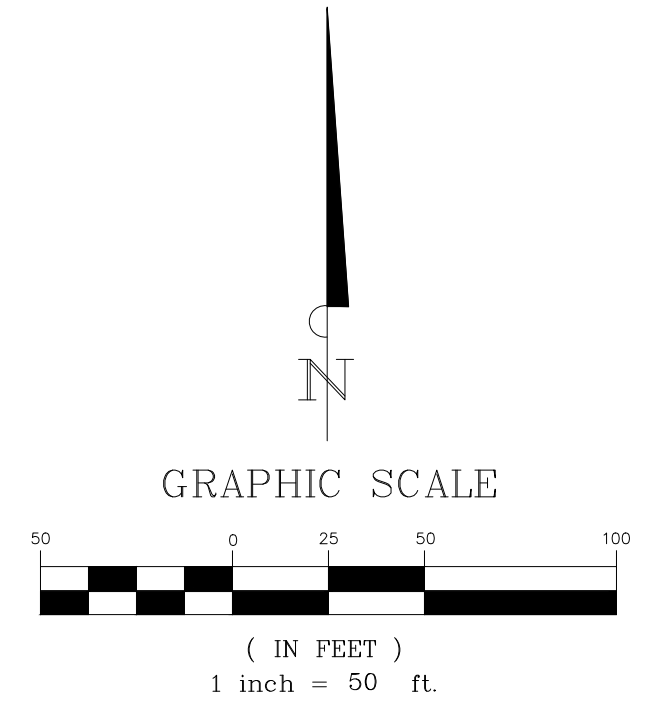
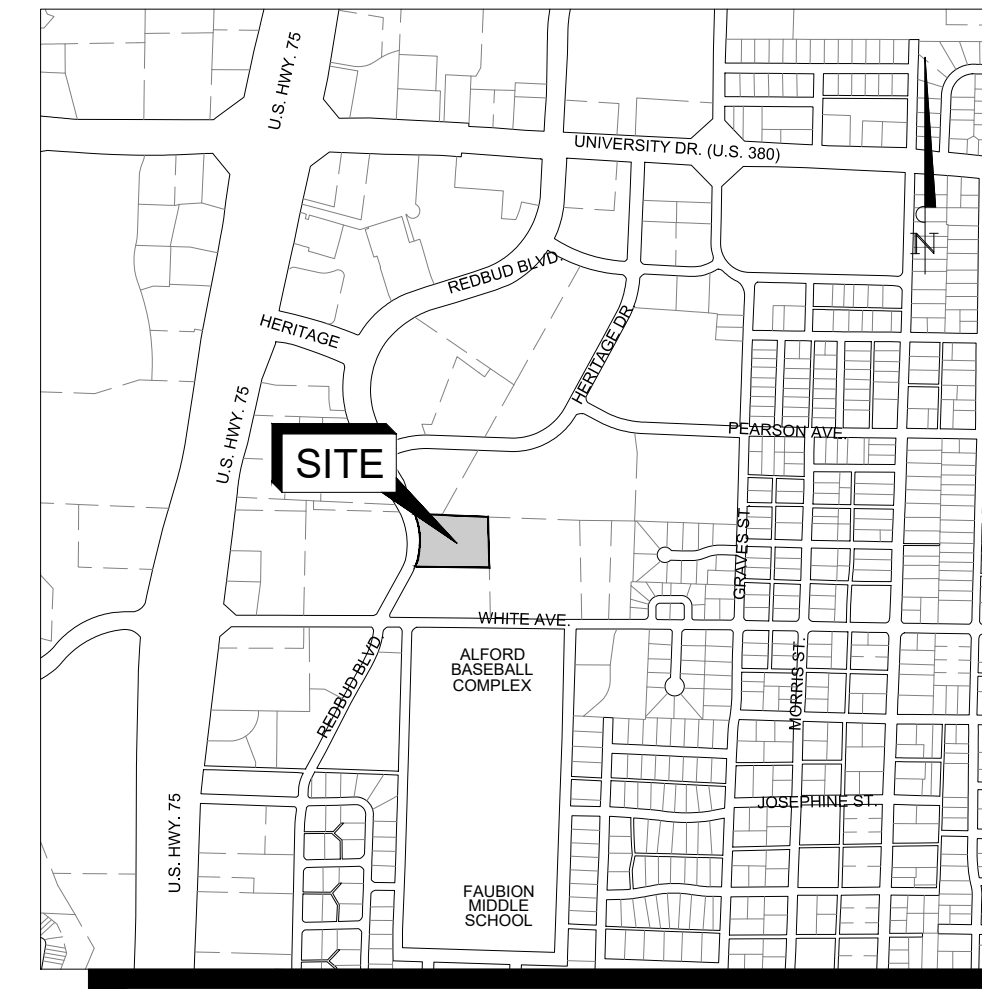


# NeighborHUB

26-0052Z

HERITAGE DRIVE  
±70' R.O.W.



**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: CLINIC, MEDICAL OR DENTAL  
LOT 2, BLOCK F  
HERITAGE MCKINNEY BUILDING LLC  
DRCCT #20220414000599380

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: OFFICE  
LOT 1, BLOCK E  
XPONENTIAL OFFICES LLC  
DRCCT #20220414000599380

**SITE DATA**  
EX. ZONING: PD 2023-01-002  
EX. LAND USE: MULTIFAMILY  
LOT 2R1, BLOCK E  
APTS AT MERANO LLC  
DRCCT #2023000123484

EX. ZONING: PD 1996-06-24  
PROP. ZONING PD  
EX. LAND USE: UNDEVELOPED

POINT OF BEGINNING  
N: 7,128,673.54  
E: 2,539,137.00

POINT OF BEGINNING  
N: 7,128,652.54  
E: 2,539,517.76

TRACT 70  
CITY OF MCKINNEY  
VOL. 2216, PG. 728  
0.33 ACRES

TRACT 93  
1.76 ACRES  
EX. ZONING: PD 2025-12-115  
PROP. ZONING PD  
EX. LAND USE: UNDEVELOPED

**SITE DATA**  
EX. ZONING: PD 2020-12-087  
EX. LAND USE: UNDEVELOPED

TRACT 48  
APTS AT MERANO LLC  
DRCCT #2023000123484

**SITE DATA**  
EX. ZONING: O - OFFICE  
EX. LAND USE: GOVERNMENT FACILITY (NON-CITY)  
LOT 1, BLOCK A  
MCKINNEY ISD

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: MULTIFAMILY  
LOT 1, BLOCK A  
MBP PATIOS LLC &  
MBP REAL ESTATE INVESTORS XIII LLC  
DRCCT #2022000158706

TRACT 43  
FIRST PRESBYTERIAN CHURCH  
EX. ZONING: PD 2025-12-115  
EX. LAND USE: RELIGIOUS ASSEMBLY

**SITE DATA**  
EX. ZONING: PD 202-12-087  
EX. LAND USE: UNDEVELOPED

TRACT 92  
SANCHEZ CHARITIES  
DRCCT #20211029002216680

REDBUD BOULEVARD  
±60' R.O.W.

WHITE AVENUE  
±50' R.O.W.

**SITE DATA**  
EX. ZONING: C - PLANNED CENTER  
EX. LAND USE: HOTEL  
LOT 1, BLOCK A  
INN MCKINNEY LLC  
VOL. 01-0078606, PG. 4951-2256

**SITE DATA**  
EX. ZONING: RS-120 SINGLE FAMILY RESIDENCE  
EX. LAND USE: GOVERNMENT FACILITY (NON-CITY)  
TRACT 41  
MCKINNEY ISD

**SITE DATA**  
EX. ZONING: C - PLANNED CENTER  
EX. LAND USE: MINOR VEHICLE REPAIR  
LOT 2, BLOCK A  
PRO QUICK LUBE LLC  
DRCCT #20140212000134160

HOLLIS STREET  
±50' R.O.W.

OWNER:  
CATHOLIC CHARITIES OF DALLAS  
1421 W MOCKINGBIRD LANE  
DALLAS, TEXAS 75247  
(412) 720-0164  
ATTN: DAVID WOODYARD

ENGINEER:  
SANCHEZ & ASSOCIATES, LLC  
210 ADRIATIC PARKWAY, SUITE 200  
MCKINNEY, TEXAS 75072  
(469) 424-5900  
ATTN: CASEY GREGORY

APPLICANT:  
SANCHEZ CHARITIES  
210 ADRIATIC PARKWAY, SUITE 200  
MCKINNEY, TEXAS 75072  
(469) 424-5900  
ATTN: MARTIN SANCHEZ

**ZONING EXHIBIT**  
**MCKINNEY NEIGHBOR HUB**  
BEING 2.09 ACRES OF THE  
SAMUEL McFALL SURVEY, ABSTRACT NO. 641  
TRACT 70 AMD TRACT 93  
5/29/2026

MCKINNEY NEIGHBOR HUB  
CITY OF MCKINNEY, TX

ZONING EXHIBIT

EXHIBIT

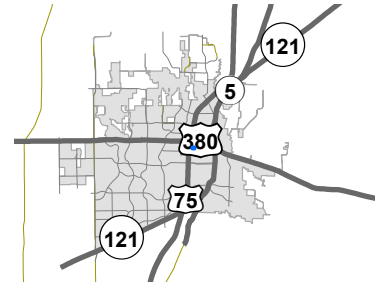
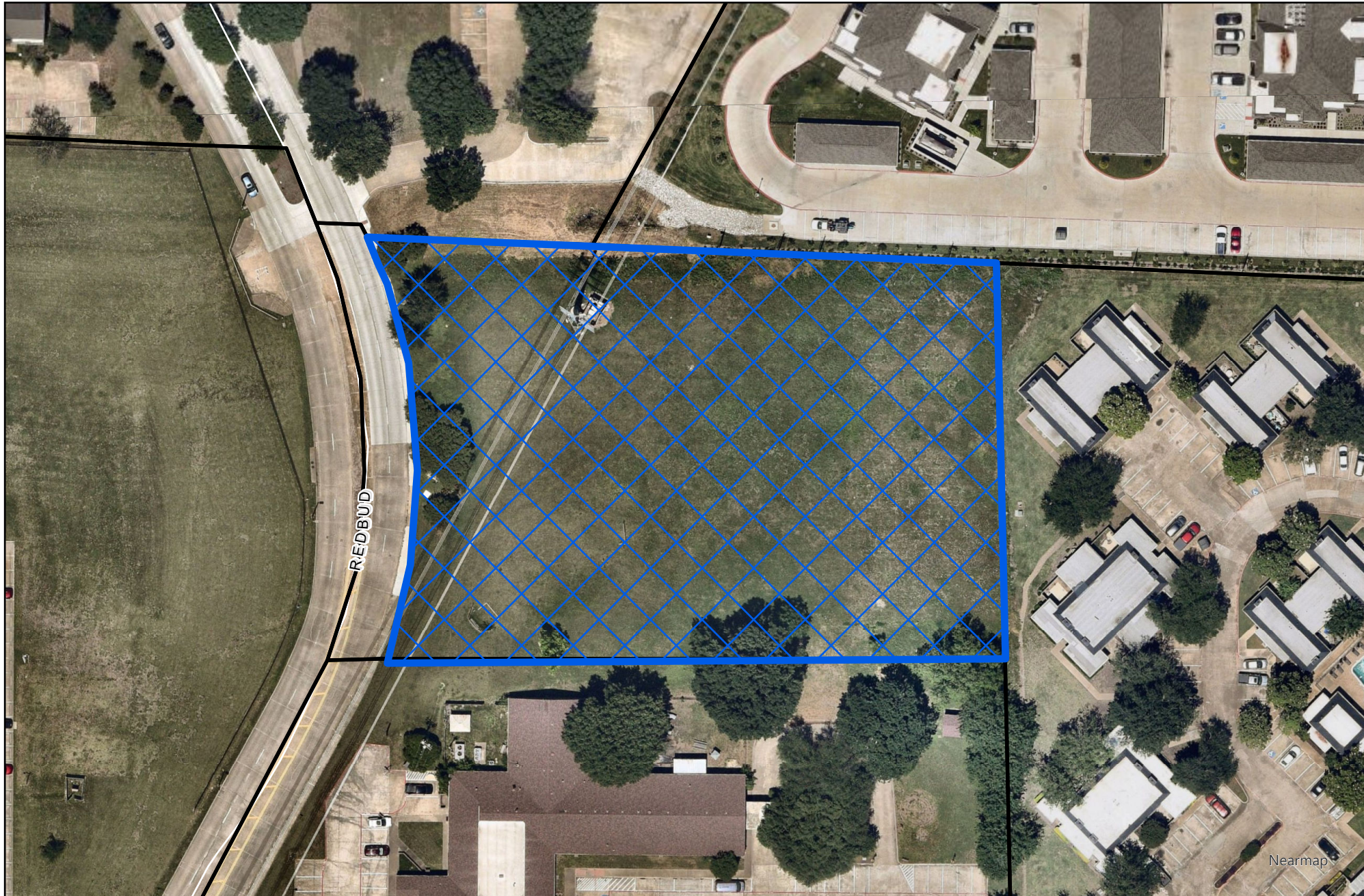
Master Planning  
Civil Engineering  
Land Development  
210 Adriatic Parkway, Suite 200  
McKinney, TX 75072  
Tel 469 424 5900  
Fax 214 544 5200  
Certificate of Registration No. F-8665

**SANCHEZ & ASSOCIATES**


THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

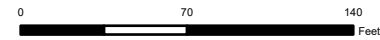
Scale: SEE GRAPHIC SCALE  
Designed by: RCG  
Drawn by: JH  
Checked by: SDB  
Date: 5/29/2026  
Project No.: 02222 001

File: 02-2025-05-05-2025-Sanchez-Charities-201-McKinney-Neighbor-Hub-US-Permit\images\5 & A Logo.jpg  
Title: 29 May 2026-3:55pm  
Plotted by: CaseyGregory

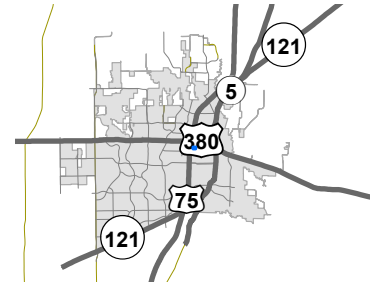
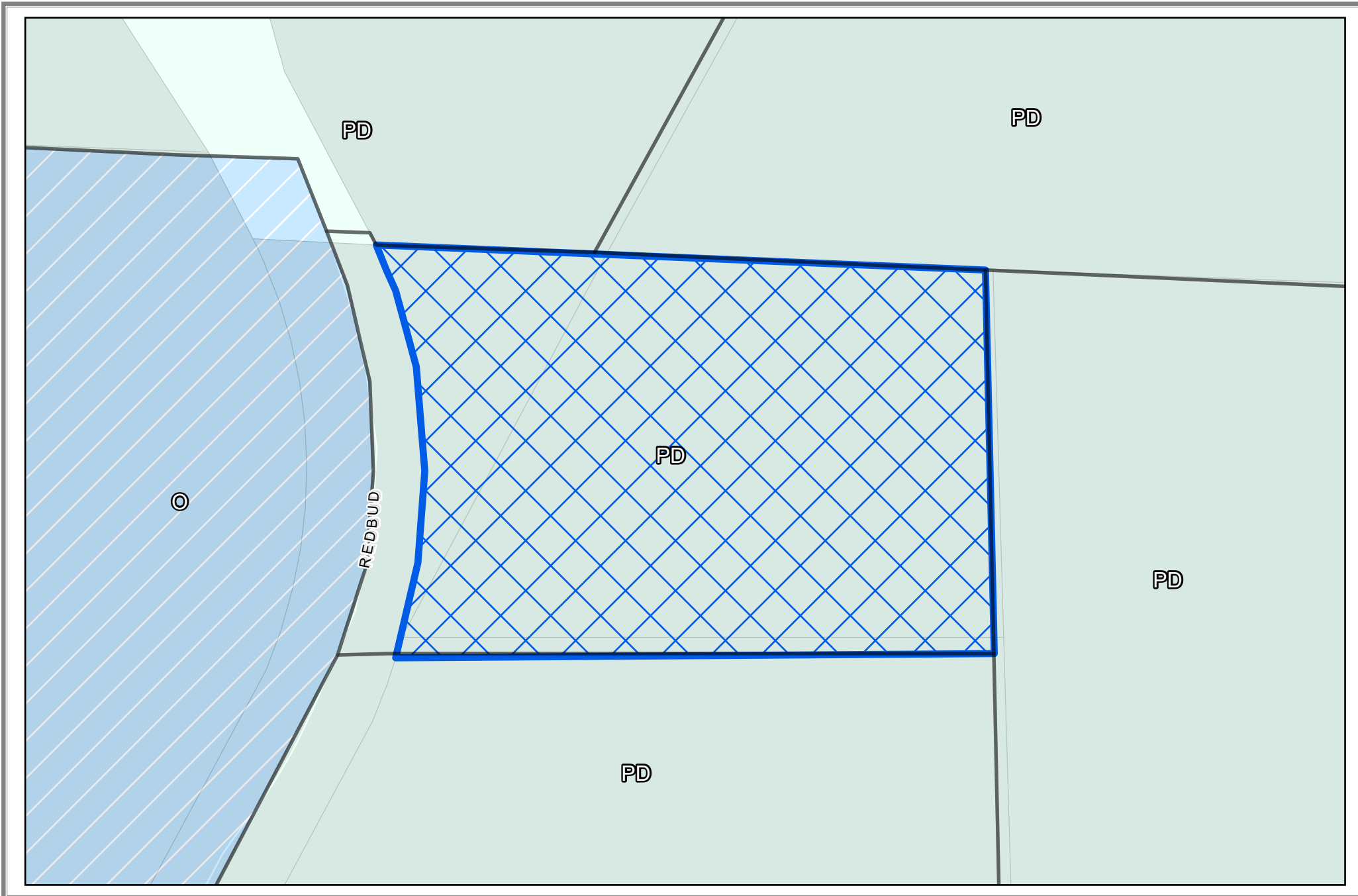


Vicinity Map


 ZONE2026-0052

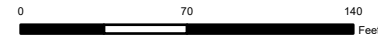


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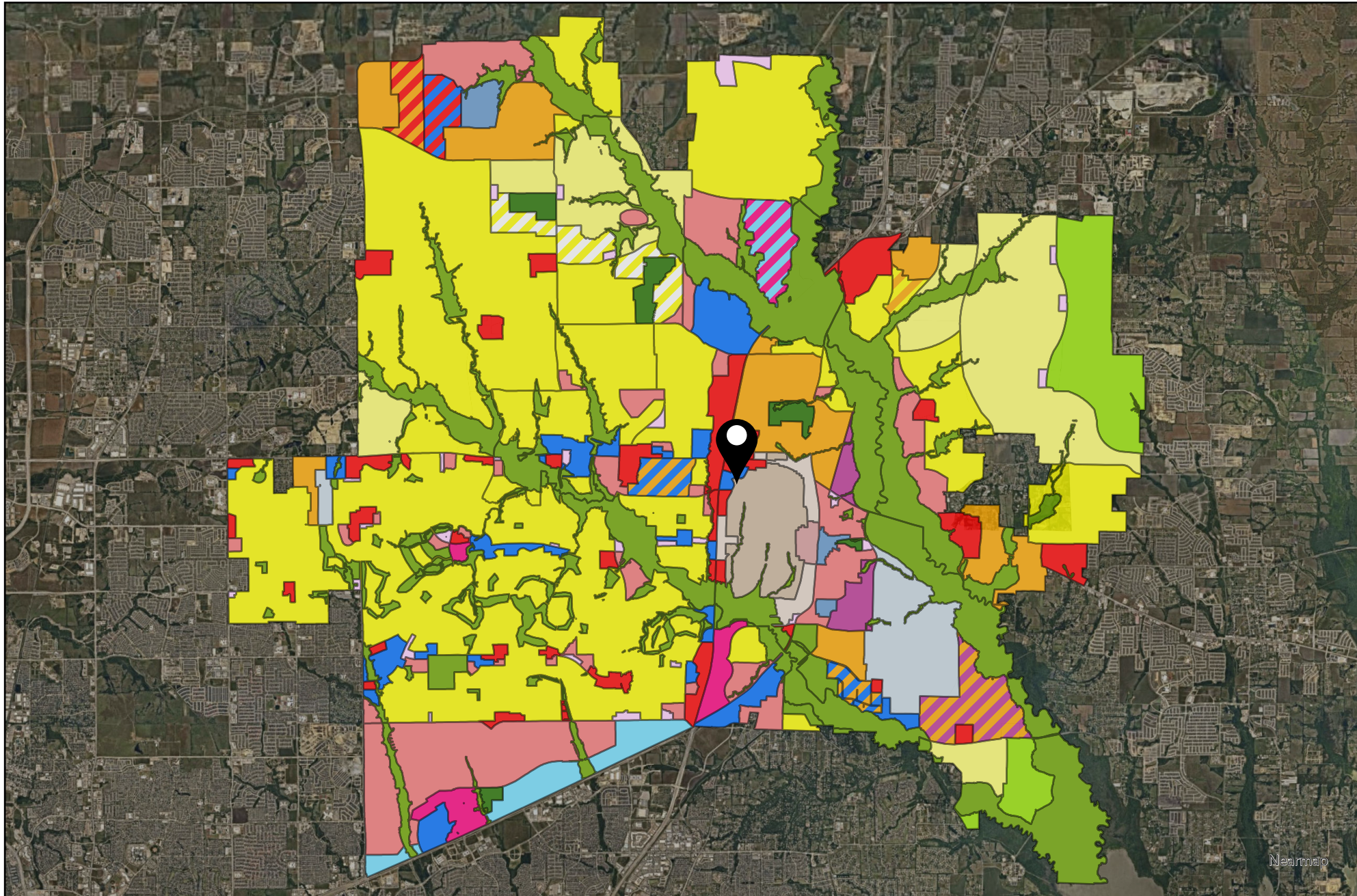


Vicinity Map

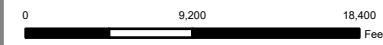
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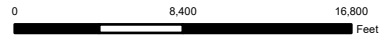
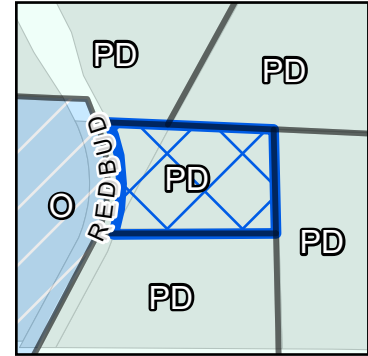
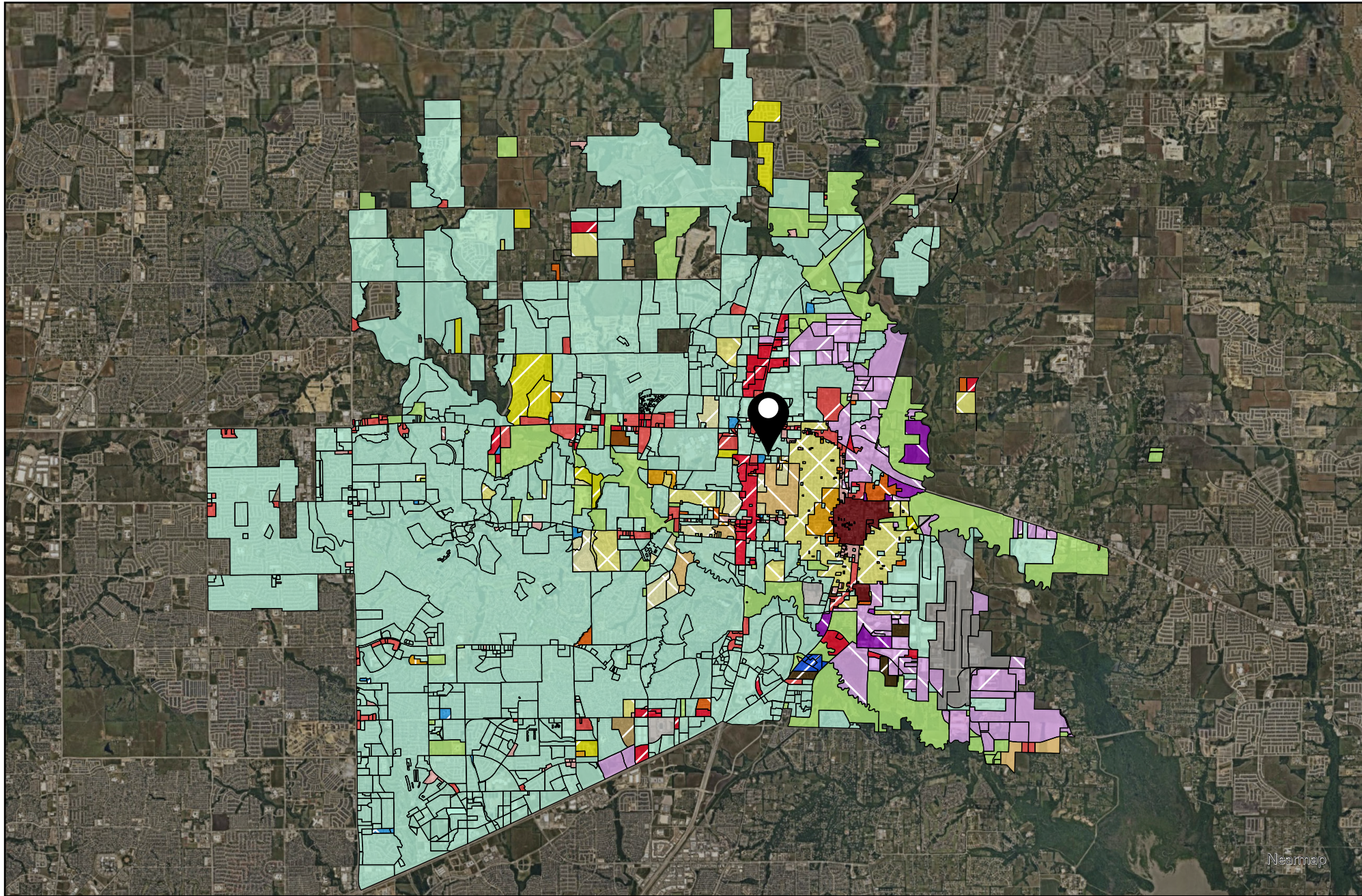
- Placetype
- Aviation
  - Commercial Center
  - Employment Mix
  - Entertainment Center
  - Estate Residential
  - Historic Town Center - Downtown
  - Historic Town Center - Mix
  - Historic Town Center - Residential
  - Manufacturing & Warehousing
  - Mixed Use Center
  - Neighborhood Commercial
 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



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Nearmap





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Nearmap