

NO. 1770

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT APPROXIMATELY 1,012.419 ACRES OF LAND IN THE MERIDAY ASHLOCK, GEORGE CRUTCHFIELD, JOHN CRUTCHFIELD, J.M. FELAND, M. TUCKER AND B.P. WORLEY SURVEYS, LOCATED ON THE NORTH SIDE OF U.S. 380, SOUTH, NORTH AND WEST OF WILSON CREEK AND NORTH OF STONEBRIDGE RANCH, IS ZONED PLANNED DEVELOPMENT; ADOPTING PLANNED DEVELOPMENT REGULATIONS FOR THE DEVELOPMENT OF SUCH TRACT; PROVIDING FOR NO VESTED INTEREST IN THE PLANNED DEVELOPMENT REGULATIONS; PROVIDING FOR AMENDMENT OF THE PLANNED DEVELOPMENT REGULATIONS; 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.

THAT WHEREAS, the owner or owners of approximately 1,012.419 acres of land located in the Meriday Ashlock, George Crutchfield, John Crutchfield, J.M. Feland, M. Tucker and B.P. Worley Surveys located on the north side of U.S. 380, south, north and west of Wilson Creek and north of Stonebridge Ranch, have petitioned the City of McKinney to zone such parcel of land "Planned Development" 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 Planned Development Zoning Regulations as provided for in Ordinance No. 1270 attached hereto and marked Exhibit "B".

WHEREAS, after due notice of the requested zoning changes 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, the City Council is of the opinion that such zoning change should be made and that the hereinafter referenced Planned Development Zoning 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.

SECTION II: That the Planned Development Zoning Regulations attached hereto as Exhibit "B", showing the approximate land uses for said Planned Development, are hereby adopted for the permitted uses, as such uses are defined in the Planned Development Zoning Regulations, and shown therein.

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

SECTION IV: That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development Zoning Regulations, or any Ordinance appended to or referenced in the Planned Development Zoning 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 V: If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision 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 are declared to be severable.

SECTION VI: It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefor, 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 VII: 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 19th day of January, 1988.

CORRECTLY ENROLLED:

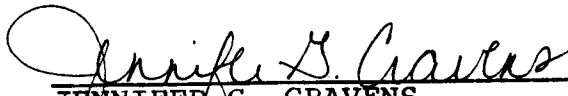

JENNIFER G. CRAVENS
CITY SECRETARY

EXHIBIT "A"
PROPERTY DESCRIPTION

Situated in Collin County, Texas in the Joseph Crutchfield Survey Abstract No. 203 and being a resurvey of all of a 124.66 acre tract as described in a deed from Mamie Griffis to Jimmie Dane Griffis Lackey and recorded in Volume 819, Page 522 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at a 3/8" iron pin found at the Southwest corner of the said 124.66 acre tract. Said iron pin also being in the West line of the Joseph Crutchfield Survey Abstract No. 203 and center line of County Road No. 124.

THENCE North 01°01'33" West, with said survey line and West line of said tract a distance of 4164.97 feet to a 3/4" iron pin found in the centerline of County Road No. 123.

THENCE North 89°13'40" East, with North line of said tract and the North line of Joseph Crutchfield Survey Abstract No. 203 and in the center line of County Road No. 123 a distance of 1173.00 feet to a 1/2" iron pin set for a corner.

THENCE South 00°20'12" East, with East line of the said tract a distance of 1847.57 feet to a fence post for a corner.

THENCE South 15°48'42" East, with the East line of said tract a distance of 1167.75 feet to the center of a 14" diameter Pecan tree marked with an X on the West side.

THENCE South 01°11'39" East, with East line of said tract a distance of 988.97 feet to a corner fence post.

THENCE South 19°55'02" West, with East line of said tract a distance of 790.90 feet to a 3/8" iron pin found in the Southeast corner of the said tract and centerline of County Road No. 124.

THENCE in a Westerly direction with the South line of said tract and centerline of County Road No. 124 as follows:

North 39°01'44" West, 193.58 feet;
North 47°38'32" West, 190.10 feet.
North 44°07'51" West, 211.61 feet;
North 43°20'07" West, 30.38 feet;
North 57°51'15" West, 85.18 feet;
North 67°11'01" West, 170.62 feet;
South 85°33'17" West, 111.08 feet;
South 85°31'02" West, 409.10 feet to the PLACE OF BEGINNING and containing 126.47 acres of land.

PROPERTY DESCRIPTION

FIELD NOTES of a 136.85 acre tract or parcel of land lying and being situated in the John Crutchfield Survey, Abstract No. 206, and the B.P. Worley Survey, Abstract No. 995, Collin County, Texas, and being all of the 145 acre tract of land described by the Deed recorded in Volume 426, Page 354, FIRST TRACT, of the Deed Records of Collin County, Texas, and a portion of the 5 Acre tract of land described by the Deed recorded in Volume 426, Page 354 SECOND TRACT, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a fence corner post found for the most Northerly Northeast corner of the beforementioned 145 acre tract;

THENCE South $09^{\circ}20'53''$ East with an old fence line for a distance of 186.47 feet to a fence post found for corner;

THENCE North $82^{\circ}09'32''$ East with an old fence line, crossing County Road No. 124, and passing a fence post found for reference at 370.73 feet, in all, a total distance of 461.29 feet and corner in the middle of Spring Branch;

THENCE with the middle of Spring Branch as follows:

South $07^{\circ}41'27''$ West for a distance of 38.60 feet and corner;
South $36^{\circ}51'44''$ East for a distance of 234.87 feet and corner;
South $41^{\circ}14'11''$ West for a distance of 56.24 feet and corner;
South $37^{\circ}20'26''$ East for a distance of 131.59 feet and corner;
South $56^{\circ}09'51''$ East for a distance of 125.93 feet and corner;
South $56^{\circ}47'44''$ East for a distance of 37.07 feet and corner;
South $26^{\circ}11'48''$ East for a distance of 120.38 feet and corner;
South $80^{\circ}00'09''$ East for a distance of 88.33 feet and corner;
South $50^{\circ}29'27''$ East for a distance of 72.54 feet and corner;
South $47^{\circ}38'40''$ East for a distance of 134.64 feet and corner;
South $52^{\circ}18'49''$ East for a distance of 116.54 feet and corner;
South $74^{\circ}07'41''$ East for a distance of 159.28 feet and corner;
South $47^{\circ}07'36''$ East for a distance of 129.71 feet and corner;
North $73^{\circ}53'15''$ East for a distance of 80.92 feet and corner;
South $80^{\circ}09'22''$ East for a distance of 89.23 feet and corner;
South $41^{\circ}44'30''$ East for a distance of 145.15 feet and corner;
South $23^{\circ}33'21''$ East for a distance of 53.53 feet and corner;
South $27^{\circ}10'01''$ East for a distance of 75.58 feet and corner;
South $71^{\circ}35'17''$ East for a distance of 135.72 feet and corner;
South $18^{\circ}18'09''$ East for a distance of 77.13 feet and corner;
South $16^{\circ}07'19''$ East for a distance of 111.95 feet and corner;
South $08^{\circ}22'19''$ West for a distance of 81.60 feet and corner;
South $30^{\circ}07'41''$ East for a distance of 151.78 feet and corner;
South $02^{\circ}20'10''$ East for a distance of 499.68 feet and corner;
South $30^{\circ}27'09''$ West for a distance of 63.03 feet and corner;

THENCE North 67°50'42" West with the South line of the beforementioned 145 acre tract and an old fence line, passing an iron rod set in the base of a 9" Hackberry tree for reference at 54.94 feet, in all, a total distance of 1350.07 feet to a 3/8" iron rod found for corner;

THENCE South 51°12'29" West with the South line of the beforementioned 145 acre tract and an old fence line for a distance of 1579.66 feet to a Bois d' Arc post found for corner, said post being in the North line of the beforementioned 5 acre tract;

THENCE North 89°10'00" East with the North line of the beforementioned 5 acre tract for a distance of 307.50 feet to a 5/8" iron rod set for corner;

THENCE South 01°00'00" West with the East line of the beforementioned 5 acre tract, passing a 5/8" iron rod set for reference at 369.41 feet, in all, a total distance of 409.41 feet and corner in the middle of Wilson Creek;

THENCE with the middle of Wilson Creek as follows:

North 61°30'59" West for a distance of 183.05 feet and corner;
North 43°39'01" West for a distance of 67.30 feet and corner;
North 32°36'36" West for a distance of 613.09 feet and corner;
North 15°10'55" West for a distance of 460.55 feet and corner;
North 17°05'34" West for a distance of 470.51 feet and corner;
North 08°56'48" West for a distance of 226.49 feet and corner;
North 29°10'18" West for a distance of 279.70 feet and corner;
North 58°55'40" West for a distance of 285.57 feet and corner;
North 82°54'41" West for a distance of 250.18 feet and corner;
North 65°23'27" West for a distance of 349.63 feet and corner;
North 78°43'32" West for a distance of 150.02 feet and corner in the intersection of a small ravine and Wilson Creek;

THENCE with the middle of the beforementioned small ravine as follows:

North 46°58'26" West for a distance of 145.33 feet and corner;
North 22°52'55" West for a distance of 76.14 feet and corner;
North 41°25'34" West for a distance of 73.22 feet and corner;
North 40°53'04" East for a distance of 88.55 feet and corner;
North 87°53'56" West for a distance of 81.22 feet and corner;
North 16°21'00" West for a distance of 115.36 feet and corner;
South 89°34'58" East for a distance of 66.64 feet and corner;
North 12°12'46" West for a distance of 33.21 feet and corner;

THENCE North 81°41'28" East with the North line of the beforementioned 145 acre tract and an old fence line, passing a fence post at the end of said old fence line at 42.68 feet, in all, a total distance of 2319.51 feet to the PLACE OF BEGINNING and containing 136.85 gross acres of land, of which 26.0 acres lies within the 100 year flood plain as defined by the Federal Emergency Management Agency Flood Insurance Rate Map. Community Panel No. 480130 0255B, dated March 16, 1981, said Floodplain being designated as zone A and 1.63 acres lies within County Road No. 124 and 3.17 acres lies within the easements for this property, leaving 106.05 net acres of land, more or less.

PROPERTY DESCRIPTION

SITUATED in Collin County, Texas, and being a part of the J.M. Feland Survey, Abstract No. 322, and being part of the M. Tucker Survey, Abstract No. 904, and being part of the Meriday Ashlock Survey, Abstract No. 20 and being a part of the George Crutchfield Survey, Abstract No. 204, and being all of a 75.131 acre tract as described in a deed from the Collin County National Bank to Curtis Baker recorded in Volume 1135, page 149 of the Collin County Deed Records and all of an 87.449 acre tract as described in a deed from the Collin County National Bank to Curtis Baker recorded in Volume 1135, page 157 of the Collin County Deed Records and all of a 7.197 acre tract as described in a deed from George Marion Cameron to Curtis Baker recorded in Volume 1155, page 604 of the Collin County Deed Records and all of a 7.409 acre tract as described in a deed from James S. Mahon to Curtis Baker recorded in Volume 1845, page 101 of the Collin County Deed Records and all of a 5.370 acre tract as described in a deed from Robert C. Sneed to Curtis Baker dated January 14, 1985, and all of a 135.897 acre tract as described in a deed from Phillip G. Baker to Curtis Baker recorded in Volume 1479, page 648 of the Collin County Deed Records and all of 46.502 acre tract as described in a deed from Clara Wheat Parish to Curtis A. Baker recorded in Volume 1290, page 303 of the Collin County Deed Records and all of a 23.142 acre tract as described in a Lease and Option to Purchase from Tommy Wade to Curtis A. Baker recorded in Volume 1952, page 697 of the Collin County Deed Records and all of a 1.999 acre tract as described in a deed from Billy M. Moore to Curtis A. Baker recorded in Volume 1982, page 245 of the Collin County Deed Records and all of a 2.00 acre tract as described in a deed from Leslie Box et ux to Wilbur J. Cutchshaw et ux recorded in Volume 906, page 49 of the Collin County Deed Records and all of a 9.437 acre tract as described in a deed from Roland Wade Feemster to Curtis A. Baker recorded in Volume 1972, page 712 of the Collin County Deed Records and all of a 110.606 acre tract as described in a deed from Hammond-Williams to Curtis A. Baker recorded in Volume 1751, page 225 of the Collin County Deed Records and being more fully described as follows.

BEGINNING at an iron stake in the southwest corner of the said 110.606 acre tract in the north R.O.W. line of U.S. Hwy 380.

THENCE North 06 deg 37 min 05 sec East, 506.83 feet to an iron stake.

THENCE North 04 deg 37 min 53 sec East, 433.32 feet to an iron stake.

THENCE North 00 deg 30 min 41 sec East, 393.40 feet to an iron stake.

THENCE North 89 deg 29 min 04 sec West, 373.75 feet to a stake in the center of a branch along the west side of the said 110.606 acre tract.

THENCE in a northerly direction downstream with the center line meanders of the said branch as follows.

North 19 deg 05 min 58 sec East, 406.20 feet;
North 04 deg 33 min 26 sec East, 718.77 feet;
North 15 deg 39 min 41 sec East, 598.93 feet;
North 57 deg 50 min 02 sec East, 427.38 feet;
North 35 deg 51 min 30 sec East, 135.99 feet;
North 44 deg 49 min 34 sec West, 74.10 feet;

North 86 deg 27 min 04 sec East, 90.17 feet;
North 18 deg 55 min 27 sec East, 106.61 feet;
North 20 deg 15 min 16 sec West, 152.30 feet;
North 11 deg 46 min 38 sec East, 284.21 feet;
North 36 deg 08 min 56 sec West, 256.73 feet;
North 20 deg 34 min 49 sec East, 27.00 feet;
South 72 deg 17 min 12 sec East, 96.42 feet;
North 02 deg 09 min 56 sec East, 130.79 feet to
a stake at the intersection of said branch with the
center line of Wilson Creek.

THENCE in a southeasterly direction downstream with
center line meanders of the said creek as follows:

North 11 deg 41 min 52 sec East, 66.28 feet;
North 14 deg 55 min 08 sec East, 308.96 feet;
North 65 deg 57 min 17 sec East, 269.71 feet;
South 83 deg 19 min 33 sec East, 164.46 feet;
South 76 deg 33 min 12 sec East, 243.04 feet;
South 65 deg 47 min 39 sec East, 204.28 feet;
North 80 deg 31 min 24 sec East, 182.62 feet;
North 76 deg 01 min 25 sec East, 624.59 feet;
South 03 deg 18 min 00 sec West, 397.46 feet;
South 65 deg 43 min 59 sec East, 701.09 feet;
South 46 deg 15 min 26 sec East, 741.00 feet;
South 44 deg 24 min 05 sec East, 375.71 feet;
South 69 deg 48 min 43 sec East, 461.38 feet;
South 20 deg 22 min 17 sec East, 338.84 feet;
South 52 deg 39 min 26 sec East, 100.77 feet;
South 35 deg 26 min 00 sec East, 256.50 feet;
South 82 deg 37 min 00 sec East, 108.30 feet;
South 33 deg 25 min 00 sec East, 371.00 feet;
South 77 deg 33 min 00 sec East, 157.10 feet;
South 41 deg 51 min 03 sec East, 206.42 feet to
a stake in the southwest corner of the 7.409 acre
tract.

THENCE North 02 deg 03 min 08 sec West with the West
line of the said tract, 432.48 feet to an iron stake at
the northwest corner thereof.

THENCE North 89 deg 39 min 44 sec East with the North
line of the said tract a distance of 527.45 feet to an
iron stake in the northeast corner thereof.

THENCE South 00 deg 01 min 47 sec East with the east
line of the said tract a distance of 846.29 feet to a
stake in the southeast corner thereof. Said stake being
the center line of Wilson Creek.

THENCE in a southeasterly direction downstream with
the center line meanders of the said creek as follows.

South 54 deg 42 min 32 sec East, 47.59 feet;
North 84 deg 23 min 00 sec East, 135.60 feet;
North 59 deg 08 min 00 sec East, 372.50 feet;
South 84 deg 29 min 00 sec East, 244.00 feet;
South 71 deg 23 min 00 sec East, 294.50 feet;
South 49 deg 06 min 00 sec East, 273.30 feet;
South 29 deg 43 min 00 sec East, 244.30 feet;
South 04 deg 55 min 00 sec East, 382.00 feet;
South 46 deg 11 min 00 sec East, 500.70 feet;
South 82 deg 51 min 00 sec East, 325.20 feet;
South 19 deg 04 min 00 sec East, 383.20 feet;
South 61 deg 19 min 00 sec East, 446.10 feet to
a stake in the North ROW line of U.S. Hwy 380.

THENCE South 87 deg 33 min 00 sec West with ROW,
384.20 feet to a ROW Marker.

THENCE South 76 deg 13 min 00 sec West with ROW,
203.60 feet to a ROW Marker.

THENCE South 87 deg 19 min 01 sec West with ROW,
830.17 feet to a ROW Marker. Said marker being the
beginning of a curve to the right with a central angle of
08 deg 53 min 55 sec and an arc distance of 885.00 feet
and a radius of 5698.29 feet;

THENCE in a westerly direction following said curve an arc distance of 885.00 feet to a ROW Marker at end of said curve.

THENCE North 82 deg 25 min 12 sec West with ROW, 1578.08 feet to a ROW Marker.

THENCE North 81 deg 14 min 12 sec West with ROW, 103.00 feet to a ROW Marker.

THENCE North 84 deg 17 min 00 sec West with ROW, 177.04 feet to a ROW Marker.

THENCE South 86 deg 17 min 59 sec West with ROW, 101.94 feet to a ROW Marker. Said marker being the beginning of a curve to the left with a central angle of 06 deg 14 min 33 sec and an arc distance of 633.92 feet and a radius of 5818.29 feet.

THENCE in a westerly direction with the said curve an arc distance of 633.92 feet to a ROW Marker at end of said curve.

THENCE North 46 deg 05 min 07 sec West with ROW, 170.97 feet to an iron stake.

THENCE South 42 deg 56 min 27 sec West with ROW; 140.34 feet to a ROW Marker.

THENCE South 88 deg 22 min 03 sec West with ROW, 878.10 feet to a marker.

THENCE North 41 deg 21 min 57 sec West with ROW, 132.50 feet to a marker.

THENCE South 75 deg 36 min 03 sec West with ROW, 171.00 feet to a marker.

THENCE South 62 deg 16 min 03 sec West with ROW, 130.80 feet to a marker.

THENCE South 84 deg 02 min 44 sec West with ROW, 140.97 feet to an iron stake in the southwest corner of the said 46.502 acre tract.

THENCE North 01 deg 10 min 44 sec West with West line of said tract a distance of 1387.87 feet to an iron stake in the northwest corner of the said tract.

THENCE North 00 deg 37 min 45 sec West, 67.84 feet to an iron stake in an inner corner of the said 23.142 acre tract.

THENCE South 87 deg 56 min 48 sec West with a South line of the said tract a distance of 721.85 feet to an iron stake in the center of a small branch.

THENCE in a southerly direction upstream with the center line meanders of the said branch as follows.

South 46 deg 24 min 57 sec West, 27.77 feet;
South 28 deg 44 min 54 sec West, 84.43 feet;
South 02 deg 10 min 20 sec East, 160.16 feet;
South 33 deg 24 min 27 sec West, 166.62 feet;
South 03 deg 32 min 50 sec East, 53.07 feet;
South 32 deg 17 min 11 sec West, 80.95 feet;
South 11 deg 20 min 27 sec West, 111.57 feet;
South 24 deg 25 min 17 sec West, 68.98 feet;
South 74 deg 37 min 55 sec West, 38.41 feet;
South 05 deg 43 min 21 sec West, 28.90 feet;
South 67 deg 14 min 53 sec West, 78.20 feet;
South 49 deg 20 min 40 sec West, 79.60 feet;
South 60 deg 43 min 51 sec West, 66.78 feet;
South 56 deg 01 min 31 sec West, 142.79 feet;
South 40 deg 32 min 22 sec West, 31.00 feet;
South 46 deg 19 min 36 sec West, 84.34 feet to a

stake in the North line of the said 9.437 acre tract.

THENCE North 89 deg 44 min 06 sec East a distance of 1020.47 feet to an iron stake in the northeast corner of the said 1.999 acre tract.

THENCE South 01 deg 41 min 12 sec East, 466.14 feet to an iron stake in the southeast corner of the said 1.999 acre tract and in the north ROW line of U.S. Hwy 380.

THENCE South 88 deg 13 min 04 sec West with ROW, 384.46 feet to an iron stake.

THENCE North 01 deg 46 min 56 sec West, 100.0 feet to an iron stake.

THENCE South 88 deg 13 min 04 sec West, 100.00 feet to an iron stake.

THENCE South 01 deg 46 min 56 sec East, 100.00 feet to an iron stake in the north ROW line of U.S. Hwy 380.

THENCE South 88 deg 13 min 04 sec West with ROW a distance of 801.51 feet to the place of beginning containing 505.911 acres of land.

LESS AND EXCEPT the following described property:

SITUATED in Collin County, Texas, in the George Crutchfield Survey, Abstract No. 204, and being a resurvey of all of a 2.00 acre tract described in a deed from Leslie Box et ux to Wilbur J. Cutchshaw et ux recorded in Volume 906, page 49 of the Collin County Deed Records, and being more fully described as follows:

BEGINNING at an iron stake in the Southeast corner of the said tract in the North right of way line of U.S. Highway No. 380.

THENCE North 02 deg 25 min 50 sec West, with East line of tract 471.61 feet to an iron stake in the Northeast corner thereof.

THENCE South 88 deg 48 min 39 sec West, with North line of tract 183.20 feet to a stake in the Northwest corner thereof.

THENCE South 02 deg 25 min 32 sec East, with West line of tract 475.21 feet to a stake in the Southwest corner thereof. Said stake being in the North right of way line of U.S. Highway 380.

THENCE North 87 deg 41 min 10 sec East, with South line of tract 183.20 feet to the place of beginning containing 1.991 acres of land.

LEAVING A NET OF 503.92 ACRES, MORE OR LESS.

EXHIBIT "A"
PROPERTY DESCRIPTION

DESCRIPTION of 245.179 acres of land

SITUATED in Collin County, Texas in the John Crutchfield Survey, Abstract No. 206 and in the George Crutchfield Survey, Abstract No. 204 and being a resurvey of two tracts, the 156.20 acre tract described in a Deed from Tom J. Griffis and wife, Helen R. Griffis to Joseph Y. Reed and wife, Kathryn Reed dated January 26, 1962 and recorded in Volume 592, Page 393 of the Collin County Deed Records; and the 84.56 acre tract described in a deed from Walter F. Hamm and wife Cora Etta Hamm to Joseph Y. Reed and wife Kathryn Reed dated April 19, 1963 and recorded in Volume 615, Page 539 of the Collin County Deed Records, LESS the 1.033 acre tract described in a Deed from Dr. Joseph Y. Reed to Jerry Lee Harpole, et ux, Martha Jane Harpole dated October 23, 1970 and recorded in Volume 768, Page 569 of the Collin County Deed Records and being described by metes and bounds as follows, to-wit:

BEGINNING at an Iron pin set in the center of an East-West rock road at the Northeast corner of said John Crutchfield Survey, Abstract No. 206, same being the Northeast corner of said 156.20 acre tract at the extension of an established fence from the South;

THENCE Southerly with the East line of said John Crutchfield Survey and with said established fence and with the East line of said 156.20 acre tract as follows:

South 0°27' West, 1162.1 feet; South 0°37' West 338.0 feet;
South 0°09' West 1342.4 feet; South 0°48' East 457.0 feet;
South 1°39' East 49.6 feet; South 0°17' West 237.0 feet;
South 0°14' West 574.7 feet to an iron pin set in the center of an East-West rock road at the Southeast corner of said 156.20 acre tract for a corner; said corner being hereby designated as Point "A":

THENCE South 80°00' East 8.1 feet with the center of said rock road to an iron pin set at the extension of an established fence from the South;

THENCE Southerly with said established fence as follows:

South 0°18' East 323.8 feet; South 3°43' West 64.0 feet;
South 3°46' East 70.2 feet; South 0°10' East 72.0 feet;
South 1°27' West 94.0 feet; South 0°35' East 210.1 feet;
South 2°27' East 30.7 feet; South 0°36' East 103.4 feet;

South 0°14' East 163.0 feet; South 1°06' West 104.1 feet;
South 3°44' West 48.7 feet; South 0°22' East 73.3 feet to a 12" Elm
Tree;

THENCE SOUTH passing an iron pin set at 110.0 feet and continuing in all
172.0 feet to a point in the center of Wilson Creek for a corner;

THENCE Westerly up the center of Wilson Creek with its meanders as
follows:

South 72°07' West 30.4 feet; South 82°19' West 104.9 feet;
North 69°00' West 303.0 feet; North 72°02' West 240.8 feet;
South 86°25' West 78.9 feet; South 70°15' West 353.4 feet;
South 25°40' West 105.0 feet; South 9°27' West 214.0 feet;
South 44°56' West 128.2 feet; South 58°15' West 193.8 feet;
North 70°10' West 252.0 feet; North 54°10' West 57.5 feet;
North 67°47' West 262.0 feet; South 66°41' West 102.4 feet;
North 88°57' West, 261.0 feet; North 46°57' West 364.2 feet;
North 88°20' West 166.3 feet; North 83°43' West 34.5 feet to a point in
the East line of the B.P. Worley Survey, Abstract No. 995 and in the
West line of said George Crutchfield Survey, Abstract No. 204:

THENCE North 1°00' East passing an iron pin set at 55 feet and continuing
in all 430.3 feet to an iron pin set beside an old corner post at the
Northeast corner of said Worley survey and the Northwest corner of said
George Crutchfield survey for a corner;

THENCE South 89°10' West 307.5 feet through a wooded area and with the
North line of said Worley survey and with the South line of said John
Crutchfield survey, Abstract No. 206 to an iron pin set under an
established fence at the most Westerly Southwest corner of said 84.56
acre tract for a corner;

THENCE Northeasterly with the Northwest line of said 84.56 acre tract and
with an established fence as follows:

North 52°10' East 142.5 feet; North 51°29' East 146.1 feet;
North 51°02' East 313.4 feet; North 51°23' East 287.8 feet;
North 51°19' East 300.1 feet; North 50°40' East 378.7 feet to an iron
pin set beside a corner post at a North corner of said 84.56 acre tract
for a corner;

THENCE Southeasterly with a Northeast line of said 84.56 acre tract and
with an established fence as follows:

South 67°43' East 650.4 feet; South 67°55' East 524.6 feet;

South 67°47' East passing an iron pin driven in the base of a 12" Hackberry tree at 110.6 feet and continuing in all 166.6 feet to the center of a deep branch flowing from the North for a corner; same being an ELL corner of said 84.56 acre tract;

THENCE Northerly with the West line of said 84.56 acre tract and said 156.20 acre tract and up the center of said branch with its meanders in Northings, 4830.4 feet and in Westings, 1325.8 feet to an iron pin set over the center of a culvert in the center of an East-West rock road at the Northwest corner of said 156.20 acre tract for a corner;

THENCE South 89°27' East 1904.4 feet with the North line of said John Crutchfield survey and with the North line of said 156.20 acre tract and with the center of said rock road to the PLACE OF BEGINNING and containing 246.215 acres of land, LESS and except 1.036 acres of land being a resurvey of said 1.033 acre tract and being described by metes and bounds as follows:

COMMENCING at the iron pin designated as Point "A" hereinabove; THENCE North 72°54' West 280.5 feet to an iron pin set on the South side of a cross tie post for a PLACE OF BEGINNING;

THENCE South 10°14' West 99.8 feet crossing the Southeast corner of a garden to an iron pin set in an East-West fence for a corner;

THENCE North 89°45' West 123.6 feet with said fence to an iron pin set beside a corner post for a corner;

THENCE North 1°16' West 317.6 feet with an established fence for approximately 150 feet and continuing with a new fence to an iron pin set in an East-West rock road for a corner;

THENCE South 85°49' East 156.0 feet with the center of said road to an iron pin set for a corner;

THENCE South 2°00' West 208.6 feet crossing said road to the PLACE OF BEGINNING and containing 1.036 acres of land.

LEAVING a net of 245.179 acres of land.

**CUMMINGS &
PEWITT, INC.**

ORIGINAL

Engineering • Planning • Surveying

CROW / BILLINGSLEY
McKINNEY PROPERTY
1012.4 ACRE PLANNED DEVELOPMENT

ZONING REGULATIONS

JANUARY 19, 1988

1475 Richardson Drive • Suite 230 • Richardson, TX 75080 • (214) 680-0602

EXHIBIT "B"

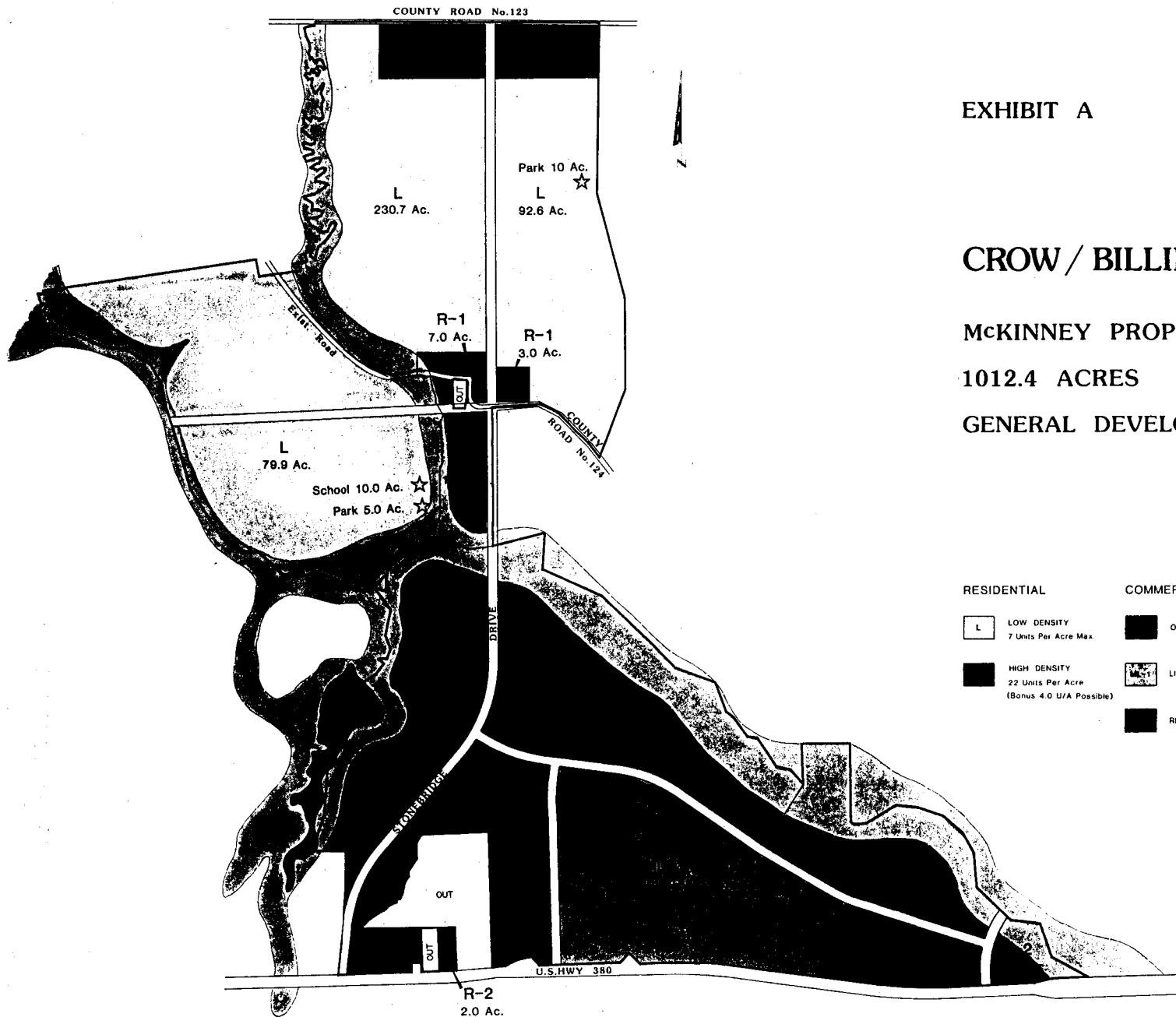
EXHIBIT A

CROW / BILLINGSLEY

McKINNEY PROPERTY

1012.4 ACRES

GENERAL DEVELOPMENT PLAN



RESIDENTIAL

L LOW DENSITY
7 Units Per Acre Max.

HIGH DENSITY
22 Units Per Acre
(Bonus 4.0 U/A Possible)

COMMERCIAL

OFFICE

LIGHT MANUFACTURING

RETAIL

GREENBELT/FLOODWAY

Rev. Jan 11, 1988

CUMMINGS & PEWITT INC.
ENGINEERING/PLANNING/SURVEYING
1200 EXECUTIVE DRIVE EAST - SUITE 315
RICHMOND, TX 75061-1214 800-0000

**CROW/BILLINGSLEY MCKINNEY PROPERTY
PLANNED DEVELOPMENT REGULATIONS**

January 19, 1988

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SECTION 1

PURPOSE AND INTENT

The purpose of this ordinance is to provide for the development of the Crow/Billingsley McKinney Property Planned Development as a coordinated, master-planned project in the City of McKinney, Texas. 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, adopted December 15, 1981, as amended. An objective of this ordinance is to be responsive to changing community needs and desires in order to function without the need for unnecessary time-consuming and costly amendments.

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 a logical and timely sequence of community and governmental review and input.

This ordinance provides for a "multiple use concept". Provisions are made for the submittal and review of projects which may contain a mix of residential, commercial, industrial, recreational and open space uses in new and 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 is provided. Consistency with the provisions and intent of the City of McKinney Zoning Ordinance is ensured through the review process contained herein.

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 Crow/Billingsley McKinney Property 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

A. INTRODUCTION

The Crow/Billingsley McKinney Property Planned Development shall be implemented through a three-stage plan review process. The first stage is the General Development Plan, which is included and approved as a part of this Ordinance. The second stage is the Concept Plan, which will be filed on each specific tract in the project, and will contain sufficient information to show that the development of that tract will conform to the General Development Plan and be compatible with the immediate surrounding area. The third and last stage is the Site Plan, which will contain all specific information required to assure that the tract's development will conform to the standards prescribed by this ordinance.

Submission of all Concept Plans and Site Plans shall be coordinated through the office of the Director of Planning for the City of McKinney.

B. GENERAL DEVELOPMENT PLAN

Included with this Planned Development Ordinance is the General Development Plan (Exhibit A) which graphically illustrates the distribution of land uses on the Property, as well as the major streets planned to serve the development. The acreages shown on this plan for each zoning district are consistent with those shown on the Statistical Summary (Exhibit B) which designates the maximum acreage to be developed for each land use type and the maximum number of dwelling units allowed in the project.

The exact alignment of the major streets, as well as the exact delineation of each land use tract, will not be determined until the site plan and platting processes, and are subject to some adjustment during site planning and engineering design. However, the General Development Plan shall be the graphic standard by which all Concept Plans and Site Plans will be judged for general conformance and consistency with the intent of this ordinance.

C. CONCEPT PLAN

The purpose of the Concept Plan is to describe the development plans for a specific tract in a graphic and written manner, so that conformance with the General Development Plan and the intent of this ordinance can be assured. The Concept Plan shall act as a preliminary site plan for a tract. The Concept Plan shall be submitted to the Director of Planning for review by the Planning Commission, which shall forward its recommendation to the City Council for approval consideration. The Concept Plan shall include the following:

1. A narrative addressing;
 - a. The type of development planned, with specific reference to the appropriate zoning district as described in Sections IV and V of this ordinance,
 - b. The acreage involved,
 - c. If residential, the number of dwelling units and projected population,
 - d. Phasing plan (if any) and timing,
 - e. Surrounding area within 200' and special plans, if any, to assure compatibility,
 - f. Landscape character and general amenities description,
 - g. Property owners' association, if any, and covenants applicable to the development,
 - h. Other information which might assist in the understanding of the proposed development,
2. A graphic plan, prepared to a scale acceptable to the Director of Planning, containing the following information;
 - a. Tract boundary and size in acres,

- b. If residential, the maximum number of dwelling units and resulting density,
- c. If non-residential, the maximum FAR and building height,
- d. General layout of collector or secondary streets,
- e. Drainage ways, wetlands, and open space areas,
- f. Water and wastewater trunk lines,
- g. Any significant physical features as identified by the City's "Site Analysis Plan" (Exhibit F),
- h. Public and private open space and/or common areas,
- i. Landscape character or concept,
- j. Setbacks, including justification for any reductions as may be permitted by this ordinance,
- k. Surrounding developments, existing or planned, within 200',
- l. For Multi-Family and Non-Residential,
 - (1.) Location of points for Ingress/egress
 - (2.) Building envelopes, i.e., area in which buildings may be located
 - (3.) Screening
 - (4.) Signage
 - (5.) Specific locations of all buildings over three stories in height, and specific locations and height of parking and other appurtenant structures two stories or over in height.
 - (6.) In districts where mixed land uses are allowed, the distribution, identification, and location of land uses

D. SITE PLAN

The site plan shall be an accurate drawing of one or more building sites showing all information required in the City of McKinney Zoning Ordinance or as such may be amended. In addition, a landscape plan consistent with the requirements of Section VII of this ordinance shall be included during the Site Plan review stage.

The Site Plan shall be submitted to the Director of Planning for review by the Planning Commission, which shall forward its recommendation to the City Council for approval consideration.

The Site Plan for a tract may be submitted and processed concurrently with the Concept Plan if, in the opinion of the Director of Planning, plans for the tract's development are of sufficient detail to meet the submission requirements for each, and both the Concept Plan and Site Plan are in substantial conformance with the General Development Plan.

E. PLATTING

In addition to the three-stage plan review process just described, this ordinance shall also be implemented through the City of McKinney subdivision and platting procedures.

1. 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 tract within the General Development Plan area. The project data to be submitted in conjunction within a tentative 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.

Flag lots are recognized as appropriate only in the SF-3 Zero lot line district, and only in a form conceptually consistent with the example shown in Exhibit C. Greenbelt noted on the General Development Plan will be dedicated for use by the City of McKinney as Open Space during platting subject to acceptance by the City Council and will carry a flood plain designation, if applicable.

2. 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.

3. 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). However, after approval of the combination Preliminary - Final Plat, the wording "Final Plat" will be stated on the document in order to conform to the filing requirements of Collin County, Texas.

SECTION III
GENERAL PROVISIONS

1. The General Development Plan for purposes of this ordinance shall show conceptual alignments of thoroughfares and general locations and delineations of land use areas within the Crow/Billingsley McKinney Property Planned Development. This General Development Plan shall be accompanied by a Statistical Summary, which establishes the maximum size (in acres) for each land use type and the maximum permitted number of dwelling units. These items are presented in Exhibits A and B, respectively.
2. Existing land uses within the Crow/Billingsley McKinney Property 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 or issues 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. Density, Coverage, and FAR calculations shall be based on the net area of the tract, that being the area of the tract not including any portion of street and/or alley right-of-way.
6. 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 all development within the Crow/Billingsley McKinney Property Planned Development .

7. Minor adjustments in the street layout and land use areas resulting from final road alignments, geotechnical or engineering refinements to the plats shall not require amendment of the General Development Plan when such adjustments are consistent with the intent of these regulations, the City Zoning Ordinance, and the maximum number of dwelling units as shown on the Statistical Summary. Such determinations shall be made in a manner consistent with provisions of the Implementation & Development Processing Procedures Section contained herein.
8. A Concept Plan and/or Site Plan may be amended by submitting a Revised Concept Plan or Revised Site Plan in accordance with the same provisions under which an original submission is made.
9. If an application is made to amend this ordinance or a Concept Plan or Site Plan approved pursuant to this ordinance for a specific tract of property located within the Crow/Billingsley McKinney Property Planned Development, notice of said application shall be delivered only to owners of land located within two hundred (200) feet of said property. If all land within 200' of the subject tract is owned by Crow/Billingsley, then the City review and approval process will not require a public hearing.

SECTION IV

RESIDENTIAL USE REGULATIONS

A. PURPOSE AND INTENT

The purpose of this section is to regulate the planning and development of the residential uses in the Crow/Billingsley McKinney Property Planned Development. This ordinance provides for a wide variety of residential uses, and allows for community facilities, community services facilities and uses, and structures accessory to the main uses.

The ultimate control for residential development is the maximum number of dwelling units permitted as indicated on the Statistical Summary. Maximum density per acre of any land use is never exceeded, except as allowed by specific density transfer or bonus provisions.

Space limits for residential and other projects shall be as described herein, and subject to the review procedures as specified in Implementation Section contained herein. After first occupancy of an individual dwelling unit, the space limits contained in this ordinance and any applicable plat or site plan shall apply to that dwelling unit and shall only be modified subject to the variance or rezoning procedures contained in the City of McKinney Zoning Ordinance.

B. LOW DENSITY RESIDENTIAL

1. Purpose and Intent

This classification of residential uses is designed for development of single-family detached residences and other residential projects consistent with the permitted density of this classification. The low density classification provides for a maximum density of seven (7) dwelling units per acre, and may be comprised of one or more of the following districts.

2. Districts

a. "SF-1" Single-family Residence District regulations

- (1) Purpose: This zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life.
- (2) Principal permitted uses:
 - (a) Single family detached dwellings.
 - (b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories and other related living structures when located on the same site as the school or college
 - (c) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.
 - (d) Public and quasi-public buildings for cultural use.
 - (e) Country Clubs.
 - (f) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.
 - (g) Parks and recreation areas.
- (3) Permitted accessory uses:
 - (a) Home occupations.
 - (b) Private garage and parking areas.

- (c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.
 - (d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.
- (4) Specific use permits:
 - (a) Swim and/or tennis clubs owned and operated by a neighborhood or homeowners' association.
 - (b) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties, as per the site plan approval process administered by the McKinney Planning and Zoning Commission.
- (5) Space limits:
 - (a) Minimum lot area: Seven thousand two hundred (7,200) square feet;
 - (b) Minimum width of lot: Sixty (60) feet;
 - (c) Minimum depth of lot: One Hundred (100) feet;
 - (d) Maximum height of building: Thirty-five (35) feet;

(e) Minimum front yard. Twenty-five (25) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc).

(g) Minimum side yard: Ten percent (10%) of lot width

(h) Minimum side yard on corner: Fifteen (15) feet;

(i) Maximum lot coverage: Sixty percent (60%).

(j) Maximum density: Four (4) dwelling units per acre.

(6) Miscellaneous provision:

Two (2) enclosed parking spaces shall be provided on each lot for each dwelling unit.

b. "SF-2" Single-family Residence District regulations.

(1) Purpose: This zone is designed to encourage a suitable family life.

(2) Principal permitted uses:

(a) Single family detached dwellings.

(b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories and other related living structures when located on the same site as the school or college.

- (c) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.
 - (d) Public and quasi-public buildings for cultural use.
 - (e) Country Clubs.
 - (f) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.
 - (g) Parks and recreation areas.
- (3) Permitted accessory uses:
- (a) Home occupations.
 - (b) Private garage and parking areas.
 - (c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.
 - (d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.
- (4) Specific use permits:
- (a) Swim and/or tennis clubs owned and operated by a neighborhood or homeowners' association.

(b) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties, as per the site plan approval process administered by the McKinney Planning and Zoning Commission.

(5) Space limits:

- (a) Minimum lot area: Six thousand (6,000) square feet.
- (b) Minimum width of lot: Fifty (50) feet;
- (c) Minimum depth of lot: Ninety (90) feet;
- (d) Maximum height of building: Thirty-five (35) feet;
- (e) Minimum front yard: Twenty-five (25) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.
- (f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc).
- (g) Minimum side yard: Ten percent (10%) of lot width.
- (h) Minimum side yard on corner: Fifteen (15) feet.
- (i) Maximum lot coverage: Sixty percent (60%).
- (j) Maximum density: Four and One-half (4.5) dwelling units per acre.

(6) Miscellaneous provision:

Two (2) enclosed parking spaces shall be provided on each lot for each dwelling unit. The subdivision must be designed in such a manner that there is at least one off-the-lot parking space for each dwelling unit.

c. "SF-3" Single-family Residence District regulations - Zero lot line homes.

(1) Purpose: To provide single family homes on lots of moderate size. Any development in this category which proposes common amenities, common ground, or common cluster parking (privately owned) shall furnish to the Director of Planning, at the time of platting, evidence of establishment of a homeowners' association to ensure that the common grounds of the property are properly maintained. The City shall have the right to approve the provision of said homeowners' association before filing of either the plat or the association covenants. The City will have the right, but not the obligation, to enforce the terms of said homeowners' association.

(2) Principal permitted uses:

(a) Single-family detached dwellings.

(b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories and other related living structures when located on the same site as the school or college.

(c) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.

(d) Public and quasi-public buildings for cultural use.

- (e) Country Clubs.
 - (f) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.
 - (g) Parks and recreation areas.
- (3) Permitted accessory uses:
- (a) Home occupations.
 - (b) Private garage and parking areas.
 - (c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.
 - (d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.
- (4) Specific use permits: No specific use permits.
- (a) Swim and/or tennis clubs owned and operated by a neighborhood or homeowners' association.
 - (b) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties, as per the site plan approval process administered by the McKinney Planning and Zoning Commission.

(5) Space limits:

- (a) Minimum lot area: Four thousand (4,000) square feet.
- (b) Minimum width of lot: Forty (40) feet;
- (c) Minimum depth of lot: Eighty (80) feet, except that this may be reduced to sixty (60) feet with Site Plan approval by the Planning and Zoning Commission and City Council, such site plan adequately addressing design quality.
- (d) Maximum height of building: Thirty-five (35) feet;
- (e) Minimum front yard. Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.
- (f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc) or may be reduced to ten (10) feet if adjacent to recreation or open space area, with site plan approval that adequately addresses design quality.
- (g) Minimum side yard: Zero one side with ten (10) feet separation between buildings.
- (h) Minimum side yard on corner: Fifteen (15) feet.
- (i) Maximum lot coverage: Sixty percent (60%).
- (j) Maximum density: Seven (7) dwelling units per acre.

(6) Miscellaneous provision:

Minimum of three (3) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed. One (1) of the required spaces may be off the lot. The off lot parking spaces may be provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and is approved by the City during concept plan or plat review and a minimum separation between driveway radius returns of twenty feet (20) feet.

- (7) Concept Plan: A concept plan shall be submitted for approval prior to platting. No concept plan is required for development of tracts in accordance with SF-1 or SF-2 limits.

C. HIGH DENSITY RESIDENTIAL

(1) Purpose and Intent

This residential classification is intended to permit development of townhouse and multiple family residences, and permits a maximum density of twenty-two (22) dwelling units per acre, exclusive of the Amenity/Bonus System, plus up to four (4) additional units/acre maximum as provided by the Amenity/Bonus System (Section IV C 6 herein).

(2) District - "MF-2" General Residence District regulations.

- (1) Purpose: This zone is designed to provide for moderately high density apartment development and other uses which have characteristics similar to those found in the operation of apartment houses.

(2) Principal permitted uses:

- (a) Any principal permitted use allowed in the "MF-1" zone, as described in the Stonebridge Ranch Zoning Ordinance, conforming to the rules and regulations of the "MF-1" zone, with the exception of single-family detached dwellings and utility substations.
- (b) Multiple dwellings conforming to the space limits of this zoning district.
- (c) Hospitals and rest homes, nursing homes.
- (d) Rooming houses and boarding houses.
- (e) Apartment hotels.
- (f) Fraternity houses, sorority houses, lodges and similar establishments, but specifically excluding those establishments which have a name or legal basis as the aforesaid, but are in fact operated as a business enterprise, and also excluding concessions associated with the aforesaid which are operated as a business enterprise.
- (g) Buildings of non profit community organizations and social welfare establishments.

- (3) Permitted accessory uses: Any permitted accessory use allowed in the "SFA-3" zone, as described in the Stonebridge Ranch Zoning Ordinance, when established according to the rules and regulations of the "SFA-3" zone.

(4) Specific use permits:

(a) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties, as per the site plan approval process administered by the McKinney Planning and Zoning Commission.

(b) Single-family detached dwellings.

(5) Space limits:

(a) Minimum lot area: One thousand five hundred (1,500) square feet per dwelling unit.

(b) Minimum zoning lot: Five thousand (5,000) square feet.

(c) Minimum width of lot: Fifty (50) feet.

(d) Minimum depth of lot: One hundred (100) feet.

(e) Maximum height of building: Fifty (50) feet.

(f) Minimum front yard: Twenty (20) feet.

(g) Minimum rear yard: Ten (10) feet except when adjacent to residential districts with a greater rear yard. In such case, the greater yard shall be required.

(h) Minimum side yard: Seven (7) feet.

(i) Minimum side yard at corner: Fifteen (15) feet.

- (j) Maximum lot coverage: Eighty percent (80%)
- (k) Maximum density: Twenty-two (22) dwelling units per acre, exclusive of the Amenity/Bonus System, plus up to four (4) additional units/acre maximum as provided by the Amenity/Bonus System (Section IV C 6 herein).
- (l) Minimum building separation (measured to the main building excluding protrusions for fireplaces, stairwells, etc.) shall be defined on the site plan but shall not be less than:
 - (i) Ten (10) feet if one building has no opening in the closest adjacent wall.
 - (ii) Twenty (20) feet if both buildings have openings in the closest adjacent walls.
- (m) Minimum separation between parking and building - ten (10) feet.

(6) Amenity/Bonus System:

- (a) In order to encourage quality multi-family development, the following bonus system is designed to award minimal increases in density for providing aesthetic amenities in the site plan, building design, and/or landscaping:
 - Landscaped Front Setback - If the minimum front yard is increased from 20' to 25', and the entire setback is utilized for landscaping, i.e. not parking, then an increase in density of 0.75 units/acre will be awarded.
 - Landscaped Parking Area - If parking rows are limited to no more than 6 contiguous spaces without a landscaped separation (minimum width of 6'), then an increase in density of 0.25 unit/acre will be awarded.

- Landscape Area Requirements - For every (5) percent increase in percentage of landscape over the required 10% landscape area, other than floodway areas, a 0.5 unit/acre increase in density will be awarded.
- 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 0.5 unit/acre increase in the total number of dwelling units will be awarded.
- 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 0.25 unit/acre increase in the total number of dwelling units per acre will be awarded.
- 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 0.25 unit/acre increase in the total number of dwelling units per acre will be awarded.
- Solarium/Greenhouse - If 50% of the units contain a solarium/greenhouse constructed of materials which have smooth translucent tinted glazing (i.e., glass or plexiglass) an increase of 0.5 dwelling units/acre will be awarded.
- 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.

- Chimney - If one (1) exterior full height chimney is provided for every four (4) units (minimum two (2) chimneys 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.
- Open Space Dedication - For every 10% open space over and above the requirement of the City of McKinney 1984 Park Master Plan, then a 0.1 dwelling unit/acre increase will be awarded.
- Tree Preservation - For every tree preserved greater than 6" in caliper (not including trees in the flood plain) a bonus of 0.1 units will be awarded.

(b) The total bonus density which can be accumulated shall not exceed 4.0 units/acre.

(7) Miscellaneous provisions:

- (a) Site plan approval by the Planning Commission shall be required prior to development.
- (b) One (1) parking space for each dwelling unit, plus one-half (.5) space for each bedroom in all dwelling units. Additional spaces provided over the minimum requirement may be designated compact spaces for small cars.
- (c) The maximum density per tract shall include credit for that portion of the tract designated as open space, flood plain, and/or greenbelt.

- (d) Building Placement: Where three (3) or more buildings are within 100' of street right-of-way and have a foot print 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.
- (e) 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.

SECTION V
NON-RESIDENTIAL USE REGULATIONS

A. PURPOSE AND INTENT

The purpose of these provisions is to regulate the planning, design and development of all non-residential classifications within the Crow/Billingsley McKinney Property Planned Development.

Uses in the Office Districts are intended to provide for office buildings with attendant retail and service uses intended primarily for occupants of such office buildings.

Uses in the Retail Districts are intended to provide a wide range of retail, office and service establishments.

Uses in the light Manufacturing Districts are intended to provide a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free.

B. "O-1" OFFICE DISTRICT REGULATIONS

(1) Purpose: This district provides for office buildings with attendant retail and service uses intended primarily for occupants of such office buildings and surrounding office areas.

(2) Principal permitted uses:

(a) Professional and administrative offices where services are provided only and no chattels or goods are offered for sale on the premises, including but not limited to doctors, dentists, attorneys, architects, engineers, insurance, real estate, travel agents, and similar offices.

(b) Business or commercial school, institutions of education, government, and religious buildings.

- (c) Clinics, medical and dental.
- (d) Banks and other financial institutions.
- (e) Research or scientific laboratories of primarily office nature.

(3) Permitted accessory uses:

- (a) The retail sale of food, beverages and other convenience items or services is permitted to the occupants, employees and guests. The area dedicated to these accessory uses should not exceed ten (10) percent of the authorized floor area of the building in which the use is located unless specifically approved by the Planning Commission and the City Council.
- (b) Drive-in facilities for banks or financial institutions.
- (c) Accessory buildings and uses customarily incident to any of the above uses, provided that such be not objectionable because of odor, smoke, dust, noise, vibration, or similar nuisance. Section 4.07 Performance Standards of the McKinney Zoning Ordinance shall apply.

(4) Specific use permits: Private Clubs

(5) Space limits:

- (a) Minimum lot area: None.
- (b) Minimum width of lot: None.
- (c) Minimum depth of lot: None.

- (d) Maximum height of building: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed eight (8) stories, with a maximum height of one hundred twenty (120) feet, plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.
- (e) Minimum front yard: Twenty-five (25) feet.
- (f) Minimum rear yard: None, except twenty-five (25) feet, required where abutting any district requiring a rear yard.
- (g) Minimum side yard: None, except twenty-five (25) feet, required where abutting any district requiring a rear yard.
- (h) Minimum side yard at corner: Twenty-five (25) feet.
- (i) Maximum lot coverage: Fifty percent (50%).
- (j) Maximum floor area ratio: One to one (1:1).
- (6) Miscellaneous provisions:
 - (a) Concept plan approval by the Planning Commission and City Council shall be required for tracts zoned O-1 if development is to be such that it would not be detailed on a single plan.
 - (b) Site plan approval by the Planning Commission and/or as provided in the City Zoning Ordinance, as amended, shall be required prior to development of any individual site within an O-1 District.

(c) Parking:

(i) Business or professional offices, studios or banks:
One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent designated spaces for compact cars.

(ii) Other uses: As required by McKinney Zoning Ordinance, as amended.

(iii) Off street parking and loading shall be provided for all uses established in this zoning district, as required by the McKinney Zoning Ordinance, as amended, Section 4.02. Vehicle Parking and Section 4.03. Off-Street Loading.

(d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan. It is recognized that in wooded areas or heavily landscaped tracts, exceptions to this limitation may be appropriate.

C. "O-2" OFFICE DISTRICT REGULATIONS

(1) Purpose: This district provides for office buildings with attendant retail and service uses intended primarily for occupants of such office buildings and surrounding office areas.

(2) Principal permitted uses:

(a) Professional and administrative offices where services are provided only and no chattels or goods are offered for sale on the premises, including but not limited to doctors, dentists, attorneys, architects, engineers, insurance, real estate, travel agents, and similar offices.

- (b) Business or commercial school, institutions of education, government, and religious buildings.
 - (c) Clinics, medical and dental.
 - (d) Banks and other financial institutions.
 - (e) Research or scientific laboratories of primarily office nature.
- (3) Permitted accessory uses:
- (a) The retail sale of food, beverages and other convenience items or services is permitted to the occupants, employees and guests. The area dedicated to these accessory uses should not exceed ten (10) percent of the authorized floor area of the building in which the use is located unless specifically approved by the Planning Commission and the City Council.
 - (b) Drive-in facilities for banks or financial institutions.
 - (c) Accessory buildings and uses customarily incident to any of the above uses, provided that such be not objectionable because of odor, smoke, dust, noise, vibration, or similar nuisance. Section 4.07 Performance Standards of the McKinney Zoning Ordinance shall apply.
- (4) Specific use permits: Private Clubs.
- (5) Space limits:
- (a) Minimum lot area: None.
 - (b) Minimum width of lot: None.
 - (c) Minimum depth of lot: None.

- (d) Maximum height of building: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed twenty (20) stories, with a maximum height of two hundred sixty (260) feet, plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.
- (e) Minimum front yard: Twenty-five (25) feet.
- (f) Minimum rear yard: None, except twenty-five (25) feet, required where abutting any district requiring a rear yard.
- (g) Minimum side yard: None, except Fifteen (15) feet, required where abutting any district requiring a side yard.
- (h) Minimum side yard at corner: Twenty-five (25) feet.
- (i) Maximum lot coverage: Fifty percent (50%).
- (j) Maximum floor area ratio: One to one (1:1).
- (6) Miscellaneous provisions:
 - (a) Concept plan approval by the Planning Commission and City Council shall be required as set forth in this ordinance.
 - (b) Site plan approval by the Planning Commission shall be required prior to development of any individual site within an O-2 District.
 - (c) Parking:
 - (i) Business or professional offices, studios or banks: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent designated and marked as spaces for compact cars.

(ii) Other uses: As required by McKinney Zoning Ordinance, as amended.

(d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan. It is recognized that in wooded areas or heavily landscaped tracts, exceptions to this limitation may be appropriate.

D. "R-1" RETAIL DISTRICT REGULATIONS

(1) Purpose: This district provides for medium-intensity concentrations of shopping and related commercial activities.

(2) Principal permitted uses:

(a) Any use permitted in district "BN" in the McKinney Zoning Ordinance, as amended, under the conditions specified for that zone.

(b) Banks and financial institutions.

(c) Funeral homes and mortuaries.

(d) Food stores.

(e) Business or commercial schools.

(f) Theater, indoor.

(g) Household appliance sales and repair.

(h) Automotive parts and tires 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 type with outside 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.
- (3) Permitted accessory uses: Any permitted accessory use allowed in the "BN" zone in the McKinney Zoning Ordinance, as amended, under the conditions specified for that zone.
- (4) Specific use permits:
- (a) A specific use permit is required for the construction of any dwelling unit in the R-1 District.
 - (b) Private Clubs.
 - (c) Utility substation or regulating station, water storage tank, agricultural and ranching uses, agricultural signs.
- (5) Space limits:
- (a) Minimum lot area: None.
 - (b) Minimum width of lot: None.
 - (c) Minimum depth of lot: None.
 - (d) Maximum height of building: Thirty-five (35) feet.

- (e) Minimum front yard: Twenty-five (25) feet.
 - (f) Minimum rear yard: Twenty-five (25) feet, when abutting any zone requiring a rear yard; none abutting business.
 - (g) Minimum side yard: Fifteen (15) feet, when abutting any zone requiring a side yard; none abutting business.
 - (h) Minimum side yard at corner: Fifteen (15) feet.
 - (i) Maximum lot coverage: Fifty percent (50%).
 - (j) Maximum floor area ratio: Eight-tenths to one (.8:1).
- (6) Special provisions:
- (a) Concept plan approval at the Planning Commission and City Council shall be required for tracts zoned R-1 if development is to be such that it would not be detailed on a single site plan.
 - (b) Site plan approval at the Planning Commission and/or as provided in the City Zoning Ordinance, as amended, shall be required prior to development of any individual site within an R-1 District.
 - (c) Office uses may not exceed fifty (50) percent of total floor area of an individual site within an R-1 District.
 - (d) Parking:
 - (i) Business or professional offices, studios or banks: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent designated and marked as spaces for compact cars.

- (ii) Retail store or professional service establishment:
One (1) parking space for each two hundred (200) square feet of floor area or fraction thereof.
- (iii) Multi-family dwelling: One (1) parking space for each dwelling unit, plus one-half (.5) space for each bedroom in all dwelling units.
- (iv) Other uses: As required by McKinney Zoning Ordinance, as amended.
- (v) Off street parking and loading shall be provided for all uses established in this zoning district, as required by the McKinney Zoning Ordinance, as amended, Section 4.02. Vehicle Parking and Section 4.03. Off-Street Loading.

E. "R-2" RETAIL DISTRICT REGULATIONS

- (1) Purpose: This district provides for higher-intensity concentrations of shopping and related commercial activities, including potentially substantial office and hotel components.
- (2) Principal permitted uses:
 - (a) Any use permitted in district "BN" in the McKinney Zoning Ordinance, as amended, under the conditions specified for that zone.
 - (b) Banks and financial institutions.
 - (c) Funeral homes and mortuaries.
 - (d) Food stores.
 - (e) Business or commercial schools.
 - (f) Theater, indoor.
 - (g) Household appliance sales and repair.

- (h) Automotive parts and tires 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 type with outside 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.
- (3) Permitted accessory uses: Any permitted accessory use allowed in the "BN" zone in the McKinney Zoning Ordinance, as amended, under the conditions specified for that zone.
- (4) Specific use permits:
 - (a) A specific use permit is required for the construction of any dwelling unit in the R-2 District.
 - (b) Private Clubs.

- (c) Utility substation or regulating station, water storage tank, agricultural and ranching uses, agricultural signs.
- (5) Space limits:
 - (a) Minimum lot area: None.
 - (b) Minimum width of lot: None.
 - (c) Minimum depth of lot: None.
 - (d) Maximum height of building: Thirty-five (35) feet, except for office, hotel and/or high-rise multiple family uses which shall not exceed twenty (20) stories up to a maximum height of two hundred sixty (260) feet, plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc. An enclosed mall may exceed thirty-five (35) feet with site plan approval. All of the above are further subject to the Federal Aviation Administration standards and regulations.
 - (e) Minimum front yard: Twenty-five (25) feet.
 - (f) Minimum rear yard: Ten (10) feet, increased to Twenty-five (25) feet when abutting any other zone requiring a rear yard.
 - (g) Minimum side yard: Fifteen (15) feet, when abutting any zone requiring a side yard; none abutting business.
 - (h) Minimum side yard at corner: Fifteen (15) feet.
 - (i) Maximum lot coverage: Fifty percent (50%).
 - (j) Maximum floor area ratio: Two to one (2:1) of which no more than three tenths to one (.3:1) is retail.

(6) Special provisions:

- (a) Concept plan approval shall be required at the Planning Commission and City Council if the development is to be such as the entire zoning area is not detailed on a single site plan.
- (b) Site plan approval by the Planning Commission and City Council shall be required prior to development of any individual site within a R-2 District. When the first concept or site plan in a R-2 District is submitted to the City, the applicant must designate areas on the balance of the R-2 District that may be developed in excess of one hundred twenty (120) feet.

F. "ML-1" LIGHT MANUFACTURING DISTRICT REGULATIONS.

- (1) Purpose: This zone provides for a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free, as controlled by Section 4.07 Performance Standards of the McKinney Zoning Ordinance. The zone specifically excludes residences on the theory that the mixture of residential uses, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area.
- (2) Principal permitted uses:
 - (a) Any use allowed in the "BG" zone in the McKinney Zoning Ordinance, as amended, except that all dwellings and other types of living accommodations shall be prohibited save that one quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than twenty thousand (20,000) square feet of lot area.

- (b) Office/showroom and office/warehouse.
 - (c) See schedule of uses in ML District in McKinney Zoning Ordinance.
 - (d) Any uses allowed in O-1 District or R-1 District.
 - (e) Clinic.
 - (f) College or University.
 - (g) Hospital.
 - (h) Hotel or motel.
 - (i) Research, testing and development facility.
 - (j) Helistop, public and private, subject to applicable Federal Aviation Administration standards and regulations, in accordance with the McKinney Zoning Ordinance, but in no instance located nearer than five hundred (500) feet to the closest single-family zoning district.
- (3) Specifically excluded uses: The following uses are hereby declared incompatible with the purpose of the "ML" zone and are hereby expressly excluded:
- (a) Dwellings except caretakers' and watchmen's quarters as set forth herein.
 - (b) Public, parochial and private schools, except trade schools and colleges.
 - (c) Rest homes and other institutions for the housing or care of human beings, with the exception of day care centers.
 - (d) Mobile home parks.

- (e) Any use not enumerated as permitted in this zone but which is specifically provided for in another zone or zones.
 - (f) Theater (outdoor).
 - (g) Railroad freight station.
 - (h) Railroad train truck.
 - (i) Creamery, dairy products.
 - (j) Feed lots.
 - (k) Hatchery, poultry, egg farm.
 - (l) Livestock auction.
 - (m) Flashing sign.
 - (n) Railroad track.
- (4) Permitted accessory uses:
- (a) Any accessory use normally appurtenant to a permitted use shall be allowed.
 - (b) Recreational uses which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed.
- (5) Space limits:
- (a) Minimum lot area for business or industry: Ten thousand (10,000) square feet.
 - (b) Minimum width of lot: Fifty (50) feet.

- (c) Minimum depth of lot: None.
- (d) Maximum height of building: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed eight (8) stories with a maximum height of one hundred twenty (120) feet, plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.
- (e) Minimum front yard: Twenty-five (25) feet (at least 25% of the minimum front yard must be reserved for landscaping).
- (f) Minimum rear yard: None.
- (g) Minimum side yard: None.
- (h) Minimum side yard at corner: Twenty (20) feet.
- (i) Maximum lot coverage: Seventy-five percent (75%).
- (j) Maximum floor area ratio: One to one (1:1)
- (6) Specific use permits:
 - (a) Private clubs.
 - (b) Water treatment plant.
 - (c) Electrical generation plant.
 - (d) Sanitary landfill
 - (e) Utility substations or regulating station.
 - (f) Truck gardens.

- (g) Forestry and mining uses.
- (h) Industrial and manufacturing plants.
- (7) Miscellaneous provisions:
 - (a) Concept plan approval shall be required by the Planning Commission and City Council prior to platting.
 - (b) Site plan approval by the Planning Commission and City Council shall be required prior to development of any individual site within a ML-1 District.
 - (c) Parking:
 - (i) Business or professional offices, studios or banks:
One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.
 - (ii) Retail store or professional service establishment:
One (1) parking space for each two hundred (200) square feet of floor area or fraction thereof.
 - (iii) Other uses: As required by McKinney Zoning Ordinance, as amended.
 - (iv) Off street parking and loading shall be provided for all uses established in this zone, as required by the McKinney Zoning Ordinance, as amended, Section 4.02. Vehicle Parking and Section 4.03. Off-Street Loading.
 - (d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan. It is recognized that in wooded areas or heavily landscaped tracts, exceptions to this limitation may be appropriate.

SECTION VI

SIGN REGULATIONS

All signs located within the Crow/Billingsley McKinney Property Planned Development shall conform to the requirements of the City of McKinney Sign Ordinance, as it currently exists or as it hereinafter may be amended.

SECTION VII

LANDSCAPING REGULATIONS

The City of McKinney currently does not have an Urban Design Study which would include policies and regulations regarding landscaping, screening, and buffering. Upon completion of that study, the Crow/Billingsley McKinney Property Planned Development shall conform to the requirements of said Urban Design Study.

SECTION VIII
SCREENING AND BUFFERING REGULATIONS

The City of McKinney currently does not have an Urban Design Study which would include policies and regulations regarding landscaping, screening, and buffering. Upon completion of that study, the Crow/Billingsley McKinney Property Planned Development shall conform to the requirements of said Urban Design Study.

SECTION IX

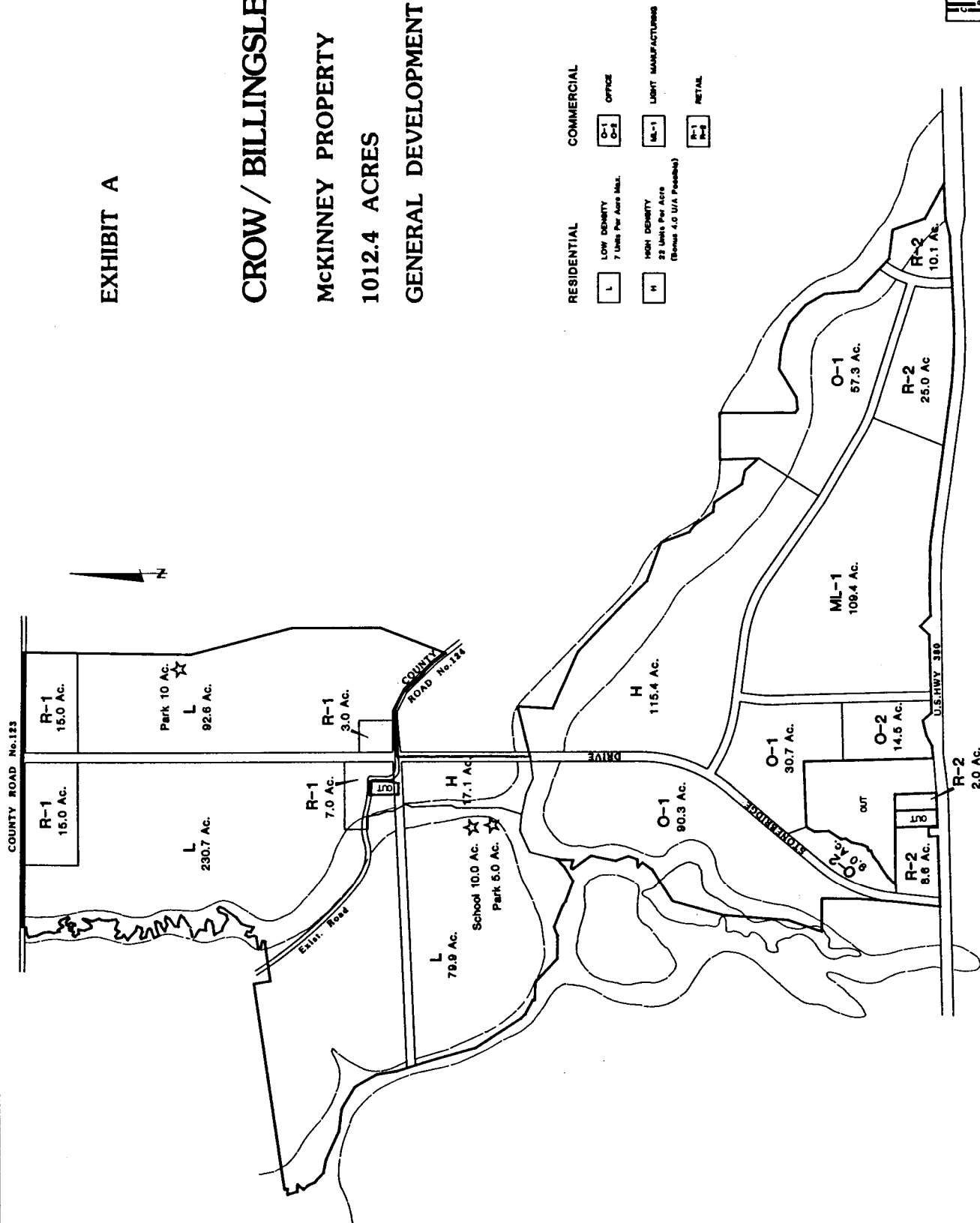
EXHIBITS

CROW / BILLINGSLEY

MCKINNEY PROPERTY

1012.4 ACRES

GENERAL DEVELOPMENT PLAN



CUMMINGS & PEWITT INC.
ENGINEERING/PLANNING/SURVEYING
1500 FORTUNE DRIVE EAST - SUITE 112
DALLAS, TEXAS 75244-1122
(214) 343-1122

Rev. Jan. 11, 1939

EXHIBIT B
CROW/BILLINGSLEY MCKINNEY PROPERTY
STATISTICAL SUMMARY

GROSS ACRES	R.O.W. ACRES	NET ACRES	RESIDENTIAL		COMMERCIAL				SCHOOLS AND PARKS	OPEN SPACE	MAXIMUM NUMBER OF DWELLING UNITS
			LOW	HIGH	R-1	R-2	O-1	O-2			
1012.4	54.8	957.6	403.2	132.5	40.0	45.7	178.3	23.5	109.4	159.4	5737

- NOTES: (1) "Right-of-way Acres" is estimated at this time, and is subject to adjustments as streets are more exactly delineated during engineering design.
- (2) The "Open Space" category represents the estimated composite open space acreage included in each land use category, and will ultimately be adjusted according to flood plain reclamation.
- (3) The total project density, using the City Staff's method of calculating is 7.96 units/acre. This represents the total dwelling units divided by the total residential, open space, schools and parks acreage.
- (4) "Bonus density" as allowed per Section IV C(5) is not included in the designated "Maximum Number of Dwelling Units".

EXHIBIT C

EXAMPLE OF ACCEPTABLE USE OF

“FLAG” LOTS

IN SF-3 ZERO LOT LINE DISTRICT

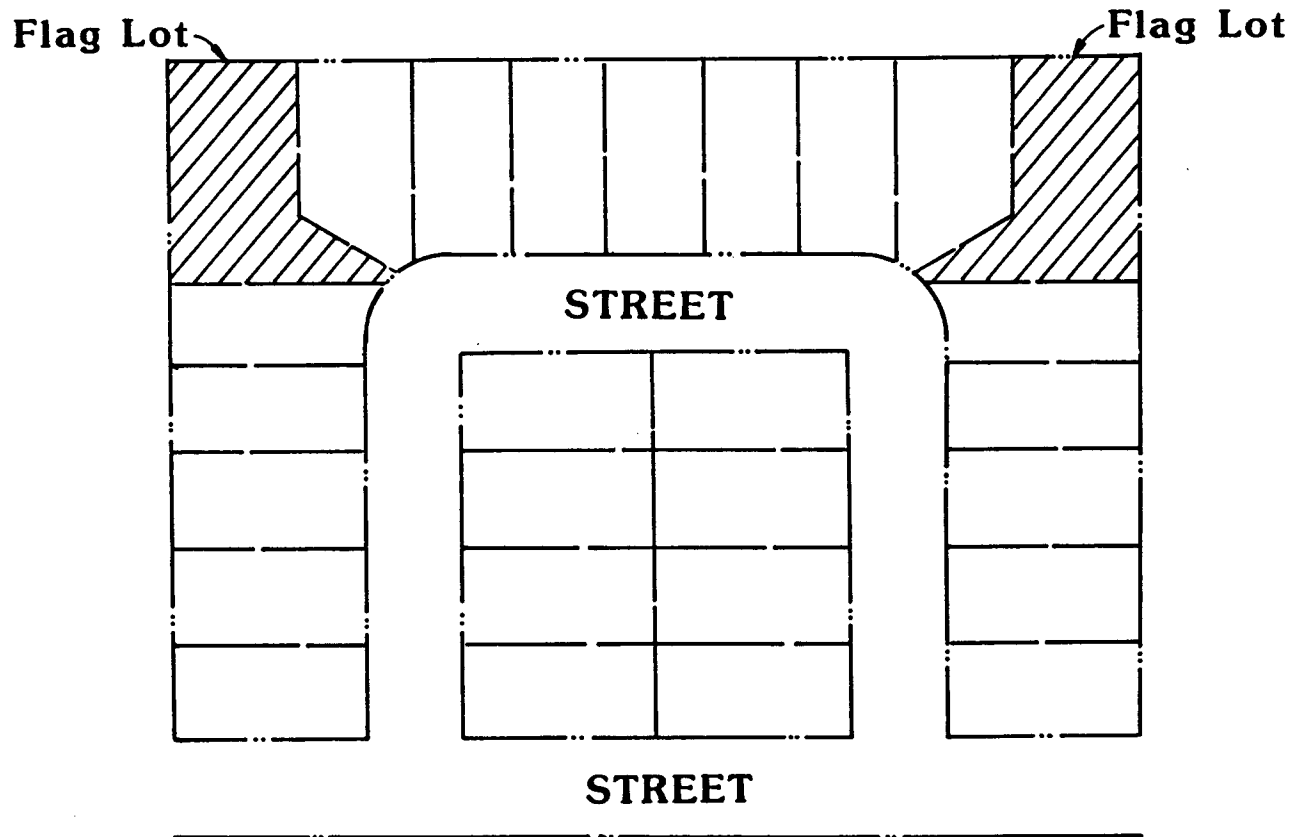


EXHIBIT D

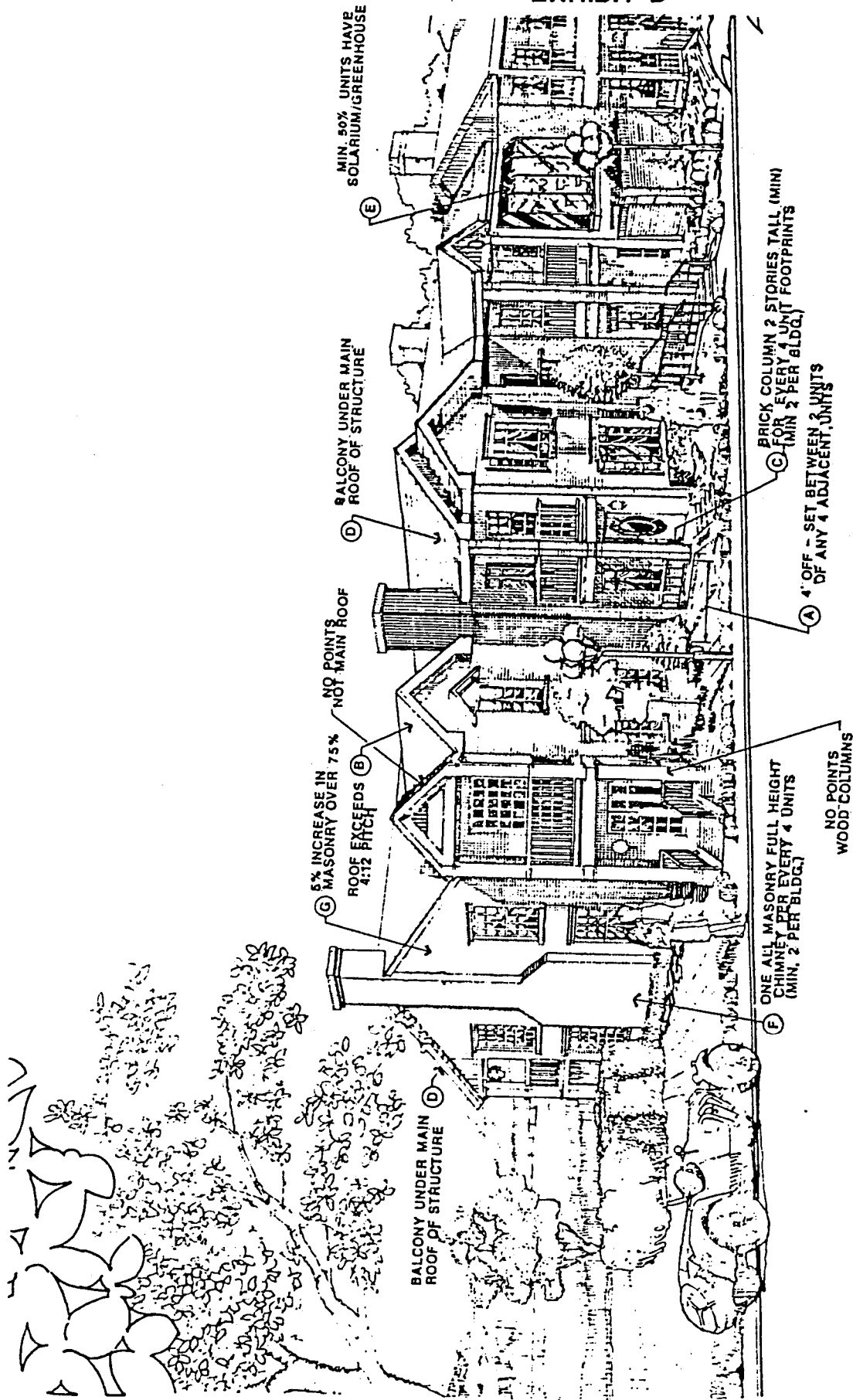
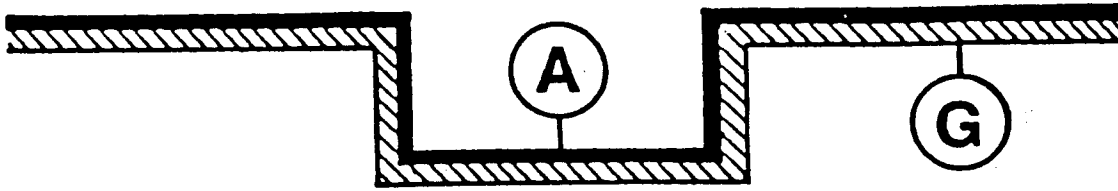
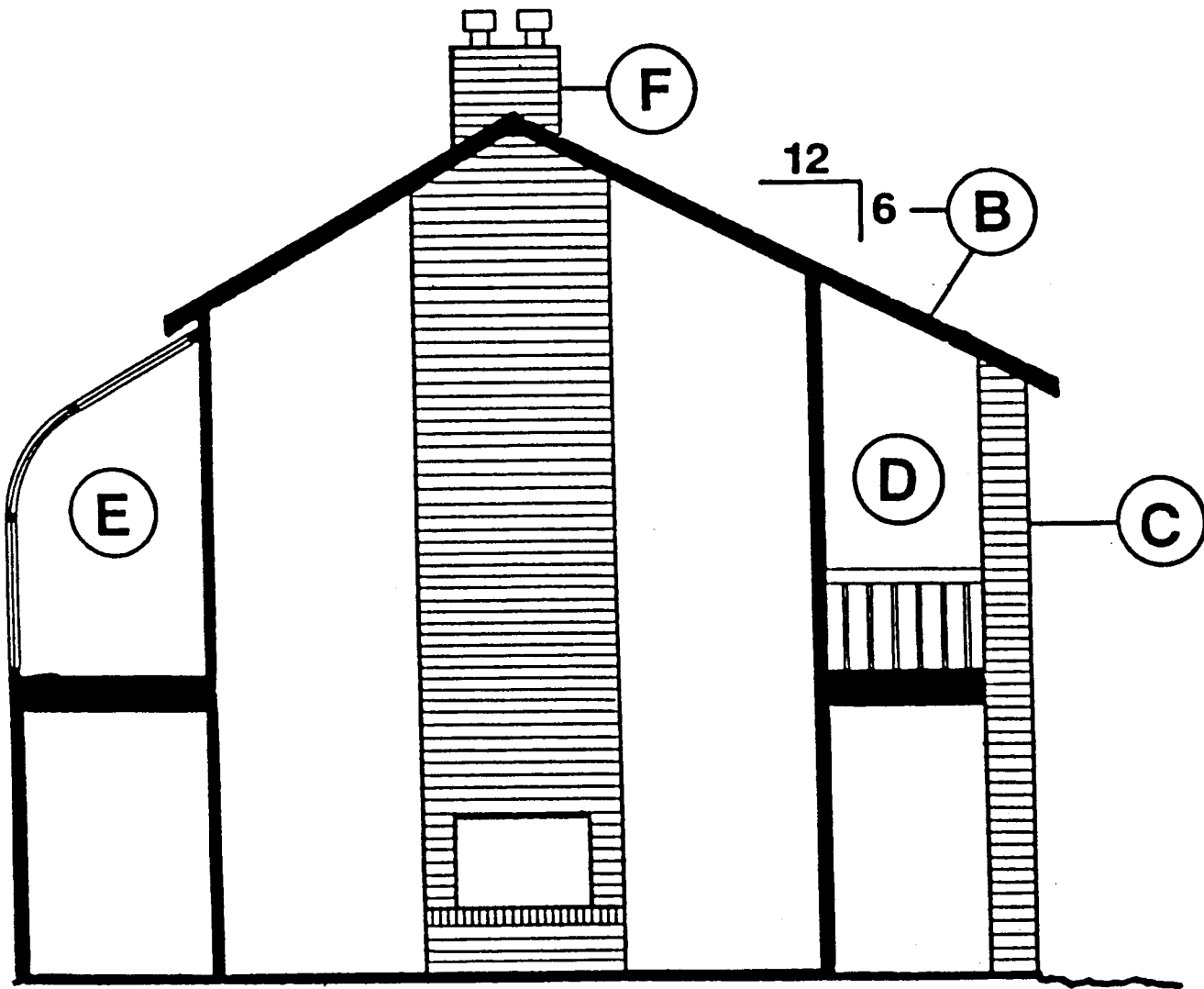


EXHIBIT E



PLAN



SECTION

ARCHITECTURAL AMENITIES

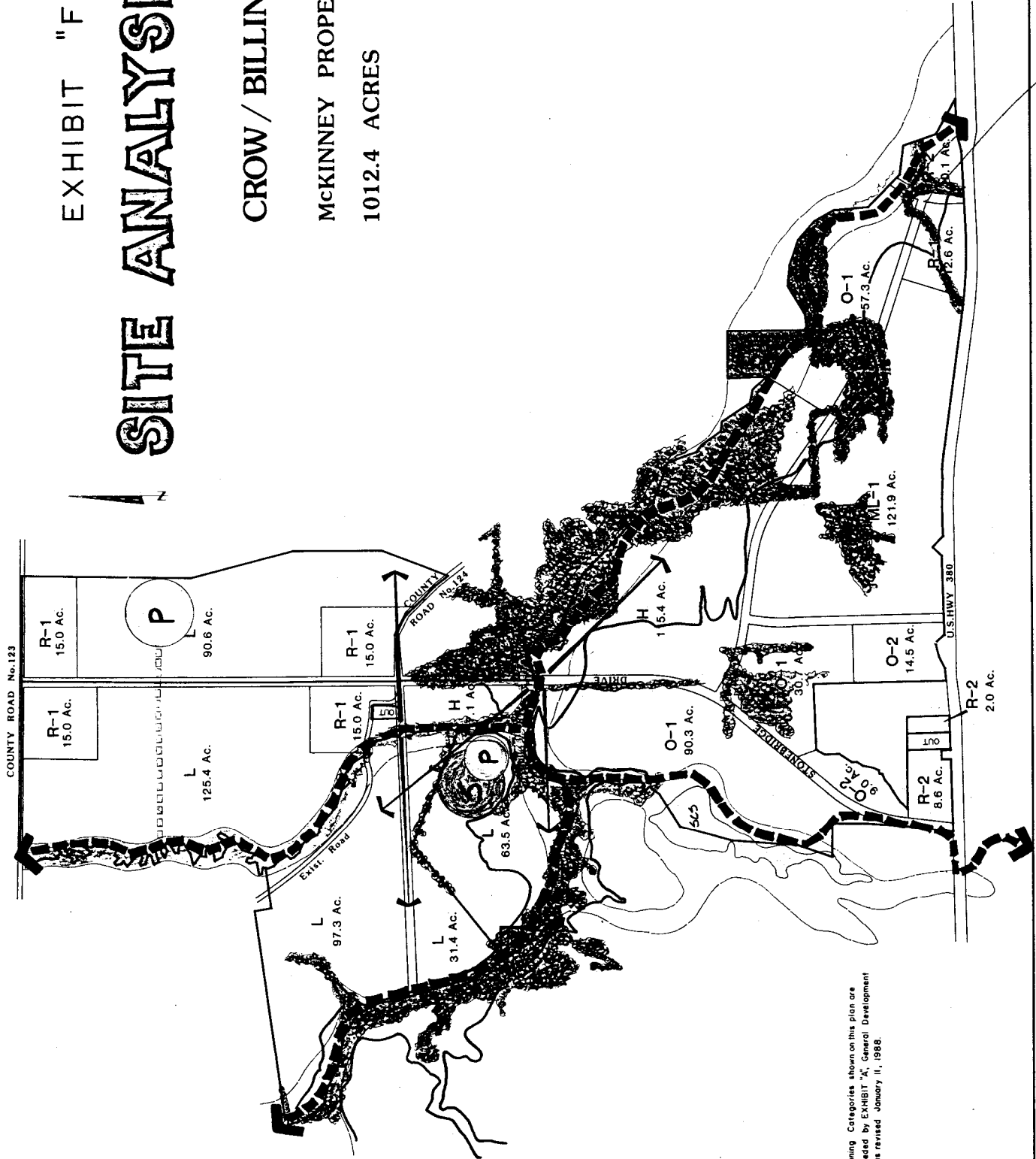
EXHIBIT "F"

SITE ANALYSIS PLAN

CROW / BILLINGSLEY

McKINNEY PROPERTY

1012.4 ACRES



NOTE: The Zoning Categories shown on this plan are Superseded by EXHIBIT "A", General Development Plan, as revised January 11, 1986.

- GREENBELT/FLOODWAY
- ± 10.5 acres of trees in the floodplain
- ± 210 acres of floodplain
- school/park site
- school house (conceptual park site location)
- 10-acre neighborhood park (conceptual location)
- Vista: Areas allowed for unobstructed views of natural features.
- Proposed
- Hike/Bike Trail
- Corridor linking Park site to Hike/Bike Trail.
- 565 lake

CUMMINGS & PENITT, INC.
ENGINEERING/PLANNING/SURVEYING
1200 EXECUTIVE DRIVE EAST - SUITE 115
RICHMOND, TX 77401 - (713) 840-8442