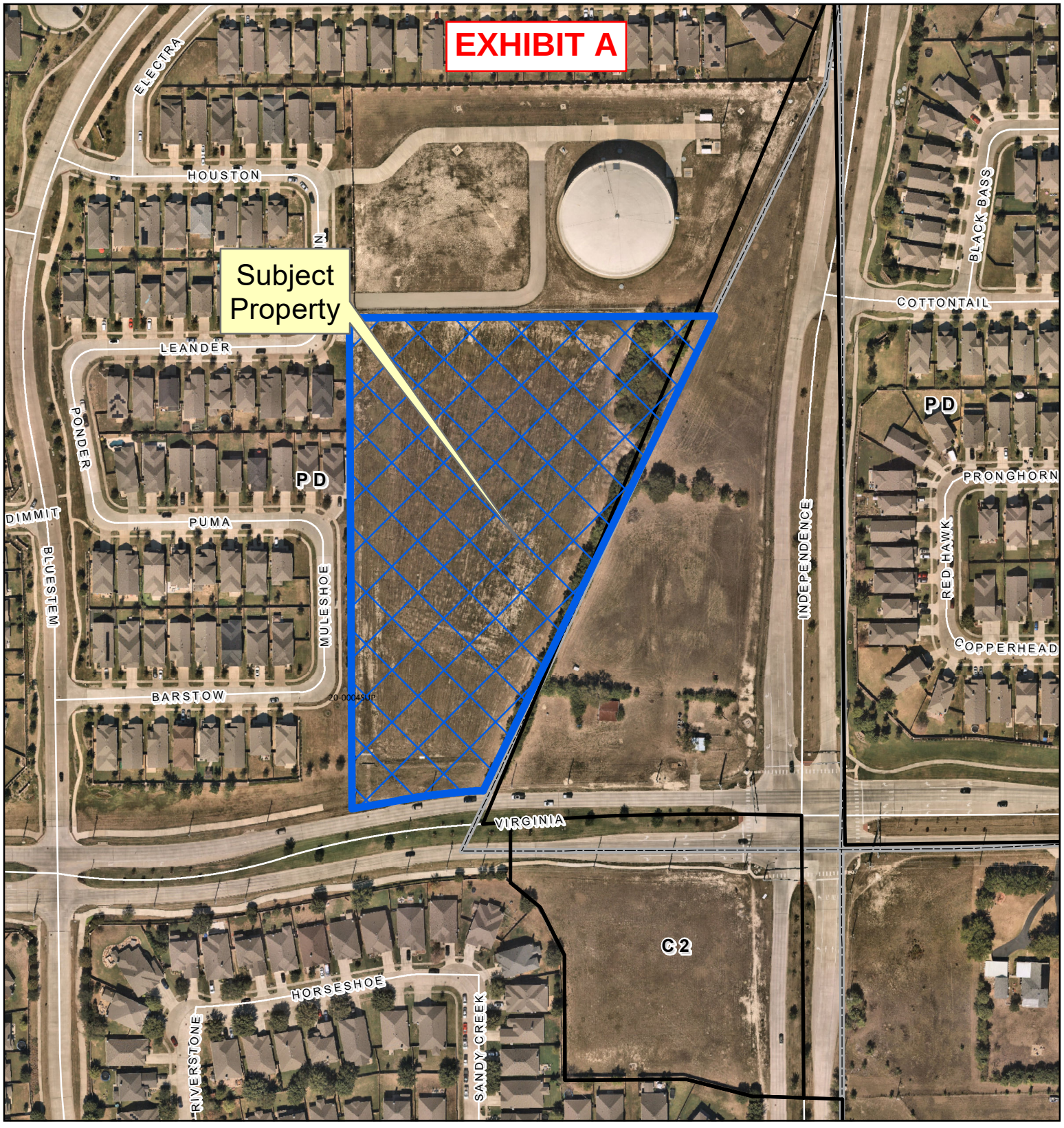
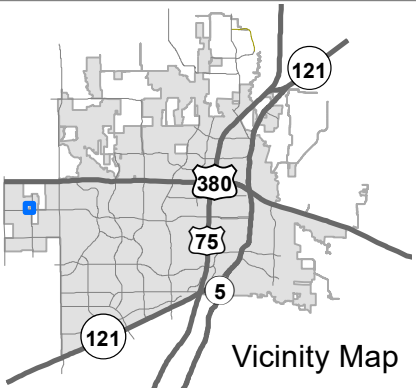




Vicinity Map

Location Map

ZONE2023-0081

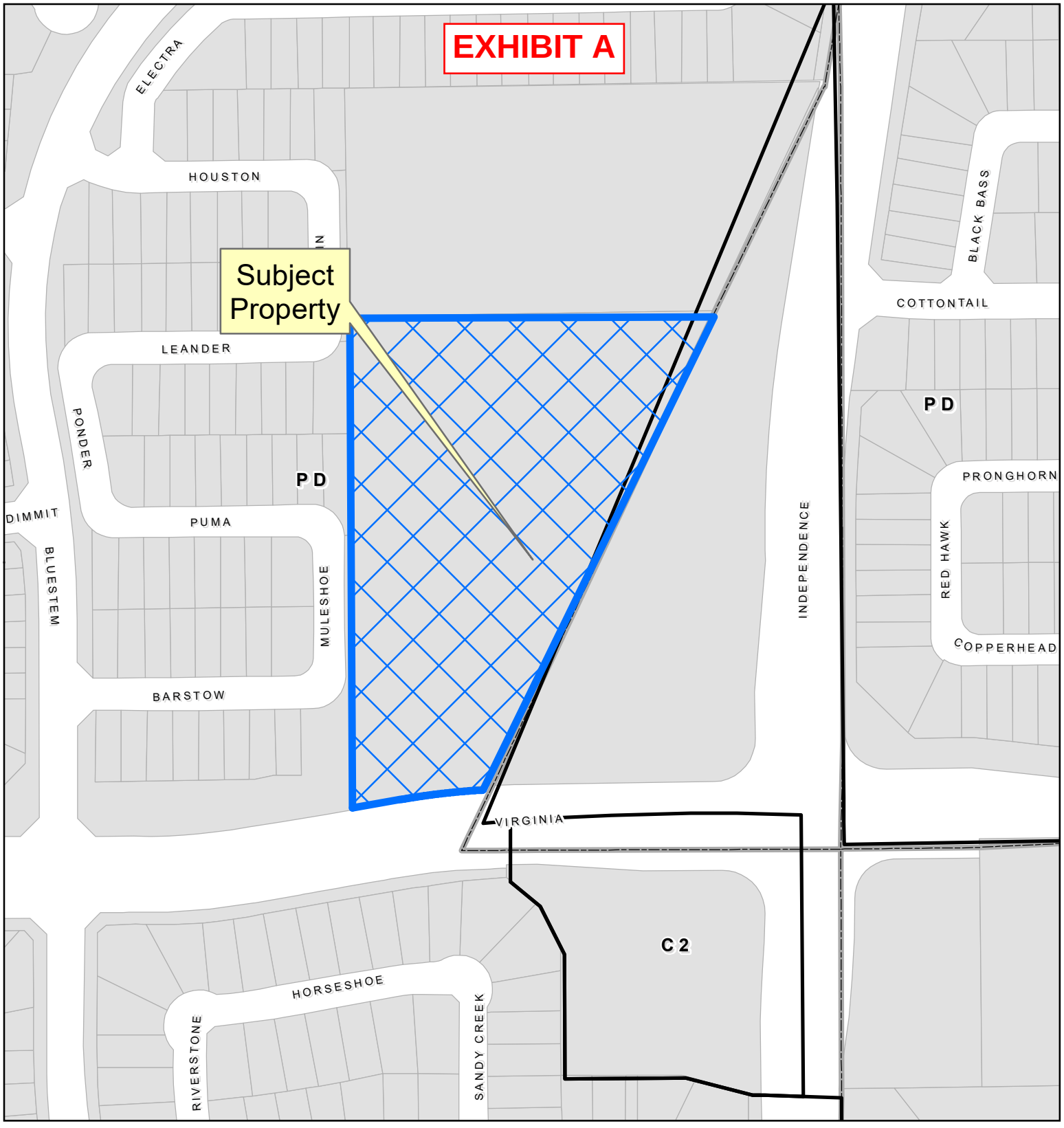
0 100 200 Feet

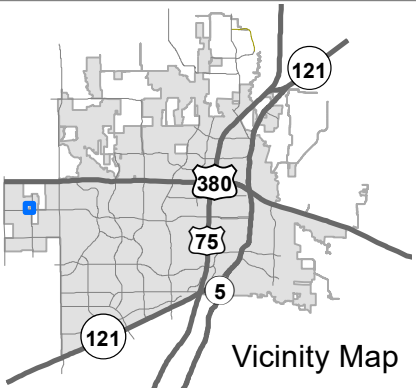
Case

N

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

McKINNEY TEXAS
Unique by nature.





Vicinity Map

Location Map

ZONE2023-0081

0 100 200 Feet

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McKINNEY TEXAS
Unique by nature.

EXHIBIT B

ZONING LEGAL DESCRIPTION
(6.650 ACRES)

Being a parcel of land located in the City of McKinney, Collin County, Texas, a part of the William McCarty Survey, Abstract Number 575, and being all of Lot 2, Block B, Parcel 1505 Addition, an addition to the City of McKinney as recorded in Volume 2020, Page 301, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at the southwest corner of said Lot 2;

THENCE North 00 degrees 18 minutes 54 seconds West, 767.87 feet to a point at the northwest corner of said Lot 2;

THENCE North 89 degrees 43 minutes 58 seconds East, 571.15 feet to the northeast corner of said Lot 2;

THENCE South 26 degrees 00 minutes 38 seconds West, 825.87 feet to the southeast corner of said Lot 2;

THENCE along the south line of said Lot 2 as follows:
Southwesterly, 131.71 feet along a curve to the left having a central angle of 06 degrees 55 minutes 58 seconds, a radius of 1,088.50 feet, a tangent of 65.94 feet, and whose chord bears South 83 degrees 22 minutes 07 seconds West, 131.63 feet to a point for corner;
South 79 degrees 57 minutes 30 seconds West, 75.16 feet to the POINT OF BEGINNING and containing 289,678 square feet or 6.650 acres of land.

Bearings based on Lot 2, Block B, Parcel 1505 Addition plat recorded in Volume 2020, Page 301, Official Public Records of Collin County, Texas.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

EXHIBIT C

HOUSTON WAY

JUSTIN TRAIL

COMMON AREA DD-2

LEANDER PLACE

PUMA PLACE

MULESHOE LANE

BARSTOW WAY

COMMON AREA DD-1

NORTH TEXAS MUNICIPAL WATER DISTRICT
LOT 1 R, BLOCK A
PARCEL 1505 ADDITION
VOL. 2018, PG. 720
O.P.R.C.C.T.
ZONED: "PD" PLANNED DEVELOPMENT
LAND USE: GOVERNMENT (NON-CITY)

THE HIGHLANDS AT WESTRIDGE, PHASE 8
VOL. 2017, PG. 919
O.P.R.C.C.T.
ZONED: "PD" PLANNED DEVELOPMENT
LAND USE: SINGLE FAMILY RESIDENTIAL

N89°43'58"E 571.15'

N00°18'54"W 767.87'

289,678 S.F.
6.650 ACRES

LOT 2, BLOCK B
PARCEL 1505 ADDITION
VOL. 2020, PG. 301
O.P.R.C.C.T.

ZONING: "PD" PLANNED DEVELOPMENT

LAND USE: UNDEVELOPED

PROPOSED ZONING: "PD" PLANNED DEVELOPMENT

S26°00'38"W 825.87'

INDEPENDENCE VILLAGE PARTNERS, LLC.

(CORRECTION AFFIDAVIT)
DOC. NO. 20211121400252056O
O.P.R.C.C.T.

(LEGAL DESCRIPTION)
20211124002401710
O.P.R.C.C.T.

ZONED: OUTSIDE CITY LIMIT – CITY OF MCKINNEY ETJ
LAND USE: AGRICULTURAL

INDEPENDENCE PARKWAY

P.O.B.
7125331.4471'
2502857.5495'

Δ=6°55'58"
R=1,088.50'
L=131.71'
T=65.94'
ChB=S83°22'07"W
CH=131.63'

APPROX 440' TO INDEPENDENCE PARKWAY

140.0'

VIRGINIA PARKWAY

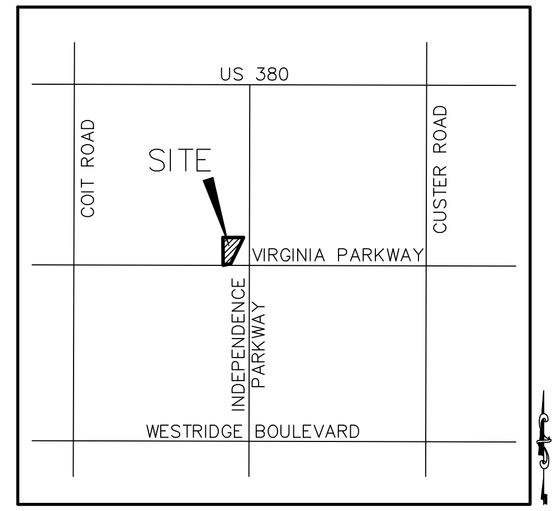
S79°57'30"W
75.16'

120.0'

VALOR POINTE – PHASE 11
THE RESERVE AT WESTRIDGE
VOL. 2013, PG. 161
P.R.C.C.T.
ZONED: "PD" PLANNED DEVELOPMENT
LAND USE: SINGLE FAMILY RESIDENTIAL

AZAAN REALTY GROUP, LLC
INST. NO. 20220001239320
ZONED: C2-LOCAL COMMERCIAL
LAND USE: UNDEVELOPED

WAY



LOCATION MAP
NOT TO SCALE

60 30 0 60 120
1" = 60' – 0"

ZONING EXHIBIT

WESTRIDGE TOWNHOMES

6.650 ACRES OUT OF THE
WILLIAM MCCARTY SURVEY, ABSTRACT NO. 575

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DR HORTON – TEXAS, LTD OWNER/DEVELOPER
4306 Miller Road (214) 607-4244
Rowlett, TX 75088
Contact: David Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 10076000

Resubmitted: November 20, 2023
Resubmitted: November 2, 2023
Resubmitted: October 26, 2023
Resubmitted: October 13, 2023
Resubmitted: September 22, 2023
Submitted: August 21, 2023

Drawing: H:\Projects\HOE340-Westridge 6.6 Acres\Phase 1\Planning\dwg\XHOE340-Zoning Exhibit Tree Plan.dwg Saved By: kpugh Save Time: 11/20/2023 10:28 AM Plotted by: kpugh Plot Date: 11/20/2023 10:29 AM

EXHIBIT D

WESTRIDGE TOWNHOMES
PLANNED DEVELOPMENT STANDARDS

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

A. Permitted Land Uses
   1. Single-family attached
   2. Duplex
   3. Triplex
   4. Quadplex
   5. Agriculture and ranching, private or wholesale
   6. Amenity center, neighborhood
   7. Country club
   8. Government facilities (city, excluding airport uses)
   9. Recreation area, private
   10. School, public, private, or parochial

B. Uses Permitted with SUP
   1. Assisted living facility
   2. Arts or culture center

C. Permitted Accessory Uses
   1. Accessory building, detached
   2. Accessory dwelling unit
   3. Accessory structure
   4. Electric vehicle charging station
   5. Home occupation
   6. Swimming pool

D. Space Limits
   1. Minimum Lot Area: 1,900 square feet
   2. Minimum Lot Width: 22 feet
   3. Minimum Lot Depth: 90 feet
   4. Minimum Front Yard Setback: 10 feet
   5. Minimum Rear Yard Setback: 20 feet
   6. Minimum Side Yard Setback (interior lot): 5 feet
   7. Minimum Side Yard Setback (corner lot): 10 feet
   8. Maximum Height: 35 feet

E. Site and Development Standards
   1. Landscaping:
      a) One Ornamental Tree shall be planted in the front yard of each lot.
      b) One canopy tree per lot shall be provided in the common areas of the development.

EXHIBIT D

c) Evergreen shrubs (for acceptable screening 6’ or greater) shall be planted 3ft in height at planting and 3ft on center adjacent to the site’s western property line.