said point being the northwest corner of said 10 acre tract being the south line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT);

THENCE North 89°09'43" West with the south line of said 81.43 acre tract for a distance of 506.85 feet to point for corner in the west line of a public road said point being the southwest corner of said 81.43 acre tract;

THENCE North 00°21'07" East with the west line of said 81.43 acre tract for a distance of 1,469.34 feet to the POINT OF BEGINNING said tract containing 2113.636 acres or 92,070,000 square feet of land more of less.

NOTE TO FILE:
mylars at this size
≠ full scale
available in
engineering dept.
~~drafting~~ flat files



SITE DATA

TRACT	USE	GROSS ACRES	ROW	OPEN SPACE	NET ACRES
1	RESIDENTIAL	48.9	1.1	14.4	33.4
2	RESIDENTIAL	83.8	0.1	38.7	31.2
3	RESIDENTIAL	87.8	2.8	39.3	29.7
4	RESIDENTIAL	67.4	1.2	36.4	19.8
5	CLUB HOUSE	29.1	0.9	12.3	15.9
6	RESIDENTIAL	62.3	2.9	27.3	32.1
7	RESIDENTIAL	28.9	2.0	14.1	13.8
△ 8	RESIDENTIAL	31.3	2.4	16.7	12.2
9	RESIDENTIAL	71.8	2.7	28.4	40.4
10	RESIDENTIAL	15.5	1.1	3.7	10.7
11	RESIDENTIAL	23.1	0.9	17.8	10.8
12	RESIDENTIAL	48.9	1.0	32.7	16.2
△ 13	RESIDENTIAL	21.1	2.7	8.9	19.4
△ 14	RESIDENTIAL	11.2	2.7	-	8.5
15	RESIDENTIAL	188.7	-	98.1	53.6
16	RESIDENTIAL	41.8	-	9.8	32.7
17	RESIDENTIAL	19.9	-	9.7	10.2
18	RESIDENTIAL	9.0	-	3.9	5.1
19	RESIDENTIAL	48.1	-	9.7	38.4
20	RESIDENTIAL	68.8	-	10.3	58.2
21	RESIDENTIAL	38.6	3.5	8.3	26.8
22	RESIDENTIAL	23.4	2.7	15.6	5.1
23	RESIDENTIAL	38.7	0.8	11.3	26.6
△ 24	GEN. & MED. OFFICE	11.7	1.2	-	10.5
25	RESIDENTIAL	42.7	0.8	3.8	38.1
26	GEN. & MED. OFFICE	25.9	1.9	-	24.0
27	OFFICE	7.3	1.6	-	5.7
△△	ZONE 1 TOTAL	1064.2*	42.6	417.5*	604.1
1	RETAIL	9.6	1.6	-	8.0
2	RETAIL	14.1	1.6	-	12.5
△△ 3	RESIDENTIAL	109.7	5.7	10.0	94.0
△ 4	RESIDENTIAL	106.3	7.6	10.0	88.7
5	RETAIL	6.9	1.4	-	5.5
△ 6	RETAIL	43.3	3.3	-	40.0
△ 7	RETAIL	18.4	2.7	-	15.9
8	RESIDENTIAL	9.8	2.6	-	7.2
9	RESIDENTIAL	138.7	5.7	9.7	124.3
10	RESIDENTIAL	99.6	6.6	26.0	66.0
△ 11	MUNICIPAL SUPPORT	10.9	0.9	9.0	5.9
12	RESIDENTIAL	23.2	1.0	13.0	9.2
△	ZONE 2 TOTAL	580.7*	42.7	64.7*	473.3
1	OFFICE	39.7	3.1	7.3	29.3
2	RESIDENTIAL	53.1	2.7	-	50.4
3	OFFICE	61.9	3.2	38.8	19.9
4	RESIDENTIAL	26.8	2.0	6.6	18.2
△ 5 △	PARK	3.1	0.9	2.2	-
△ 6 △	RESIDENTIAL	60.8	4.6	10.4	45.8
7	RESIDENTIAL	29.1	1.7	-	27.4
8	RETAIL	16.7	3.1	-	13.6
9	RETAIL	10.2	1.8	-	8.4
△ 10 △	RESIDENTIAL	20.3	0.5	7.4	12.6
11	OFFICE	20.6	1.3	8.8	10.5
12	RESIDENTIAL	36.4	-	15.4	21.0
13	G.O./REST'S/RESID.	59.1	4.1	23.9	24.1
14	RETAIL	9.2	2.2	-	7.0
15	RESIDENTIAL	30.9	3.1	-	27.8
	ZONE 3 TOTAL	468.7*	34.3	118.6*	315.6
△	OVERALL TOTAL	2113.6*	119.6	601.0*	1393.0

RESIDENTIAL - LAND DESIGNATED FOR BUILDINGS WHICH ARE ARRANGED, OCCUPIED OR INTENDED TO BE OCCUPIED AS LIVING QUARTERS INCLUDING ONE-FAMILY BUILDINGS AND MULTI-FAMILY STRUCTURES BUT NOT INCLUDING HOTELS, MOTELS OR LODGING HOUSES.

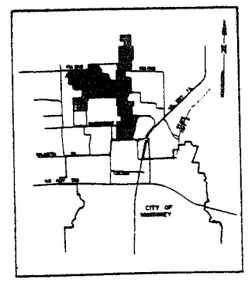
*OPEN SPACE (ACRES)

△	GOLF COURSE FLOOD PLAIN & LAKES	PUBLIC PARK	TOTAL	RATIO
ZONE 1	417.5	—	417.5	39.2%
ZONE 2	25.3	39.4	64.7	11.1%
ZONE 3	90.8	28.0	118.8	25.3%
OVERALL	541.6	59.4	601.0	28.4%

NOTE: FLOOD PLAIN WITHIN PUBLIC PARKS IS INCLUDED IN PARKS TOTAL

DENSITY CALCULATIONS

ZONE	AREA	AVERAGE DWELLING UNITS PER ZONE	MAXIMUM DWELLING UNITS PER ACRE PER TRACT	MAXIMUM DWELLING UNITS PER ZONE
1	1064.2 AC	4.8	24	5100
2	580.7 AC	10.0	24	5800
3	468.7 AC	7.9	24	3700
OVERALL	2113.6 AC	5.8	24	12,000



LOCATION MAP
(NTS)

APPROVED: _____ DATE: _____
CHAIRMAN PLANNING & ZONING

APPROVED: _____ DATE: _____
MAYOR, CITY OF MCKINNEY

RICHARD FERRARA ARCHITECT, INC.
PLANNERS & ARCHITECTS
RICHARDSON, TEXAS

EDWARD B. STONE, JR. & ASSOCIATES
PLANNER & LANDSCAPE ARCHITECTS
FORT LAUDERDALE, FLORIDA

PALMER COURSE DESIGN COMPANY
GOLF COURSE DESIGN
PONTE VERDE, FLORIDA

PARA-WINKELMANN & ASSOCIATES, INC.
CIVIL & TRAFFIC ENGINEERS
DALLAS, TEXAS

ARNOLD PALMER-RUDDLEY DEVELOPMENT CO.
OF TEXAS
CLEVELAND, OHIO
PROJECT COORDINATION & MANAGEMENT

JOPLIN, PRYAR & JOLIETTE,
ATTORNEYS
MC KINNEY, TEXAS

CROSS T

FRANKLIN RANCH
A RECREATIONAL/RESIDENTIAL COMMUNITY IN CROSS T

MASTER PLANNING & DESIGN FOR 2,000 ACRES
MC KINNEY/COLLIN COUNTY/TEXAS

MASTER LAND - USE PLAN

SHEET: 1
OF: 6

DATE: 3-11-86
1. REV 7-11-86
2. REV 7-25-86
3. REV 9-29-86
4. REV 11-5-87

FIELD NOTE DESCRIPTION

BEING a 2113.636 acre tract of situated in Collin County, Texas; and being in all or part of the following Surveys;

TALTON CUNNIUS SURVEY Abstract No. 211
L. D. DAVIDSON SURVEY Abstract No. 285
JOHN EMBERSON SURVEY Abstract No. 294
MEREDITH HART SURVEY Abstract No. 371
EMPSON HAMILTON SURVEY Abstract No. 372
WILLIAM JOHNSON SURVEY Abstract No. 493
P. NEWSOME SURVEY Abstract No. 666
WILLIAM RICE SURVEY Abstract No. 770
WILLIAM D. TUCKER SURVEY Abstract No. 911
W. H. HORN SURVEY Abstract No. 1070
LARKIN ADAMSON SURVEY Abstract No. 1088

and being a composite of the following individual tracts:

313.2 acre tract as recorded in Volume 1198, Page 28;
254.3 acre tract as recorded in Volume 1118, Page 294;
81.43 acre tract as recorded in Volume 294, Page 623;
167.8 acre tract as recorded in Volume 509, Page 350 and Volume 588, Page 171;
77.5 acre tract as recorded in Volume 664, Page 27;
201.0 acre tract as recorded in Volume 1006 Page 704;
91.8 acre tract as recorded in Volume 1320, Page 106;
43 acre tract as recorded in Volume 381, Page 164;
34.2 acre tract as recorded in Volume 99, Page 162;
29.59 acre tract as recorded in Volume 104, Page 455;
31.5 acre tract as recorded in Volume 286, Page 60;

Deed Records of Collin County, Texas (DRCCT) and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the William Rice Survey, Abstract 769, Collin County, Texas;

THENCE South 89°26'44" West with the north line of said William Rice Survey Abstract No. 769 and the center of a public road and the south line of a 428.98 acre tract (reference Volume 723, Page 567) a distance of 5216.98 feet to point for corner, said point being the northeast corner of a 2.4 acre tract (reference Exhibit C Volume 723, Page 567);

THENCE with the East line of the said 3.4 acre tract and the center line of said public road as follows:

South 11°15'37" West a distance of 434.89 feet to a point for corner;
South 13°46'34" West a distance of 203.74 feet to a point for corner;
South 24°17'46" West a distance of 316.10 feet to a point for corner in the east line of a 140 acre tract (reference Volume 723, Page 567), said point being in the center line of said public road;

THENCE with the east line of said 140 acre tract and the center line of the said public road as follows:

South 03°11'58" West a distance of 290.50 feet to a point for corner;
South 01°06'10" East for a distance of 1113.85 feet to a point for corner;

THENCE South 89°34'03" West with the said 140 acre tract a distance of 2,673.24 feet to a point for corner;

THENCE North 00°49'10" West with the west line of the said 140 acre tract a distance of 2,295.38 feet to a point for corner;

THENCE North 89°20'17" East with the north line of the said 140 acre tract a distance of 1,746.25 feet to a point for corner;

THENCE North 00°22'00" West with the west line of said 428.92 acre tract a distance of 2,003.15 feet to a point for corner in the middle of a creek.

3-24-86

South 33°50'15" West a distance of 237.72 feet to a point for corner;
South 08°52'02" West a distance of 363.29 feet to a point for corner;
North 88°17'44" East a distance of 310.77 feet to a point for corner;
South 58°50'44" East a distance of 493.53 feet to a point for corner;
North 81°47'40" East a distance of 463.94 feet to a point for corner;
South 64°38'40" East a distance of 384.16 feet to a point for corner;
South 31°43'12" East a distance of 109.98 feet to a point for corner;
South 51°16'12" West a distance of 187.99 feet to a point for corner;
South 22°08'42" East a distance of 302.86 feet to a point for corner;
South 76°02'24" East a distance of 154.44 feet to a point for corner;
South 33°23'52" East a distance of 505.34 feet to a point for corner;
South 48°00'07" East a distance of 90.54 feet to a point for corner;
South 30°32'41" West a distance of 98.99 feet to a point for corner;

THENCE South 89°58'47" East with the north line of a 7.5 acre tract recorded in Volume 723, Page 567, of the Deed Records Collin County and being described as the Kate Stibbens Land in Exhibit C a distance of 992.45 feet to a point for corner in center line of County Road No. 202;

THENCE in a Northerly direction approximately with the center of said County Road No. 202 the following:

North 01°00'52" East with the east line of said 40.64 acre tract, a distance 538.78 feet to a point for corner;

North 00°15'58" West a distance 671.18 feet to a point for corner at the northeast corner of said 40.64 acre tract and the southeast corner of a 38.283 acre tract (Reference Volume 1118, Page 294, DRCCT);

North 00°07'32" West with the east line of said 38.283 acre tract a distance of 576.64 feet to a point for corner at the northwest corner of said Meredith Hart Survey, Abstract No. 371;

THENCE South 89°07'49" East and a distance of 155.17 feet to a point south right-of-way line of Farm Road No. 543 (80' right of way), said point being in a curve to the left from which the radius point bears North 28°09'02" East a distance of 359.62 feet;

THENCE Easterly along said curve to the left with the south right-of-way line of said Farm Road No. 543 through a central angle of 27°16'51", an arc distance of 171.23 feet to a the point of tangency;

THENCE South 89°07'49" East 287.08 to a point for corner;

THENCE North 00°18'53" East a distance of 2284.75 feet to a point for corner in the center of rock road;

THENCE North 00°14'28" East a distance 2295.70 feet to a point for corner at the northwest corner of a 132.263 acre tract (Reference Volume 1198, Page 28) and the northeast corner of a 102.83 (Reference Volume 422, Page 483) acre tract;

THENCE South 88°27'01" East with the north line of said 132.253 acre tract a distance of 944.50 feet to a point for corner in the north line of said 132.253 acre tract;

THENCE North 02°22'03" East, a distance 1129.47 feet to a point for corner at the northeast corner of a 19.96 acre tract (Reference Volume 1198, Page 28);

THENCE South 89°49'43" West with the north line of said 19.96 acre tract a distance of 772.13 feet to a point for corner in the west line of County Road No. 203;

THENCE North 06°21'18" East the west line of said County Road a distance of 1097.08 feet to a point for corner in County Road No. 204;

THENCE easterly with the line center of said County Road 204 the following:

North 89°24'27" East 549.49 feet to point for corner;
North 89°48'12" East 1138.24 feet to a point for corner;

THENCE South 00°02'35" East with the east line of a 71.395 acre tract (Reference Volume 1198, Page 28) DRCCT a distance of 426.46 feet to point for corner, said point being the northwest corner of said Emberson Hamilton Survey,No. 372;

THENCE with the meanders of said creek the following:

South 61°17'46" West a distance of 213.37 feet to a point for corner;
South 40°54'42" West a distance of 227.50 feet to a point for corner;
South 72°19'11" West a distance of 214.64 feet to a point for corner;
South 34°50'05" West a distance of 161.47 feet to a point for corner;
South 73°51'17" West a distance of 102.40 feet to a point for corner;
North 77°30'10" West a distance of 217.75 feet to a point for corner;
North 80°39'53" West a distance of 76.86 feet to a point for corner;
South 49°53'02" West a distance of 59.77 feet to a point for corner;
North 58°59'53" West a distance of 64.54 feet to a point for corner;
North 84°03'37" West a distance of 284.02 feet to a point for corner;
North 01°32'05" East a distance of 30.00 feet to a point for corner in the west
North 45°27'19" West a distance of 245.76 feet to a point for corner;
North 55°08'05" West a distance of 228.83 feet to a point for corner in the west line of the 119 acre tract of land (Reference Volume 723, Page 567, Deed Records Collin County, Texas.

THENCE North 00°44'40" West with the west line of the said 119 acre tract a distance of 708.68 feet to a point for corner, said being in the south line of a 43 acre tract of land described as the Third Tract in Exhibit B, Volume 723, Page 567, DRCCT;

THENCE South 89°20'46" West with the south line of the said 43 acre tract a distance of 714.24 feet to a point for corner;

THENCE North 00°26'40" West with the west line of the said 43 acre tract a distance of 1,358.31 feet to a point for corner, said point being in the south line of 43.65 acre tract recorded in Volume 723, Page 567, Deed Records, Collin County, Texas.

THENCE South 89°53'37" West with the south line of the said 43.65 acre tract a distance of 467.83 feet to a point for corner in the middle of a creek;

THENCE with the meanders of said creek as the following:

North 55°38'52" East a distance of 251.67 feet to a point for corner;
North 08°11'09" West a distance of 190.67 feet to a point for corner;
South 86°32'17" East a distance of 100.00 feet to a point for corner;
North 08°00'36" East a distance of 198.47 feet to a point for corner;
South 78°45'13" East a distance of 195.08 feet to a point for corner;
North 06°17'40" West a distance of 155.36 feet to a point for corner in a fence line in the west line of the before mentioned 43.65 acre tract.

THENCE North 00°23'17" West with the west line of the said 43.65 acre tract a distance of 631.97 feet to point for corner in the middle of a public road;

THENCE North 89°58'54" East with the middle of the said public road a distance 3,768.64 feet to a point for corner, said point being located in the west line of a 40 acre tract described as Lot 12 in a Partition Deed recorded in Volume L, Page 189 of the Commissioners Court Minutes of Collin County, Texas.

THENCE North 00°12'49" West with the west line of the said 40 acre tract a distance of 1,051.69 feet to a point for corner in the middle of a public road;

THENCE South 88°19'16" East with the middle of the before mentioned public road and the north line of the said 40 acre tract and the north line of a 39 acre tract of land described as the second tract of the Jackson R. Ryan land in Exhibit C, Volume 723, Page 567 Deed Records, Collin County, Texas a distance of 1,594.12 feet to a point for corner in the middle of Honey Creek;

THENCE with the meanders of said Honey Creek the following:

South 16°51'36" West a distance of 155.18 feet to a point for corner;
South 41°58'55" East a distance of 295.63 feet to a point for corner;
South 66°28'38" East a distance of 309.82 feet to a point for corner;
South 18°41'18" East a distance of 307.03 feet to a point for corner;
South 58°55'12" East a distance of 333.00 feet to a point for corner;
South 01°09'24" West a distance of 147.16 feet to a point for corner;

THENCE Southerly with the east line of said 71.395 acre tract and approximately with the center of said dirt road the following:

South 00°16'28" West a distance of 700.25 feet to a point for corner found at the southwest corner of a 36.145 acre tract (Reference Volume 1971, Page 497 DRCCT);

South 01°01'13" West and a 43.3 acre tract (reference Volume 316, Page 305) a distance of 1006.49 feet to a point for corner in the east line of said 71.395 acre tract, and the southwest corner of said 43.3 acre tract the north;

THENCE South 89°40'30" East with the south line of said 43.3 acre tract a distance 445.59 feet to a point for corner in the south line of said 43.3 acre tract;

THENCE South 01°18'58" East a distance of 2428.73 feet to a point for corner at the southeast corner of said 132.253 acre tract (Reference Volume 1198, Page 28 DRCCT);

THENCE North 88°28'25" West with the south line of said 132.253 acre tract, a distance of 399.72 feet to point for corner at the west northwest corner of said 30.048 acre tract (reference Volume 735, Page 591 DRCCT) and in the south line of said 132.253 acre tract;

THENCE South 01°17'44" East with the west line of said 30.048 acre tract a distance of 816.07 feet to a point for corner at the southwest corner of said 30.048 acre tract and the northwest corner of a 70 3/4 acre tract (reference Volume 852, Page 43 DRCCT);

THENCE South 01°18'55" East with the west line of said 70 3/4 acre tract a distance 1455.52 feet to a point for corner in the west line of said 70 3/4 acre tract and in the north right-of-way line said Farm Road 543;

THENCE Westerly with the north right-of-way line of Farm Road 543 the following:

North 85°13'49" West a distance of 612.26 feet to a point for corner;
North 84°35'49" West a distance of 495.98 feet to point of curvature of a curve to the left whose radius bears South 05°24'11" West a distance of 2905.21 feet;

THENCE along said curve to the left, through a central angle of 01°52'09" an arc distance of 94.78 feet to a point for non-tangent corner;

THENCE South 01°24'17" West with an east line of a 254.149 acre tract (reference Volume 1118, Page 294 DRCCT) and the west line of a 23.78 acre tract (reference Volume 935, Page 605 DRCCT) a distance of 1227.85 feet to at the southwest corner of said 23.78 acre tract and an inside corner of said 254.19 acre tract;

THENCE South 87°49'16" East with a north line of said 254.149 acre tract and the south line of said 23.78 acre tract a distance of 1177.22 feet to a point for corner at a northeast corner of said 254.149 acre tract and in the south line of said 23.78 acre tract;

THENCE South 00°46'17" West, a distance of 1783.55 feet to a point for corner in the northwest corner of an 18.000 acre tract (reference Volume 853, Page 164 DRCCT);

THENCE South 00°43'14" West with the west line of said 18.000 acre tract (reference Volume 853, Page 164) a distance of 1062.76 feet to a point for corner in County Road No. 202 at the southwest corner of said 18.000 acre tract (reference Volume 853, Page 164 DRCCT), in the north line of a 30.6 acre first tract (reference Volume 573, Page 105);

THENCE South 88°57'30" West with the north line of said 30.6 acre tract and with the centerline of said County Road No. 202 a distance of 457.45 feet to a point for corner at the northwest corner of said 30.6 acre tract;

THENCE South 00°53'39" West with the west line of said 30.6 acre tract a distance of 468.49 feet to a point for corner in the west line of said 30.6 acre tract and the northeast corner of a 4.50 acre tract (reference Volume 573, Page 105 DRCCT);

THENCE North 87°32'57" West with the north line of said 4.50 acre tract a distance of 245.09 feet to a point for corner at the north west corner of said 4.50 acre tract;

THENCE South 01°19'25" West with the west line of said 4.50 acre tract a distance of 829.40 feet to a point for corner at the southwest corner of said 4.50 acre tract in the north line of a 4.00 acre (reference Volume 573, Page 105 DRCCT);

THENCE North 84°51'47" West with the north line of said 4.00 acre tract a distance of 132.39 feet to a point for corner;

THENCE South 35°14'21" West a distance of 335.86 feet to a point for corner in the center line of Honey Creek;

THENCE Southeasterly with the meanders of Honey Creek the following:

South 43°12'54" East a distance of 251.87 feet to a point for corner;
North 70°29'14" East a distance of 303.55 feet to a point for corner;
South 24°56'23" East a distance of 228.86 feet to a point for corner;
North 69°18'29" East a distance of 349.31 feet to a point for corner;
South 12°39'32" East a distance of 154.01 feet to a point for corner;
North 85°58'03" East a distance of 294.84 feet to a point for corner;
North 53°04'21" East a distance of 199.91 feet to a point for corner;

THENCE South 00°18'51" West with the east line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT) for a distance of 558.09 feet to a point for corner;

THENCE North 87°00'25" West with the south line of the said 81.43 acre tract a distance of 260.77 feet to a place corner at the northeast corner of a 29.59 acre tract, (reference Volume 104, Page 455 DRCCT);

THENCE South 00°57'33" West with the east line of the said 29.59 acre tract and the east line of a 31.56 acre tract (reference Volume 286, Page 60) a distance of 2014.73 feet to a point for corner at the southeast corner of the said 31.56 acre tract said point being in center line of public road;

THENCE South 88°44'00" East a distance of 636.65 feet with the center of said public road to point for corner;

THENCE South 86°24'00" East a distance of 305.70 feet to a point for corner at the northeast corner of a 43 acre tract (reference Volume 381, Page 494 DRCCT);

THENCE South 17°51'00" West a distance of 248.90 feet to a point for corner in the center line of Spring Branch Creek;

THENCE North 61°54'00" West a distance of 6.00 feet to a point for corner;

THENCE South 04°40'51" East a distance of 15.11 feet to point for corner in the center of a public road;

THENCE South 37°43'34" East with center of said road a distance of 73.89 feet to a point for corner at the northeast corner of a 21 acre tract (reference Volume 664, Page 27 DRCCT);

THENCE South 15°47'55" West with East line of said 21 acre tract and the center of a public road a distance of 1026.57 feet to a point for corner;

THENCE South 13°33'48" West with the center line of said public road a distance of 3128.26 feet to a point for corner at southeast corner of a 54.85 acre tract (reference Volume 664, Page 27 DRCCT):

THENCE South 89°20'31" West with south line of said 54.85 acre tract a distance of 2184.68 feet to a point for corner in center line of a creek;

THENCE North 85°01'31" West a distance of 75.62 feet to a point in center line of drainage creek;

THENCE Westerly, upstream with the meanders in said drainage creek the following:

South 87°05'24" West a distance of 112.15 feet to a point for corner;
South 47°11'28" West a distance of 78.54 feet to a point for corner;
South 60°21'46" West a distance of 64.81 feet to a point for corner;

THENCE South 88°24'57" West a distance of 240.17 feet to a point for corner;

THENCE departing said centerline North 00°56'18" East with an existing fence a distance of 2653.92 feet to a point for corner in the center line of county road;

THENCE North 88°12'12" East with center of said county road a distance of 889.94 feet to a point for corner in the center line of a public road;

THENCE North 00°05'10" East with center of North/South Public Road a distance of 1873.51 feet to a point for corner in public road for corner;

THENCE North 87°54'58" West with the south line of a 34.19 acre tract (Reference Volume 99, Page 162 DRCCT) a distance of 387.78 feet to point for corner in the north line of a public road and being the southwest corner of the sad 34.19 acre tract;

THENCE North 00°11'37" East with the west line of the said 34.19 acre tract, the west line of a 10 acre tract (Reference Volume 99, Page 164 DRCCT) for a distance of 1969.81 feet to point for corner, said point being the northwest corner of said 10 acre tract being the south line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT);

THENCE North 89°09'43" West with the south line of said 81.43 acre tract for a distance of 506.85 feet to point for corner in the west line of a public road said point being the southwest corner of said 81.43 acre tract;

THENCE North 00°21'07" East with the west line of said 81.43 acre tract for a distance of 1,469.34 feet to the POINT OF BEGINNING said tract containing 2113.636 acres or 92,070,000 square feet of land more of less.

3-24-86

SECTION I

PURPOSE & INTENT

The purpose of this ordinance is to provide for the development of the Cross F Planned Development as a coordinated, comprehensive project in order to take advantage of the Honey Creek environment and the local relief which aids in creative large scale urban planning. This ordinance assures compliance with the spirit and intent of the Planned Development (PD) Ordinance, Section 3.20 of the City of McKinney Zoning Ordinance #1270, as amended. An objective of this ordinance is to be responsive to changing community needs and desires while establishing the specific location of all non-residential uses and additionally providing flexibility in the final design of residential uses that will be established based on the current and future market demands.

This ordinance combines provisions for the opportunity to propose innovative community design concepts and site planning, consistent with orderly development and protection of sensitive and natural resources, with provisions for the submittal and review of projects which consist of residential, commercial, recreational, community service, and open space uses in creative spatial relationships.

The objective of providing maximum opportunity for creative community design and site planning is accommodated by using the stated maximum number of dwelling units as the primary control factor for residential development within the community. A diversity of uses, relationships, building heights, building masses, building quality, landscape, architecture, and open spaces are provided. Consistency with the provisions and intent of the City of McKinney Zoning Ordinance is ensured through the review process contained in the Implementation & Development Processing Procedures Section contained herein.

This ordinance is designed to encourage the effective use of the natural topography and open space by preserving many of the most prominent and distinctive features while blending the urban development into the natural topography through the use of sensitive site design and grading techniques.

This ordinance has as an objective the creation of a document which will result in the development of a balanced living environment, responsive to the social, economic, and physical needs of the inhabitants of the Cross F Planned Development, City of McKinney, and surrounding areas. This document is also designed to implement the goals, policies, and guidelines of the City.

SECTION II

IMPLEMENTATION & DEVELOPMENT PROCESSING PROCEDURES

I. INTRODUCTION

The Cross F Planned Development shall be implemented through the adopted master plan package (sheets 1-7), general development plan, concept plan, site plan, and subdivision review procedures.

These review procedures are used to accomplish the objective of providing a logical and timely sequence of community and governmental review and input. The purpose of the general development plan, concept and site plan are to provide a method and procedure to analyze and evaluate the significant features within the Cross F Planned Development, to assure compliance with the provisions contained within these regulations, and to provide further policies, guidelines and standards for their development or preservations not included in this ordinance.

II. GENERAL DEVELOPMENT PLAN

Contemporaneously with the platting of the first phase of a tract(s), a General Development Plan designating the specific locality of all land uses within said tract(s) will be submitted to the City for approval. Said General Development Plan shall conform to the land uses and densities shown on the Master Land Use Plan. The General Development Plan shall delineate the proposed characteristics of the tract(s) in terms of specific zoning. In addition to the specific land uses, said Plan shall generally address the following:

1. Maximum number of dwelling units
2. Projected population
3. Maximum floor area ratio
4. Building height in non-residential districts
5. General layout of collector or secondary streets
6. Drainage ways
7. Water supply and wastewater trunk lines
8. Public and private open spaces and/or common areas

The General Development Plan shall serve as both a guide for future platting within the tract(s) and as a detailed zoning plan. If there is to be a property owners association governing the entire tract, the covenants for this property owners association must be submitted to the City for review with the General Development Plan.

City approval shall include approval of the sequence of development and construction of the phases of the tract as can be reasonably determined. It may include such stipulations or conditions as the City deems necessary in order to accomplish the purposes of this ordinance and to protect the health, safety and welfare of the community. An approved

General Development Plan may be amended by submitting to the City for approval a Revised General Development Plan in accordance with the provisions set forth in the preceding paragraph. The General Development Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration.

III. CONCEPT PLAN

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic and specific written manner. A Concept Plan shall act as a preliminary site plan for a Development Area. A Development Area shall be a tract of land or contiguous tracts of land under the same zoning district, such as a neighborhood of a particular housing type , a complex of apartments, a shoppping center tract, and a complex of office buildings or a multi-use development. The Concept Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration. The Concept Plan shall be required for all uses/tracts except conventional single family residential and shall address the following:

A. For zero lot line, duplex, fourplex, cluster-homes or townhome-

1. Density
2. Setbacks along all streets
3. Common area (indicating use and purpose)
4. Landscape plan in written and graphic format
5. Streetscape concept
6. Location of parking
7. Vehicular and Pedestrian System (public or private)

B. For multi-family and non-residential

1. All requirements set forth in II A above.
2. General locations and heights of all buildings.
3. Screening and buffering.
4. Signage shall be in compliance with Ordinance No. 1677.

IV. SITE PLAN

An accurate drawing of one or more building sites or lots as set forth in Section 2.09 of the City of McKinney Zoning Ordinance or as such may be amended. Notice shall be given in accordance with Section III, Paragraph 6 of this ordinance.

V. LANDSCAPE PLAN

A landscape plan shall be submitted to the City staff for approval, detailing the name, quantity, spacing, size and caliper at time of planting as required by City Landscape Ordinance or Landscape Manual, but no less intensive than proposed on Concept Plan.

VI. PLATTING

A. Preliminary Platting

A Preliminary Plat, as prescribed in Article III, Section 3.03, Sub-Sections (2)-(9) of the City's Subdivision Code (Ordinance 1290), may be submitted for any portion of a Development Area. The project data to be submitted in conjunction within a preliminary plat application shall be as specified in the Subdivision Ordinance, except where it is in variance with the space limits and regulations specifically set forth herein. Notwithstanding anything in the Subdivision Ordinance to the contrary, lot frontage on a dedicated alley or access easement may be deemed to satisy street frontage requirements. Flag, key, or other irregularly shaped lots are recognized with lot width to be measured at the established building line. These building lines shall be established on the preliminary plat.

B. Final Plat

Final Plats shall be submitted for all, or any portion of an approved preliminary plat as prescribed in Article III, Section 3.04 of the City's Subdivision Code (Ordinance 1290), unless otherwise herein stated.

C. Preliminary-Final Plats

A combination Preliminary-Final Plat may be submitted in accordance with Article III, Section 3.03, Sub-Section (10) of the City's Subdivision Code (Ordinance 1290).

SECTION III

GENERAL PROVISIONS

1. A Zoning/Thoroughfare Plan for purposes of this ordinance shall show conceptual alignments of thoroughfares and general locations and delineations of Zoning Areas within the Cross F Planned Development. This Zoning/Thoroughfare Plan shall be accompanied by a Land Use Plan which identifies Planning Zones and establishes land uses (in acres) and the maximum permitted number of dwelling units within each Planning Zone as well as for the entire Cross F.

2. Existing land uses within the Cross F Planned Development are considered as permitted uses within these PD regulations.

3. Terms used in this ordinance shall have the same definitions as given in the McKinney Zoning Ordinance unless otherwise defined herein. Parking structures shall not be included in calculating coverage or floor area in non-residential zoning districts.

4. Any details, issues, or residential zoning districts not specifically covered by this ordinance shall be subject to the provisions of the McKinney Zoning Ordinance. Where conflicts between this ordinance and other ordinances occur, this ordinance shall control. Where conflicts within this ordinance occur, if any, the more restrictive provision shall control.

5. This ordinance is adopted pursuant to the regulations contained in Section 3.20 of the McKinney Zoning Ordinance, as amended. It is specifically intended by such adoption that the development standards contained herein shall regulate development within the Cross F Planned Development.

6. If an Application is made to amend this ordinance or a site plan approved pursuant to this ordinance for a specific tract of property located within the Cross F Planned Development, notice of said application shall be delivered only to owners of land located within two hundred (200) feet of said property or current City of McKinney notification requirements which are in effect at the time of application for amendment.

SECTION IV

RESIDENTIAL USE REGULATIONS

I. PURPOSE & INTENT

The purpose of this ordinance is to regulate the planning and development of the residential uses in the Cross F Planned Development.

This ordinance provides for a wide variety of residential uses, and allows for community facilities, community service facilities and uses, and structures accessory to the main uses.

This ordinance provides for a mix of residential uses ranging from estate (one acre) lots to innovative medium density single family to well planned higher density apartment developments.

This wide range of unit types is being proposed due to the demonstrated market demand for varied living styles demonstrated in other developing areas of the metroplex.

The higher density residential areas (exceeding 16 dwelling units per acre) have been carefully located to insure their compatibility with surrounding land uses. The high density areas were sited based on the following criteria:

(1) to buffer lower density residential uses from proposed retail and/or office areas;
(2) to allow for the preservation of flood plain areas by limiting the developable areas to outside of the flood plain;
(3) to be located on major thoroughfares which provide adequate access to support higher density residential development; and finally
(4) several of the high density residential areas have been deemed appropriate due to their relative isolation from other land uses.

The ultimate control for residential development is the maximum number of dwelling units established in the entire Cross F Planned Development. The total dwelling unit maximum for the Cross F Planned Development is 12,000 dwelling units.

Space limits for residential and other projects shall be as described herein (See Residential Classifications Table 1, Page 7 -A), and subject to the review procedures as specified in Implementation Section contained herein. Master Land Use Plan shall delineate the maximum number of dwelling units permitted in each Planning Zones.

The Cross F Planned Development District has been subdivided into three (3) distinct sub-areas which are called "Planning Zones". These Planning Zones are geographically and functionally distinct.

ZONE 1 (Franklin Ranch) is influenced by the proposed private golf course and its inherent open space characteristics. Therefore, to enhance this green space amenity, an Overlay District has been established (See Section VII of this ordinance). This Overlay District encourages the development of larger dwelling units which enjoy the proximity and views provided by the golf course setting. The maximum number of dwelling units permitted in Zone 1 shall not exceed 5,100.

ZONE 2 is physically separated from Zones 1 and 3 by the Honey Creek flood plain area. This zone is influenced by the proposed extension of Forcine Road, the proposed realignment of F.M. 543, and an unnamed thoroughfare proposed to transverse this zone to the north. All three of these thoroughfares are proposed to be major, 6 lane divided thoroughfares. All of the tracts within Zone 2 front on one or more of these major proposed thoroughfares which will provide for excellent access and visibility. Therefore, Zone 2 will support higher density developments. The maximum number of dwelling units permitted in Zone 2 shall be 5,800.

ZONE 3 is similar to Zone 2 in that it enjoys substantial frontage on major thoroughfares, but more significant is that this tract is the critical link between U.S. Highway 75 and Zones 1 and 2 of this development. Bloomdale Road which is also proposed to be a major, 6 lane thoroughfare provides access to U. S. Highway 75 and bisects Zone 3 in an east/west direction. The intersection of Bloomdale and Forcine Road will therefore be the gateway to the entire Cross F Development. The maximum number of residential dwelling units permitted in this tract shall be 3,700.

An integral part of any planned community is the provision of open space and part areas for the use and enjoyment of its residents. As part of this development, three (3) types of recreational opportunities will be provided. First, as stated earlier, a 27 hole golf course will be an integral factor in the development of Zone 1 (Franklin Ranch). Secondly, within the golf course, as well as throughout the entire Cross F Development, substantial areas will be devoted to passive recreational opportunities provided by the extensive lake and flood plain system.

Finally, to provide more defined park areas, several tracts have been targeted for park use only. These tracts abut residential zoning and have been initially targeted for neighborhood scale parks. Several of the tracts abut undeveloped and unplanned areas which could eventually provide for a substantial enlargement to support a community scale park.

The location and size of the proposed neighborhood parks was based on the City of McKinney standards, but as the residential development occurs, the size and location of these neighborhood parks may vary to more adequately serve the residential development.

II. DEFINITION - RESIDENTIAL

Land designated for buildings which are arranged, occupied or intended to be occupied as living quarters including single family buildings and multi-family structures, but not including hotels, motels, or lodging houses.

III. RESIDENTIAL USES OTHER THAN LISTED

Residential uses other than established herein, but specified in the McKinney Zoning Ordinance may be permitted within the Cross F Planned Development.

TABLE 1

RESIDENTIAL ZONING CLASSIFICATIONS

DISTRICT TITLE	BASE ZONING	MIN. LOT AREA	MIN. WIDTH OF LOT	MIN. DEPTH OF LOT	MAX HEIGHT OF BLDG.	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD (CORNER)	MAX LOT COVERAGE	MAX F.A.R.
SFA	"RED-1"	35,000	100'	120'	35'	30	(2)	10'	15'	25%	1:1.6
SFB	"RS-84"	7,200	60'	100'	35'	(1)	(2)	5'	15'	60%	1:1.6
SFC	"RS-60"	6,000	50'	90'	35'	(1)	(2)	5'	15'	60%	1:1.6
ZLLA	"RS-45"	4,000	35'	80'	35'	(1)	(2)	0' (3)	15'	60%	1:1.25
ZLLB	"RS-45"	2,800	30'	65'	35'	(1)	(2)	0' (3)	15'	80%	1:1.25
THA	"RG-27"	2,700	25'	80'	35'	(1)	(2)	0' (7)	15'	80%	1:1.25
THB	"RG-27"	2,000	20'	80'	35'	(1)	(2)	0' (7)	15'	80%	1:1.25
CH	"RS-25"	1,800	40'	40'	35'	(1)	(2)	0' (3)	15'	80%	1:1.25
MF (6)	-	1,800	50'	100'	50'	15'	10'	7'	15'	80%	1:1.67

1. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

2. Minimum rear yard: 15' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

3. Minimum side yard: Zero one side with ten (10) feet separation between buildings.

4. F.A.R.: Shall be defined as the ratio between the total square feet of floor area to the total square feet of land.

5. See Section VII Overlay District for maximum F.A.R.s permited in the Development Areas 1 through 21, known as the Franklin Ranch.

6. See Section IV, I for special regulations for this district.

7. Minimum side yard: Zero one side with fourteen (14) feet separation between structures.

IV. RESIDENTIAL DISTRICT REGULATIONS

A. SF-A Single Family, Detached

1. General Regulations: All regulations of the RED-1 District (Residential Estate District) set forth in Section 3.03 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

   a. Minimum lot area: 35,000 sq. ft.

   b. Minimum width of lot: 100'.

   c. Minimum depth of lot: 120'.

   d. Maximum height of building: 35'.

   e. Minimum front yard: 30'.

   f. Minimum rear yard: 30' from rear of lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

   g. Minimum side yard: 10% of lot width, not to exceed 20'.

   h. Minimum side yard at corner: 15'.

   i. Maximum lot coverage: 25%.

   j. Maximum floor area ratio : 1:1.6.

B. SF-B Single Family, Detached

1. General Regulations: All regulations of the RS-84 District (Single Family Residence) set forth in Section 3.06 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

   a. Minimum lot area: 7,200 sq. ft.

   b. Minimum lot width: 60'.

   c. Minimum lot depth: 100'.

   d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the Planning and Zoning Commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open spaces unless adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 10% of lot width, not to exceed 10'.

h. Minimun side yard at corner: 15'.

i. Maximum lot coverage: 60%.

j. Maximum floor area ratio: 1:1.6.

C. SF-C Single Family, Detached

1. General Regulations: All regulations of the RS-60 District (Single Family Residence) set forth in Section 3.07 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein shall apply.

2. Specific Regulations:

a. Minimum lot area: 6,000 sq. ft.

b. Minimum width of lot: 50'.

c. Minimum depth of lot: 90'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the Planning & Zoning Commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open spaces unless adjacent to lake or other water body which permit zero (0) setback.

g. Minimum side yard: 5'.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 60%.

j. Maximum floor area ratio: 1:1.6.

D. ZLL-A Zero Lot Line

1. General Regulations: All regulations of the RS-45 District (Zero Lot Line) set forth in Section 3.07.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein shall apply.

2. Specific Regulations:

   a. Minimum lot area: 4,000 sq. ft.

   b. Minimum width of lot: 35'.

   c. Minimum depth of lot: 80'.

   d. Maximum height of building: 35'.

   e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

   f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

   g. Minimum side yard: 0', with 10' separation between buildings.

   h. Minimum side yard at corner: 15'.

   i. Maximum lot coverage: 60%.

   j. Maximum floor area ratio: 1:1.25.

E. ZZL-B Zero Lot Line

1. General Regulations: All regulations of the RS-45 District (Zero Lot Line) set forth in Section 3.07.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations:

   a. Minimum lot area: 2,800 sq. ft.

   b. Minimum width of lot: 30'.

c. Minimum depth of lot: 65'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 0', with 10' separation between buildings.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 80%.

j. Maximum floor area ratio: 1:1.25.

F. TH-A Townhouse

1. General Regulations: All regulations of the RG-27 District (General Residence Townhome) set forth in Section 3.08.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

a. Minimum lot area: 2,700 sq. ft.

b. Minimum width of lot: 25'.

c. Minimum depth of lot: 80'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 0' with 14' between ends of structures.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 80%.

j. Maximum floor area ratio: 1:1.25.

k. Maximum length of structure: No structure containing attached townhome units shall exceed 200' in length.

G. TH-B Townhouse

1. General Requirements: All regulations of the RG-27 District (General Residence Townhome) set forth in Section 3.08.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

a. Minimum lot area: 2,000 sq. ft.

b. Minimum width of lot: 20'.

c. Minimum depth of lot: 80'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 0' with 14' between ends of structures.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 80%.

j. Maximum floor area ratio: 1:1.25.

k. Maximum length of structure: No structure containing attached townhome units shall exceed 200' in length.

H. CH Cluster Homes

1. General Regulations: All regulations of the RS-25 District (General Residence) setforth in Section 3.09 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Statement of Purpose: The concept of this Cluster Home development provides for a greenbelt separating each "cluster" of homes. Each cluster is to have attached and detached houses arranged around a motor court. The greenbelts and motor courts are to be owned and maintained by a Homeowners' Association. Each lot shall have its vehicular access only from a motor court or an alley. The dwelling units are to have enclosed private "patios" of varying sizes and landscaped 5' setbacks around the motor court to provide each owner the opportunity to personalize their individual homes. Greenbelts are to function as the open space rather than having larger, private yards, and setbacks. Therefore, the individual lots are only large enough to give the owner private and individuality while maximizing the area of the greenbelts.

3. Specific Regulations

   a. Minimum lot area: 1,800 sq. ft.

   b. Minimum width of lot: 40'.

   c. Minimum depth of lot: 40'.

   d. Maximum height of building: 35'.

   e. Minimum front yard: 5'; may be reduced to 0' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

   f. Minimum rear yard: 5' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 0' if adjacent to private residential open space unless adjacent to lake or other water body which would permit zero (0) setback.

   g. Minimum side yard: 0' except where structures are detached there shall be a minimum separation of 10'.

   h. Minimum side yard at corner: 10'.

   i. Maximum lot coverage: 80%.

   j. Maximum floor area ratio: 1:1.25.

4. Miscellaneous provision: Minimum of 2.5 parking spaces shall be provided per unit with a minimum of 2 parking spaces on each lot, one of which must be enclosed and a minimum of .5 parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas.

I. MF Multi-Family

1. General Regulations: All regulations of the "RG 18" District (General Residence) setforth in Section 3.10 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Statement of Purpose: To encourage quality multi-family development, the following bonus system is designed to award minimal increases in density for providing aesthetic amenities in the design of the buildings. The base density shall be 16 dwelling units per acre. By providing a combination of the amenities detailed herein, the density may be increased to a maximum density of 24 dwelling units per acre.

3. Amenity/Bonus System (See Exhibits A & B):

   a. Staggered Wall Line: If a minimum four (4) foot offset between the relative front walls (exclusive of exterior balconies) of two adjacent units in the same building for every four (4) (or less) unit footprints, and the setback or staggered area is a minimum width of two units, then a 1.0 unit/acre increase in the total number of dwelling units will be awarded.

   b. Roof Slope: For every 1:12 increase in the roof slope over a minimum of 4:12, for a minimum of 80% of the footprint projection of the total unit roof areas, a 0.75 unit/acre increase in the total number of dwelling units per acre will be awarded.

   c. Brick Column Along Front Facade: If one two-story tall brick column is provided per every four (4) unit footprints, with a minimum of two (2) columns per building, then a 0.75 unit/acre increase in the total number of dwelling units per acre will be awarded.

   d. Balcony Under Main Roof of Structure: If each unit is provided with a balcony which is a minimum of 32 sq.ft. in size and if all three balconies are under the main roof of the structure, a 1.0 unit/acre increase in the total number of dwelling units per acre will be awarded.

   e. Solarium/Greenhouse: If 60% of the units contain a solarium/greenhouse constructed of materials which have smooth translucent tinted glazing (i.e., glass or plexiglass) an increase of 1.25 dwelling units/acre will be awarded.

f. Chimney: If one (1) exterior full height chimney is provided for every four (4) footprint units (minimum two (2) per building) which are covered with field applied masonry without wood trim over prefabricated or field erected flues, a 1.0 unit/acre increase in the total number of dwelling units per acre will be awarded. No other chimney construction shall be permitted if this bonus is to be awarded.

g. Masonry Requirements: For every five (5) percent increase in percentage of masonry exterior over 75% of the overall site average other than the areas designated to be glass and architectural accent materials, a 0.5 unit/acre increase in the total number of dwelling units per acre will be awarded. Masonry shall be defined as brick and stone. No more than 10% of the masonry requirement shall be stucco.

h. Landscape Requirements: For every five (5) percent increase in percentage of landscape over the required 10% landscape area, other than areas in floodways, a 0.5 unit/acre increase in the total number of dwelling units per acre will be awarded.

4. Building Placement: Where three (3) or more buildings are within 100' of street right-of-way and have a footprint greater than four (4) units, 1/3 of these buildings must be turned such that their lengths are a minimum of 45° to the street right-of-way. The remainder may be parallel to the right-of-way.

5. Exterior Lighting: Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of a harmonious design. If security lights are over ten (10) feet above grade and abut residential uses, lights shall be placed along the rear property line and shall be of a down-light type to minimize the glare onto adjoining properties.

EXHIBIT A

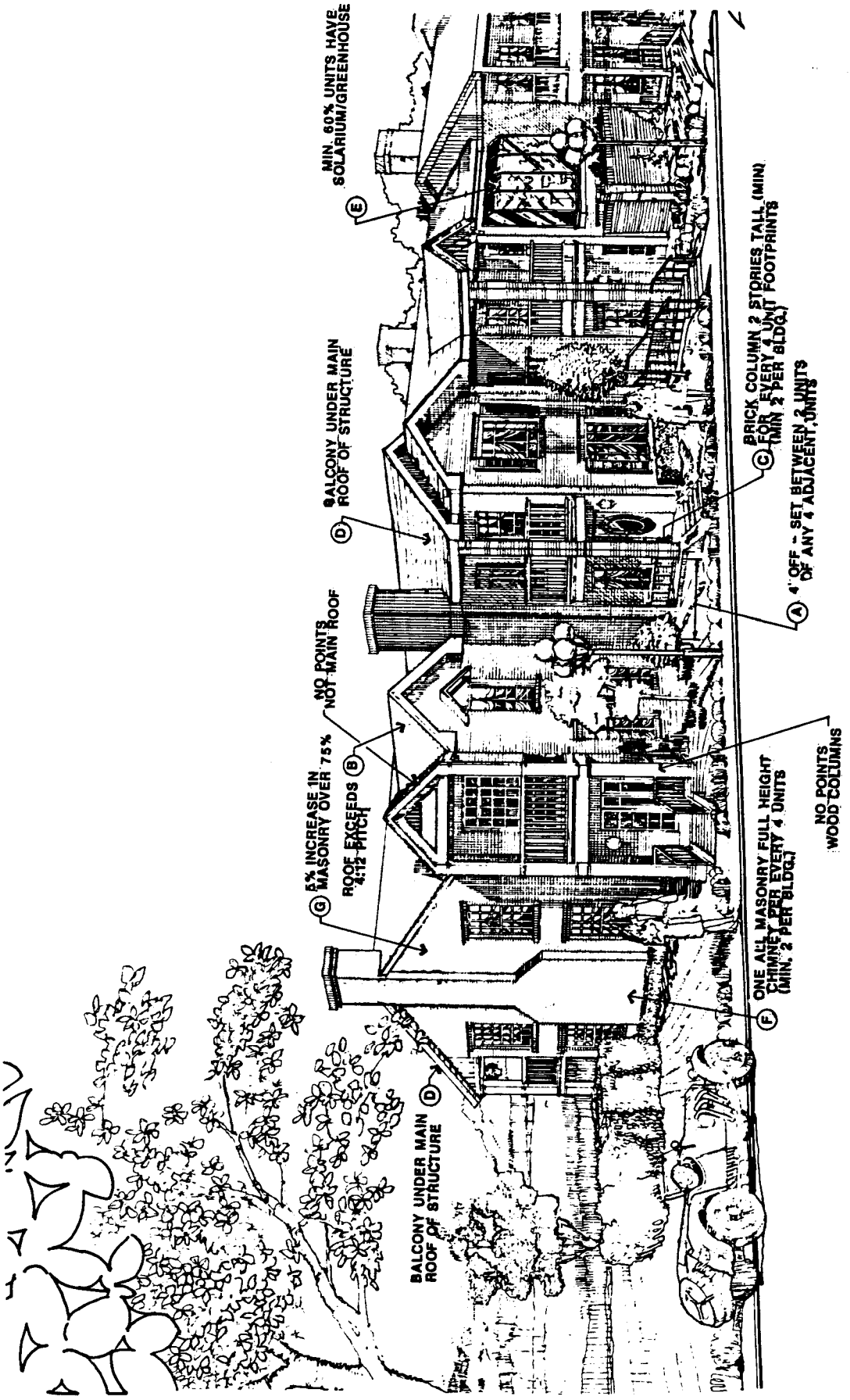
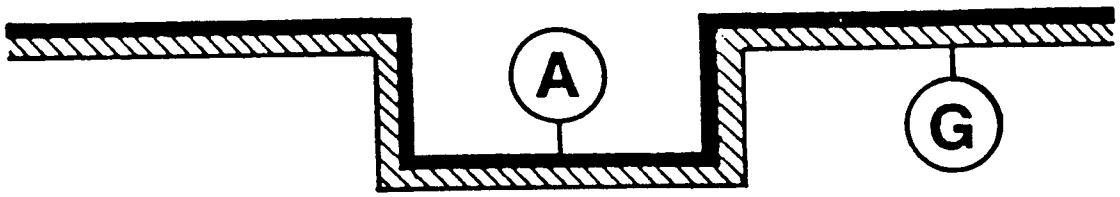
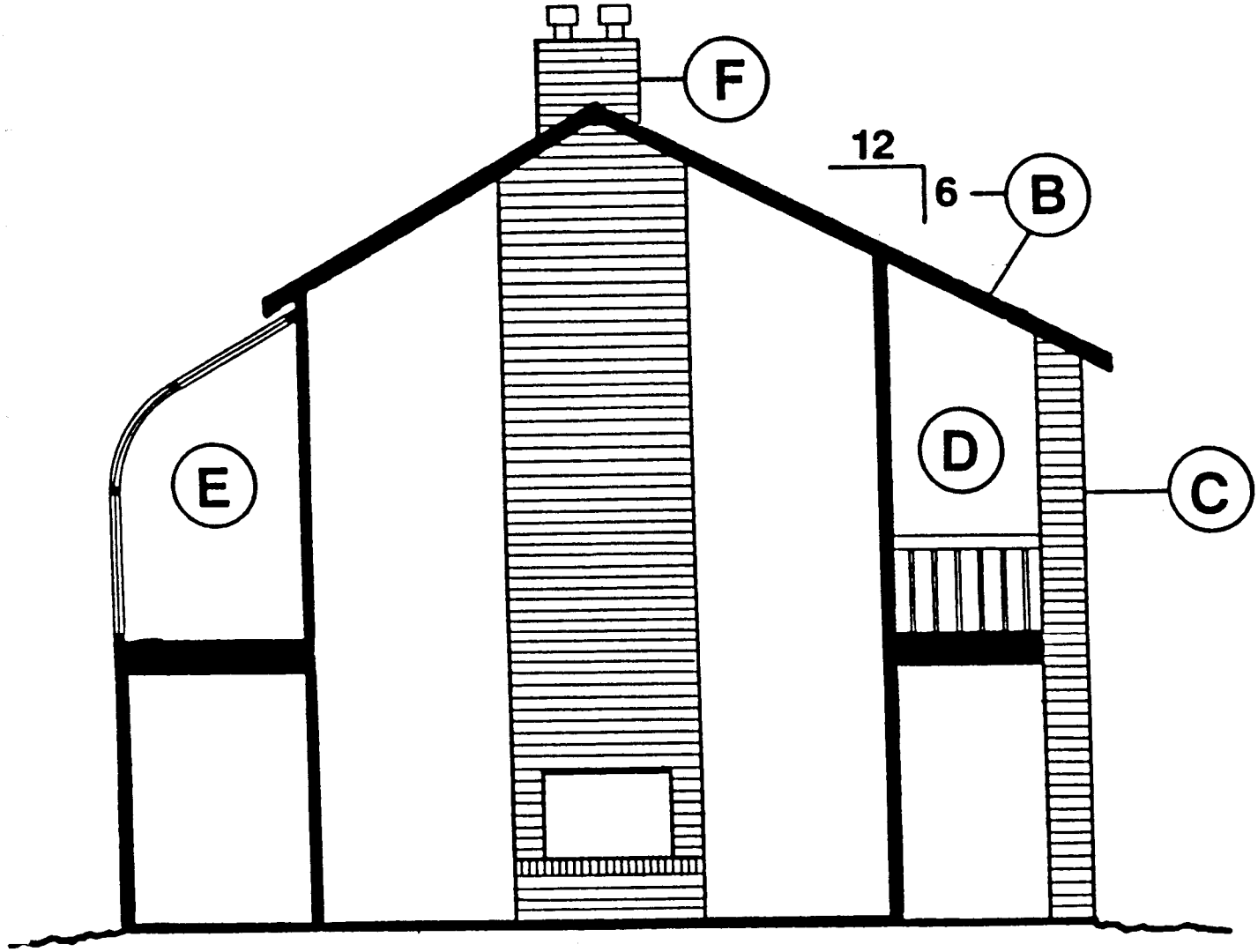

MIN. 60% UNITS HAVE SOLARIUM/GREENHOUSE
(E)
BALCONY UNDER MAIN ROOF OF STRUCTURE
(D)
BRICK COLUMN 2 STORIES TALL (MIN.) FOR EVERY 4 UNIT FOOTPRINTS (MIN. 2 PER BLDG.)
(C)
4" OFF - SET BETWEEN 2 UNITS OF ANY 4 ADJACENT UNITS
(A)
NO POINTS NOT MAIN ROOF
(B)
5% INCREASE IN MASONRY OVER 75% ROOF EXCEEDS 4:12 PITCH
(G)
ONE ALL MASONRY FULL HEIGHT CHIMNEY PER EVERY 4 UNITS (MIN. 2 PER BLDG.)
(F)
NO POINTS WOOD COLUMNS
BALCONY UNDER MAIN ROOF OF STRUCTURE
(D)

EXHIBIT B



PLAN



SECTION

ARCHITECTURAL AMENITIES

SECTION V

NON-RESIDENTIAL USE REGULATIONS

I. PURPOSE & INTENT

The purpose of the development standards contained herein is to assure that all non-residential development will be of high quality and will be compatible with the residential development proposed which it will serve.

The uses in the office district are intended to provide for quality office building environments with incidental retail and service uses intended primarily for occupants of said office buildings.

The uses in the retail district are intended to provide a wide range of retail, office and service establishments to serve the proposed residential development in this area. The retail areas have been appropriately located at the intersections of major streets.

In addition to the office and retail districts, two mixed use districts are hereby established to provide for flexibility in determining appropriate land uses to take advantage of the unique physical characteristics of two specific tracts within Zone 3.

Given the shape, abutting greenbelt area, and its frontage on a major thoroughfares, it has been deemed appropriate that Tract 1 in Zone 3 be zoned for a special office district which permits that a maximum of 10% of the total land may be devoted to retail uses.

The second mixed use district is Tract 13 in Zone 3. This tract is unique in that it is an irregular shape, abuts a lake to the east and has direct access to two major thoroughfares on the west and north. The uses permitted on this tract are general offices, restaurants, and residential development or any combination of these uses which maximizes the lake frontage.

Finally, a unique aspect of the Cross F Planned Development will be its relationship with the proposed golf course and its ancillerary club house use. The club house will primarily serve the needs of the golf course users (i.e., pro shop and restaurant), but there is also the potential for expanding this facility to also serve as an over night executive conference center. The center will be marketed off of the tranquil recreational environment offered by the golf course setting. This facility is envisioned to include a small scale hotel and meeting conference rooms. This type of facility would be most appropriate within Zone 1 and in the tracts which are clustered in close proximity to the golf course. Therefore, this facility may be located in Tracts 2, 5, 6, 9, and/or 11 of Zone 1.

II. NON-RESIDENTIAL DISTRICTS REGULATIONS

A. "O" Office District

1. General Regulations: All regulations of the O District (Office) District set forth in Section 3.15 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations:

   a. Specific Use Permit: Private Clubs.

   b. Maximum height of building: 35', except that the height may be increased one (1) foot for each one (1) foot that required yards are increased. No building will exceed 8 stories, with a maximum overall height of 125' including penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

   c. Minimum front yard: 25'.

   d. Minimum side yard at corner: 25'.

   e. Maximum lot coverage: 50%.

   f. Maximum floor area ratio: 1:1.

   g. Exterior Lighting: Exterior lighting fixtures, whether attached to building and/or free-standing, shall be a harmonious design on all buildings either jointly or individually owned.

   h. Rooftop Mechanical Equipment: All rooftop mechanical equipment shall be screened on all sides with a visual barrier to be installed and maintained at a minimum height above finished grade equal to the height above grade of the highest point on any of the mechanical equipment in each grouping of mechanical equipment being screened, e.g., appropriate parapet or individual equipment screening. Architectural elements such as parapet walls, "Mansard" type screen enclosures or architectural design techniques are acceptable for screening rooftop equipment.

B. "C" - Retail

1. Permitted uses:

   a. Any use permitted in district "BN."

   b. Banks and finanical institutions.

   c. Funeral homes and mortuaries.

d. Food stores.

e. Business or commercial schools.

f. Theater, indoor.

g. Household appliance sales or repair.

h. Automotive parts and tire sales, including indoor installations and minor repair, but not including repair garages, muffler or transmission shops, seat cover shops, or body repair shops.

i. Greenhouses or plant nurseries with outside storage or display.

j. Restaurants, drive-in types with sales window.

k. Commercial amusements, indoor.

l. Clothing, shoe, and department stores.

m. Tennis or swim club.

n. Animal hospital or veterinary clinic for small animals, without outside runs.

o. Offices.

p. Uses similar to the above mentioned permitted uses, provided activities conducted observe the requirements of all city ordinances.

2. Permitted accessory uses: Any permitted accessory use allowed in the "BN" zone under the conditions specified for that zone.

3. Specific Use Permit: Private Clubs.

4. Specific Regulations:

a. Minimum lot area: None.

b. Minimum width of lot: None.

c. Minimum depth of lot: None.

d. Maximum height of building: 35.

e. Minimum front yard: 25'.

f. Minimum rear yard: 15' when abutting any zone requiring a rear yard; none abutting business.

g. Minimum side yard: 15' when abutting any zone requiring a side yard; none abutting business.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 50%.

j. Maximum floor area ratio: 0.8:1.

4. Rooftop mechanical equipment; All rooftop mechanical equipment shall be screened on all sides with a visual barrier to be installed and maintained at a minimum height above finished grade equal to the height above grade of the highest point on any of the mechanical equipment in each grouping of mechanical equipment being screened, e.g., appropriate parapet or individual equipment screening. Architectural elements such as parapet walls, "Mansard" type screen enclosures or architectural design techniques are acceptable for screening rooftop equipment.

5. Exterior lighting: Exterior lighting fixtures, whether attached to building and/or free-standing, shall be generally located as shown on the Detail Plan and shall be a harmonious design on all buildings either jointly or individually owned.

6. Utilities: All utilities and utility connections shall be located underground, including electrical, telephone and television cables and wires, except where overhead service is specifically approved by the City. Transformers or other apparatus shall be adequately screened within the guidelines of the effected utility company.

7. Architectural Design Elements: To assure that the retail tracts will be designed and constructed in a quality manner with an aesthetic appearance sensitive to residential scale materials, colors and design, the final architectural design shall comply with the following criteria:

   a. All buildings within any given retail tract shall be of harmonious design utilizing similar styles, materials, colors, and lighting.

   b. When the retail at (1) Foncine at Bloomdale, (2) Foncine at F.M. 543, and (3) Foncine at northern edge of Zone 2 are developed, they shall be planned in a cohesive manner, taking into account harmonious building design, complementary landscape design. and coordination in traffic patterns (i.e., driveway locations) to insure that the development of the intersection will be both aesthetically pleasing and functionally compatible.

   c. The maximum height shall be one standard story not to exceed 26 feet except that office uses shall be governed by the "O" office district.

   d. Clustered and linear buildings shall have internal or external landscaped, covered walkway systems to encourage pedestrian movement through these areas.

e. The buildings shall have multi-offset facades and roof profiles to enhance the character of individual as well as groups of buildings.

f. All exterior walls of all buildings shall have a minimum masonry exterior of 75% on all outside wall surfaces, excluding doors and windows.

8. Signage: Signage shall be in compliance with Ordinance 1677.

9. Service Facilities & Trash Containers: Service facilities and trash containers shall be screened from the remainder of the retail area, adjacent land uses, and publicly dedicated streets.

C. MU-1: Mixed Use - 1

1. Permitted Uses:

a. All uses permitted in the "O" District.

b. A maximum of 10% of the land area may be developed with the uses permitted in the "C" District as defined herein.

2. Specific Regulations

a. Shall be as defined in the "O" District described herein.

3. This "MU" District shall be permitted in Tract 1, Zone 3 only.

D. MU-2: Mixed Use - 2

1. Permitted Uses:

a. All uses permitted in Section IV, Residential Uses, and Section V, a (office) and restaurant uses.

2. Specific Regulations:

a. All permitted uses in this district shall be governed by the most restrictive district in which the use is permitted.

E. CC-H-C District: Country Club/Hotel/Conference Center

1. Permitted uses:

a. Country Club

b. Hotel

c. Conference Center

d. Restaurants

e. Retail Uses: Maximum of 15% of tract.

f. Specific Use Permit: Private club.

2. Space limits

a. Maximum height: 5 stories, not to exceed 85' including mechanical rooms, penthouses, cooling towers, elevator bulk heads, architectural amenities, etc.

b. Minimum front yard: 25'.

c. Minimum rear and side yards: 15' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open spaces unless adjacent to lake or other water body which would permit zero (0) setback.

d. Minimum side yard at corner: 15'.

e. Maximum lot coverage: 60%.

f. Minimum floor area ratio: 1:1.

F. "GC" District: Governmental Complex

1. General Regulations: All regulations of the "GC" District (Governmental Complex District) set forth in Section 3.19 of Ordinance 1270 of the City of McKinney, as amended December 17, 1985, shall apply.

SECTION VI

LANDSCAPING REGULATIONS

I. PURPOSE & INTENT

The purpose of this section is to establish standards for the provision of adequate landscaping within the public rights-of-way and the non-residential and multiple family zoning districts of the Cross F Planned Development.

The intent of this section is to provide a unique identity to the development with roadways having naturally graded slopes and berms with planting of groundcover, shrubs, and trees in an informal nature.

II. LANDSCAPING REGULATIONS

A. A minimum of 10% of each non-residential building site shall be landscape with ground cover, grass, shrubs, trees, flowers, or other such landscape materials.

B. The minimum depth of the landscaped area between parking areas and front property line shall be 20' along all six and four lane thoroughfares, and a minimum of 10' along all other street frontages when abutting non-residential zoning districts.

C. Within the required 20' landscape area on the west side of Foncine Road between F.M. 543 and Honeycreek, a six foot meandering jogging path shall be required.

D. Prior to the issuance of a building permit, a landscape plan of all greenbelts, open spaces, whether jointly or individually owned, indicating all of the various plant materials by species, size, and quantitites, shall be sealed by a registered landscape architect and submitted to the Building Inspection Department.

E. Landscaping shall be installed in accord with the required landscape plan prior to issuance of a Certificate of Occupancy. All landscaping shall be maintained in a healthy and growing condition at all times.

F. An automatic underground sprinkler system shall be installed and provide complete coverage of all landscaped areas in commercial and multi-family districts.

G. Existing trees on the site will be preserved to the extent practical on all tracts of land.

H. The average spacing of trees along the frontage of all six and four lane thoroughfares abutting multi-family and commercial districts and any public street shall be between 35'-50' on center depending upon the rate of growth of the trees. However, trees may be clustered in groves instead of equal dispersal as long as the minimum number of trees is provided. Average spacing may be increased if the minimum

landscape area adjacent to the front property line is greater than 20' in which case the spacing may be increased 1' for each additional 1' of increase in the depth of the landscape area. Trees shall be an appropriate mixture of fast and slow growing shade and ornamental trees based on the landscape architect's design. Shade trees shall be a minimum 2 1/2" caliper measured at 3' above grade.

I. The developer shall install shade and/or ornamental trees in the medians of all four and six lane divided thoroughfares. These trees shall be planted 35'-50' on center depending on the species of trees selected. The medians shall be landscaped with ground cover materials, with a maximum of 15% being enhanced hard surfaces. The developer shall install an automatic underground irrigation system. The City shall be responsible for maintenance and operation of this system after the initial installation. The developer shall be responsible for replacement of plant material if necessary for the first two growing seasons after the initial planting.

J. All landscaping shall also be in accordance with any subsequent landscape ordinance or landscape manual adopted by the City of McKinney.

SECTION VII

OVERLAY DISTRICT

I. PURPOSE & INTENT

Given that the Zoning Areas 1 through 21 of the Cross F Planned Development (known as the Franklin Ranch) has been designed to accommodate a proposed private golf course which gives it a unique character, an overlay district has been established to provide for a distinct identity, encourage larger dwelling units, and to supplement the implementation and development procedures with an additional step in the approval process.

II. STREETS

The distinct identity may be best achieved through requiring that the local street system throughout this development be physically different than standard street design. As illustrated in Exhibit A-1, the streets may be designed with an alternative to standard curb and gutter system.

III. FLOOR AREA RATIOS (F.A.R.)

To encourage larger dwelling units to be developed on all types of residential lotting arrangements proposed to be in close proximity to the golf course, the maximum floor area ratios have been increased over the standard to allow for a maximum flexibility in housing design. The F.A.R.s in this Overlay District shall be as follows:

District Title	Maximum F.A.R.
SFA	1:1.3
SFB	1:0.9
SFC	1:1.2
ZLLA	1:1.0
ZLLB	1:0.93
THA	1:0.9
THB	1:0.66
CH	1:0.6

All other space limits are as defined in Section IV Residential Use Regulations, and on Table 1 - Residential Classifications, Page 5A of this ordinance.

IV. ARCHITECTURAL CONTROL COMMITTEE

Well planned protective covenants are the most viable method of assuring that high standards of quality are achieved and the development of the Franklin Ranch is compatible with the golf course. Therefore, to implement and assure proper maintenance of this type of development, an Architectural Control Committee may be established for Zoning Areas 1 through 21 of this P.D.

A. The Architectural Control of the Franklin Ranch will be assigned the responsibility for review and approval of all plans and specifications for initial construction or alteration of existing improvements, including landscaping, prior to City approval.

B. The Committee will also be responsible for making sure that all properties within Franklin Ranch are continually maintained as prescribed in the covenants.

C. Improvements may be termed to mean all buildings, roofed structures, parking or loading areas, fences, walls, hedges, mass plantings, poles, driveways, ponds, lakes, swimming pools, tennis courts or signs, but not necessarily limited to these examples.

D. Passive open space areas not dedicated to the City shall be maintained by the Golf Course Association or by a Homeowners' Association.