

Property Owner Notification Map

ZONE2025-0005

0 190 380 Feet



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EXHIBIT B

ZONING EXHIBIT
1271 OLD MILL ROAD
MCKINEAST, LLC TRACT IN INST NO. 20211103002249110
FRANCIS T DUFFAU SURVEY, ABSTRACT NO. 287
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a 10.663 acre (464,470 square foot) tract of land situated in the Francis T Duffau Survey, Abstract Number 287, Collin County, Texas, same being the land conveyed to McKinEast, LLC by deed recorded in Instrument No. 20211103002249110 Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and including all of Lot 1, Block A of Banister Addition, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Cabinet C, Page 111 Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner at the intersection of the west line of Country Lane 650/Airport Drive (a variable width public right-of-way) and the northeast line of Old Mill Road (a variable width public right-of-way), said rod being the southeast corner of said McKinEast, LLC tract;

THENCE North 76°30'12" West, along said northeast line of Old Mill Road for a distance of 327.50 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the southeast corner of aforementioned Lot 1 (Banister Addition);

THENCE North 72°44'56" West, continuing along said northeast line of Old Mill Road for a distance of 281.90 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the southernmost southwest corner of said Lot 1 (Banister Addition) and the southeast corner of a tract of land conveyed to Marion Richard & Mary Scalf by deeds recorded in Instrument Numbers 20100714000720130 & 20100714000720140 O.P.R.C.C.T.;

THENCE North 01°24'19" East, departing said northeast line of Old Mill Road and along the east line of said Scalf tract for a distance of 426.35 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the northeast corner of said Scalf tract and an inner-el corner of said Lot 1 (Banister Addition);

THENCE South 89°49'35" West, along the north line of said Scalf tract for a distance of 328.54 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner in the west line of a tract of land conveyed to Antonio Santana & Teresa Guerrero by General Warranty Deed recorded in Instrument Number 20071219001679890 O.P.R.C.C.T. and the northernmost southwest corner of said Lot 1 (Banister Addition);

THENCE North 01°53'56" East, along the east line of said Guerrero tract, passing its northeast corner and the southeast corner of a tract of land conveyed to Jimmy & Susan K Montgomery by Warranty Deed recorded in Instrument Number 20121204001545850 O.P.R.C.C.T., continuing for a total distance of 239.70 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found for corner, said rod being the southwest corner of Lot 1, Block A of McKinney Airport Center Addition, an addition to the City of McKinney according to the plat recorded in Cabinet 2021, Page 771 P.R.C.C.T.;

THENCE EAST, along the south line of said Lot 1 (McKinney Airport Center Addition) for a distance of 594.44 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the northwest corner of a tract of land conveyed to Steven Noskin by deed recorded in Instrument No. 2024000105266 O.P.R.C.C.T. and the northeast corner of aforementioned Lot 1 (Banister Addition);

THENCE South 01°09'17" West, along the west line of said Noskin tract for a distance of 175.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the southwest corner of said Noskin tract, said rod also being in the east line of said Lot 1 (Banister Addition) and a northeast corner of aforementioned McKinEast, LLC tract;

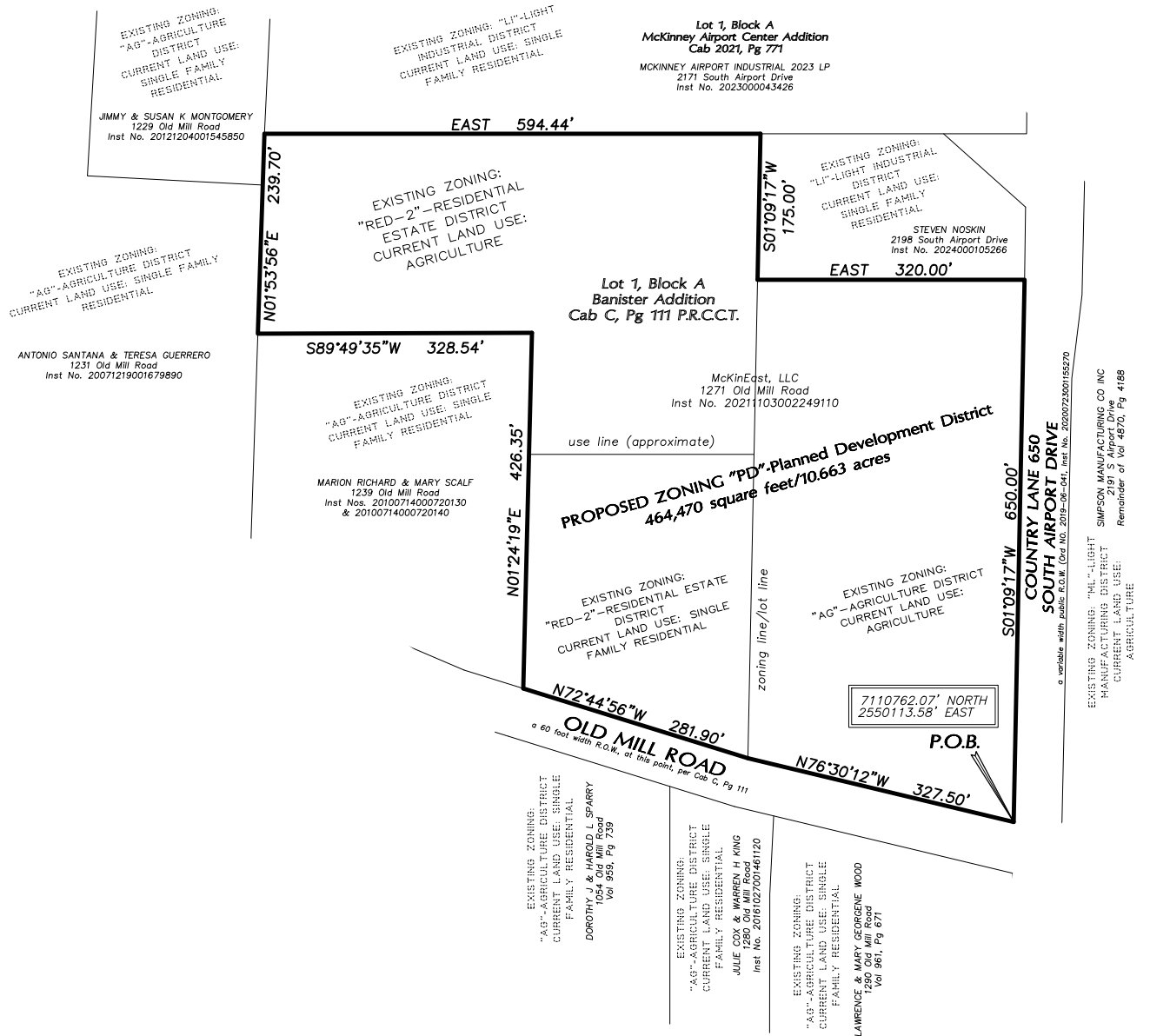
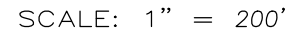
THENCE EAST, along the south line of said Noskin tract for a distance of 320.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner in the aforementioned west line of Country Lane 650/Airport Drive, said rod being the southeast corner of said Noskin tract and a northeast corner of said McKinEast, LLC tract;

THENCE South 01°09'17" West, along said west line of Country Lane 650/Airport Drive for a distance of 650.00 feet to the POINT OF BEGINNING and containing 10.663 acres, or 464,470 square feet of land, more or less.

EXHIBIT C

1271 OLD MILL ROAD

MCKINEAST, LLC TRACT IN INST NO. 20211103002249110
FRANCIS T DUFFAU SURVEY, ABSTRACT NO. 287
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



Subject Boundary prepared in 2021 for survey. Property configurations across all streets are per record information.

Coordinate information per Earthpoint & Google Earth

April 14, 2025
Project No. 21044

sheet 2 of 2



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EXHIBIT D

Development Regulations

The subject property (the "Property") shall be zoned to "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.

Space Standards

- Min. Lot Area: 0
- Min. Lot Width: 50
- Min. Lot Depth: 0
- Min. Front Yard: 20
- Min. Rear Yard: 0
- Min. Side Yard: 0
- Maximum Height: 45'
- When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):
 - 1 Story: 30 feet
 - 2 Stories: 50 feet
 - 3 or More Stories: 2 feet of setback for every foot of non-residential building height.

Exceptional Qualities

- Increased landscaping buffer along Old Mill Rd to 30'.
- Enhanced security via gated access after operating hours.
- 10' tall screening device along all property lines constructed of wrought iron or tubular steel with tall evergreen screening shrubs.

EXHIBIT D

Permitted Land Uses

P = Permitted use C = Add'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use	Planned Development Uses
Residential Uses	
Single-family detached	
Single-family attached	
Duplex	
Triplex	
Quadplex	
Manufactured home	
Multi-family, cottage	
Multi-family, traditional	
Independent living	
Group Living	
Assisted living facility	
Community care home	
Community care facility	P
Community transition facility	<u>S</u>
Crisis support home	
Crisis support facility	P
Displacement shelter	<u>S</u>
Non-Residential Uses	
Agricultural and ranching, private or wholesale	P
Agricultural and ranching, retail	P
Airport, heliport, landing field, and aircraft hangar	
Airport terminal	
Amenity center, neighborhood	
Animal care and services, indoor only	P
Animal care and services, outdoor area	P
Animal care and services, outdoor boarding	P
Arts or cultural center	P
Auto, motorcycle, truck, or boat, rental or sales	<u>S</u>
Banks and financial services	P
Batch plant	
Body art studio	P
Car wash	P
Cemetery	
Civic club or fraternal organization	P
Clinic, medical or dental	P
College or university	P
Commercial entertainment, indoor	P
Commercial entertainment, outdoor	P
Commercial laundry	P
Community garden	<u>C</u>
Contractor's yard	<u>S</u>
Cottage industrial	<u>C</u>
Country club	<u>C</u>
Data center	P
Day care center	<u>C</u>
Dirt or topsoil extraction, sand or gravel mining or storage	<u>S</u>
Dispatch office	<u>C</u>

EXHIBIT D

Electric vehicle charging facility	<u>C</u>
Fairgrounds or rodeo grounds	P
Farmers' market, permanent	P
Food and beverage processing	P
Fuel sales, passenger vehicles	<u>C</u>
Fuel sales, truck	<u>S</u>
Funeral home or mortuary	P
Government facilities (city, excluding airport uses)	P
Government or public facility (non-city)	<u>C</u>
Greenhouse or plant nursery	P
Gun range, indoor	P
Gun range, outdoor	
Gym or fitness studio	P
Heavy machinery, rental, sales, and storage	<u>S</u>
Hospital	P
Hotel or motel	P
Impound lot or yard	P
Junk or salvage yard	
Livestock auction	P
Manufacturing, heavy	
Manufacturing, light	P
Microbrewery, distillery, winery or cidery	P
Motor freight terminal	P
Office showroom/warehouse	P
Office	P
Parking garage or lot, paid or private	P
Pawn shop	P
Personal service	P
Power plant or electrical generating station	P
Radio or TV broadcast station	P
Railroad freight terminal	P
Reception or event center, indoor	P
Reception or event center outdoor	P
Recreation area, private	P
Recreational vehicles, rental or sales	<u>S</u>
Recycling facility	<u>C</u>
Refining or storage of petroleum, natural gas, butane, or propane	
Religious assembly	<u>C</u>
Restaurant, brew pub	<u>C</u>
Restaurant, carry out and delivery only	P
Restaurant, dine-in	<u>C</u>
Restaurant, drive-in or drive-through	<u>C</u>
Retail sales	<u>C</u>
Sanitary landfill	
School, business or trade	P
School, public, private or parochial	P
Self-storage	P
Solar farm	P
Stable, commercial	<u>C</u>
Stockyard or slaughterhouse	
Storage, automobile	P
Storage, boat, truck, or recreational vehicle	P
Traders' village	

EXHIBIT D

Transportation station	S
Truck stop	
Utility substation	S
Vehicle repair, major	P
Vehicle repair, minor	P
Warehouse	P
Water or wastewater treatment plant	
Accessory Uses	
<i>Note: for all allowed accessory uses, specific requirements shall apply; see section 205G.</i>	
Accessory building, detached	
Accessory dwelling unit	
Accessory structure	
Caretaker's or watchman's quarters	A
Drone delivery	A
Electric vehicle charging station	A
Helistop	A
Home occupation	
Outdoor storage	A
Swimming pool	
Temporary Uses	
<i>Note: for all allowed Temporary uses, specific requirements shall apply; see section 205H.</i>	
Batch plant (outdoor), temporary	I
Construction field office	I
Model home	
Portable storage container	
Religious or philanthropic uses	I
Seasonal sales	I
Warming station	I
Special Uses	
Bed & breakfast	
Donation collection container	A
Food truck courts	C
Food truck operation sites	C
Oil and natural gas well drilling and operations	
Private club	S
Sexually-oriented business	
Telecommunication Structure, High Rise	S
Telecommunication Structure, Low Rise	C
Telecommunication Structure, Stealth	C
Wind energy conversion system (WECS)	C