

CITY COUNCIL REGULAR MEETING

SEPTEMBER 17, 2024

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, September 17, 2024 at 6:00 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor George Fuller called the regular meeting to order at 6:00 p.m. upon determining a quorum of the City Council consisting of himself and the following members were present: Mayor Pro Tem Geré Feltus; and Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin, Charlie Philips, and Michael Jones.

The following City of McKinney staff were present: City Manager Paul Grimes, Assistant City Managers Kim Flom, Barry Shelton and Steve Tilton, Director of Strategic Services Trevor Minyard, City Attorney Mark Houser, Director of Public Safety Greg Conley, Police Chief Joe Ellenburg, Airport Director Ken Carley, Chief Financial Officer Mark Holloway, Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold, Director of Housing and Community Development Margaret Li, Director of Parks and Recreation Amy Kinkade, Deputy City Secretary Tenitrus Bethel, Planning Manager Caitlyn Strickland, Procurement Services Manager Tracey Epps, Affordable Housing Administrator Cristel Todd, Police Services Administrator Cammie Martin, Procurement Services Supervisor Tonya Hall, Planner II Jacob Bennett, Buyer II Flora Ray, ICMA Fellow Larenz Taylor, Audio Visual Technician Joshua Arias, and Police Sergeant Joseph Spano.

There were approximately forty (40) members of the public present in the audience including Leia's Kids Executive Director Leia Hunt, LifePath Systems Supervisor Stevee Franks and Daughter's of the American Revolution member Lyn Thomas.

Mayor Fuller called for the Invocation And Pledge Of Allegiance. The invocation was given by Councilmember Philips.

Mayor Fuller called for the following Information Sharing Items:

24-1971 Proclamation for Childhood Cancer Awareness Month

24-1972 Proclamation for Suicide Prevention Awareness Month

24-1973 Proclamation for Constitution Week

Mayor Fuller called for Public Comments on Agenda Items (for Non-Public Hearing Items), at which time there were none.

Mayor Fuller called for the Consent Agenda.

Councilmember Beller requested to pull item 24-1989 for discussion.

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to approve the Consent Agenda, excluding item 24-1989.

Consent MINUTES

24-1974 Minutes of the City Council Work Session of September 3, 2024

24-1975 Minutes of the City Council Regular Meeting of September 3, 2024

24-1897 Minutes of the Board of Adjustments Regular Meeting of June 26, 2024

24-1776 Minutes of the Library Advisory Board Meeting of June 20, 2024

24-1840 Minutes of the McKinney Housing Finance Corporation Meeting of June 14, 2024

24-1818 Minutes of the McKinney Main Street Board Meeting of July 11, 2024

23-0505 Minutes of the McKinney Urban Transit District Board Meeting of May 16, 2023

Consent ORDINANCES

24-1976 Consider/Discuss/Act to Approve Amendments to Multiple Sections of the Solid Waste Ordinance (Chapter 86) and Appendix A, entitled "Scheduled of Fees". Ordinance caption reads as follows:

ORDINANCE NO. 2024-09-071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF CHAPTER 86, ENTITLED "SOLID WASTE," BY DELETING ARTICLES I AND II AND SECTIONS 86-1 THROUGH 86-41 OF SAID CHAPTER 86 IN THEIR ENTIRETY AND ADOPTING A NEW CHAPTER 86, ENTITLED "SOLID WASTE & RECYCLING," REGARDING THE COLLECTION AND DISPOSITION OF SOLID WASTE AND

RECYCLABLE MATERIAL IN THE CITY; AND AMENDING APPENDIX A, "SCHEDULE OF FEES," IN PART, BY ADOPTING CERTAIN FEES IDENTIFIED IN SECTIONS 86-27, 86-32, 86-35, AND 86-37 OF CHAPTER 86; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; RESERVING ALL EXISTING RIGHTS AND REMEDIES; PROVIDING FOR IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

24-1977 Consider/Discuss/Act on an Ordinance Replacing the City's Existing Rotating Permit System for Police-Initiated Wrecker Requests with a New Contractually Awarded Sole Provider for Such Wrecker Services by Repealing Chapter 114 of the City's Code of Ordinances, Entitled "Wrecker Services," in its Entirety and Replacing said Chapter with a New Chapter 114, also Entitled "Wrecker Services"; Amending "Appendix A - Schedule Of Fees" by Repealing Chapter 114, Contained Therein, in its Entirety; Declaring that All Existing Tow Truck Permits Shall Expire at Midnight on September 30, 2024; Providing a Penalty; Repealing Conflicting Ordinances; Providing a Savings Clause; Providing a Severability Clause; Providing for Publication of the Caption of this Ordinance; and Providing for an Effective Date. Ordinance caption reads as follows:

ORDINANCE NO. 2024-09-072

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, REPLACING THE CITY'S EXISTING ROTATING PERMIT SYSTEM FOR POLICE-INITIATED WRECKER REQUESTS WITH A NEW CONTRACTUALLY AWARDED SOLE PROVIDER FOR SUCH WRECKER SERVICES BY REPEALING CHAPTER 114 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "WRECKER SERVICES," IN ITS ENTIRETY AND REPLACING SAID CHAPTER WITH A NEW CHAPTER 114, ALSO ENTITLED "WRECKER SERVICES"; AMENDING "APPENDIX A – SCHEDULE OF FEES" BY REPEALING CHAPTER 114, CONTAINED THEREIN, IN ITS ENTIRETY; DECLARING THAT ALL EXISTING TOW TRUCK PERMITS SHALL EXPIRE AT MIDNIGHT ON SEPTEMBER 30, 2024; PROVIDING A PENALTY; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

Consent RESOLUTIONS

24-1978 Consider/Discuss/Act on a Resolution Adopting the Fiscal Year 2024-2025 Financial Policies. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-156 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ADOPTING THE FINANCIAL POLICIES

- 24-1979** Consider/Discuss/Act on a Resolution Adopting the Fiscal Year 2024-2025 Investment Policy. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-157 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ADOPTING THE INVESTMENT POLICY

- 24-1980** Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide On Call Roadway Professional Services and On Call Utility Professional Services, and Authorizing the City Manager to Execute Agreements for Professional Services. Resolution captions reads as follows:

RESOLUTION NO. 2024-09-158 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING QUALIFIED FIRMS TO PROVIDE ON CALL ROADWAY PROFESSIONAL SERVICES AND ON CALL UTILITY PROFESSIONAL SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS FOR PROFESSIONAL SERVICES

- 24-1981** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Advance Funding Agreement (AFA) for Voluntary Local Government Contributions to Transportation Improvement Projects with the Texas Department of Transportation (TxDOT) for the construction of Continuous Illumination, Upgraded Drainage Systems, and Upgraded Median Treatments along State Highway 5 (SH 5) between Spur 399 and McMakin Street. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-159 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN ADVANCE FUNDING AGREEMENT (AFA) IN THE AMOUNT OF \$1,409,655.41 FOR VOLUNTARY LOCAL GOVERNMENT CONTRIBUTIONS TO TRANSPORTATION IMPROVEMENT PROJECTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR THE CONSTRUCTION OF CONTINUOUS ILLUMINATION, UPGRADED DRAINAGE SYSTEMS, AND UPGRADED MEDIAN TREATMENTS ALONG STATE HIGHWAY 5 (SH 5) BETWEEN SPUR 399 AND McMAKIN STREET IN THE AMOUNT

- 24-1982** Consider/ Discuss/ Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Central North Construction, LLC for the Construction of Intersection of Virigina Parkway at US-75. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-160 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AND ALL NECESSARY CHANGE ORDERS WITH CENTRAL NORTH CONSTRUCTION, LLC OF ALLEN, TEXAS FOR THE CONSTRUCTION OF THE GREEN RIBBON PROJECT AT US 75 AND VIRGINIA PARKWAY

- 24-1983** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Roper's LLC dba Roper's Wrecker Service of McKinney, Texas for Towing Services for the McKinney Police Department. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-161 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF CONTRACT AND CITY MANAGER AUTHORIZATION TO EXECUTE A CONTRACT WITH ROPER'S LLC DBA ROPER'S WRECKER SERVICE OF MCKINNEY, TEXAS TO PROVIDE TOWING SERVICES FOR THE MCKINNEY POLICE DEPARTMENT

- 24-1984** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Terracon Consultants, Inc., for Materials Testing Services on the East Louisiana Street Improvements and Andrews Street and Green Street Infrastructure Improvements Project. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-162 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENTWITH TERRACON CONSULTANTS, INC. FOR ADDITIONAL MATERIALS TESTING SERVICES FOR THE EAST LOUISIANA STREET IMPROVEMENTS AND ANDREWS STREET AND GREEN STREET INFRASTRUCTURE IMPROVEMENTS PROJECTS FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$105,300 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$130,000

- 24-1985** Consider/Discuss/Act on a Resolution Authorizing the City Manager to rescind and repeal Resolution No. 2024-07-115(R) awarding a Contract to

Western Municipal Construction of Texas, LLC, and to Execute a Contract and All Necessary Change Orders with DDM Construction Corporation for the Construction of the Lela, Jones, Foote, and Bradley Street Infrastructure Improvements Project. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-163 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO RESCIND AND REPEAL RESOLUTION NO. 2024-07-115(R) AWARDED A CONTRACT TO WESTERN MUNICIPAL CONSTRUCTION OF TEXAS, LLC, AND TO EXECUTE A CONTRACT IN THE AMOUNT OF \$5,790,313.80 WITH DDM CONSTRUCTION CORPORATION FOR THE CONSTRUCTION OF THE LELA, JONES, FOOTE & BRADLEY INFRASTRUCTURE IMPROVEMENTS PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$6,660,000

- 24-1986** Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 24-23CSP Construction of McKinney Light Walk. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-164 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE FORMAL REJECTION OF ALL PROPOSALS RECEIVED UNDER SOLICITATION 24-23CSP CONSTRUCTION OF MCKINNEY LIGHT WALK

- 24-1987** Consider/Discuss/Act on a Resolution of Support Authorizing the City Manager, or Designee, to Apply for a Project Planning and Development Grant for a New Bridge on McIntyre Road East of State Highway 5 (Future Wilmeth Road) over the Dallas Area Rapid Transit (DART) Rail Lines to Eliminate an Existing At-Grade Railroad Crossing through the Fiscal Year 2023-2024 Railroad Crossing Elimination Grant Program and Accept Funding, if Awarded. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-165 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN SUPPORT OF AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR THE FY 2023-2024 RAILROAD CROSSING ELIMINATION GRANT FOR A PROJECT PLANNING AND DEVELOPMENT GRANT FOR A NEW BRIDGE ON MCINTYRE ROAD EAST OF STATE HIGHWAY 5 (FUTURE WILMETH ROAD) OVER THE DART RAIL LINES TO ELIMINATE AN EXISTING AT-GRADE CROSSING, AND ACCEPT FUNDING IF AWARDED

- 24-1988** Consider/Discuss/Act on a Resolution of the City Council of the City of

McKinney, Texas, Approving a Negotiated Settlement Between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2024 Rate Review Mechanism Filing; Declaring Existing Rates to Be Unreasonable; Adopting Tariffs That Reflect Rate Adjustments Consistent With the Negotiated Settlement; Finding the Rates to Be Set by the Attached Settlement Tariffs to Be Just and Reasonable and in the Public Interest; Approving an Attachment Establishing a Benchmark for Pensions and Retiree Medical Benefits; Requiring the Company to Reimburse ACSC's Reasonable Ratemaking Expenses; Determining That This Resolution Was Passed in Accordance With the Requirements of the Texas Open Meetings Act; Adopting a Savings Clause; Declaring an Effective Date; and Requiring Delivery of This Resolution to the Company and the ACSC's Legal Counsel. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-166 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL

Consent MISCELLANEOUS

- 23-** Consider/Discuss/Act on a Concept Plan for Modera McKinney Ridge
0001CP3 Phase 2, Located on the East Side of Future Hardin Boulevard and
Approximately 630 Feet North of Bloomdale Road
- 24-1990** Consider/Discuss/Act on Appointing Lacy DeHorney to the Animal Service

Facility Advisory Committee (ASFAC)

- 24-1989** Consider/Discuss/Act on a Resolution Approving the Request for Qualifications for Future Affordable Housing Development Utilizing Public Private Partnership with the McKinney Housing Finance Corporation

Council approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to approve the Request for Qualifications for Future Affordable Housing Development Utilizing Public Private Partnership with the McKinney Housing Finance Corporation with a vote of 5 - 2 – 0. Councilmembers Beller and Cloutier voting no. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-167 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE RECOMMENDATION FOR THE REQUEST FOR QUALIFICATIONS FOR FUTURE AFFORDABLE HOUSING DEVELOPMENT UTILIZING PUBLIC PRIVATE PARTNERSHIP WITH THE MCKINNEY HOUSING FINANCE CORPORATION

Mayor Fuller called for Plat Consideration under Chapter 212 of the Texas Local Government Code.

- 23-** Consider/Discuss/Act on a Preliminary Plat for Kentucky Street Addition,
0048PP2 Lots 1-17, Block A, and Lots 1-17, Block B, Located at 800 South Kentucky Street

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Gere Feltus, to a Preliminary Plat for Kentucky Street Addition, Lots 1-17, Block A, and Lots 1-17, Block B, Located at 800 South Kentucky Street.

Mayor Fuller called for Regular Agenda And Public Hearing Items.

- 24-1991** Consider/Discuss/Act on a Resolution Appointing Two City Councilmembers to Serve on a Subcommittee of the McKinney Housing Finance Corporation (MHFC)

Council unanimously approved the motion by Mayor Fuller, seconded by Mayor Pro Tem Feltus, to approve a Resolution Appointing Councilmember Beller and Jones to Serve on a Subcommittee of the McKinney Housing Finance Corporation (MHFC). Resolution caption reads as follows:

RESOLUTION NO. 2024-09-168 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE APPOINTMENT OF TWO CITY COUNCIL MEMBERS TO SERVE ON A SUBCOMMITTEE OF THE MCKINNEY HOUSING FINANCE CORPORATION (MHFC)

24-1992 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with RPMx Construction, LLC for the Construction of Runway 18 Extension (500-Foot)

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to approve a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with RPMx Construction, LLC for the Construction of Runway 18 Extension (500-Foot). Resolution caption reads as follows:

RESOLUTION NO. 2024-09-169 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH RPMX CONSTRUCTION, LLC FOR THE CONSTRUCTION OF THE RUNWAY 18 EXTENSION (500-FOOT) AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS

24-1993 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Garver, LLC for McKinney National Airport Project AI2452, Extend Runway 18 | Phase 1 - 500' North

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to approve a Resolution Authorizing the City Manager to Execute an Agreement with Garver, LLC for McKinney National Airport Project AI2452, Extend Runway 18 | Phase 1 - 500' North. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-170 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH GARVER, LLC FOR CONSTRUCTION PHASE SERVICES FOR THE PROJECT, AI2452, EXTEND RUNWAY 18 | PHASE 1 – 500' NORTH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

24-1994 Consider/Discuss/Act on a Resolution Authorizing the City Manager to execute a Federal Aviation Administration (FAA) Reimbursable Agreement

for the relocation and construction on the Runway 18 NAVAIDS as part of the McKinney National Airport Project AI2452, Extend Runway 18 | Phase 1 - 500' North.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to approve a Resolution Authorizing the City Manager to execute a Federal Aviation Administration (FAA) Reimbursable Agreement for the relocation and construction on the Runway 18 NAVAIDS as part of the McKinney National Airport Project AI2452, Extend Runway 18 | Phase 1 - 500' North. Resolution caption reads as follows:

RESOLUTION NO. 2024-09-171 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A REIMBURSABLE AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) FOR THE RELOCATION AND CONSTRUCTION OF THE RUNWAY 18 NAVAIDS, EXTEND RUNWAY 18 | PHASE 1 – 500' NORTH

24-0003A3 Conduct a Public Hearing to Consider/Discuss a Request by the City of McKinney to Enlarge and Extend the Boundary Limits of the City and to Annex (Case No. 24-0003A) the Subject Property, Located from that portion of Farm to Market Road 2478 (Custer Road) right-of-way located north of U.S. Highway 380 (West University Drive) and south of Farm to Market Road 1461 (Frontier Parkway); that portion of U.S. Highway 380 (West University Drive) right-of-way from approximately 310 feet east of Red Bud Drive to its intersection with Farm to Market Road 2478 (Custer Road); that portion of County Road 1461 (Frontier Parkway) right-of-way from its intersection with the former right-of-way of Farm to Market Road 2478 (Custer Road) to its intersection with the existing right-of-way of Farm to Market Road 2478 (Custer Road), from the right-of-way centerline south to the southern right-of-way boundary; and that portion of Farm to Market Road 2478 (Custer Road) north of County Road 1461 (Frontier Parkway) and south of County Road 170, from the right-of-way centerline east to the eastern right-of-way boundary into the City of McKinney's Corporate Limits, and Accompanying Ordinance

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to close the public hearing and approve a request by the City of McKinney to Enlarge and Extend the Boundary Limits of the City and to Annex (Case No. 24-0003A) the Subject Property, Located from that portion of Farm to Market Road 2478 (Custer Road) right-of-way located north of U.S. Highway 380 (West University Drive) and south of Farm to Market Road 1461 (Frontier Parkway); that portion of U.S. Highway 380 (West University Drive) right-of-way from approximately 310 feet east of Red Bud Drive to its intersection with Farm to Market Road 2478 (Custer Road); that portion of County Road 1461 (Frontier Parkway) right-of-way from its intersection with the former right-of-way of Farm to Market Road 2478 (Custer Road) to its intersection with the existing right-of-way of Farm to Market Road 2478 (Custer Road), from the right-of-way centerline south to the southern right-of-way boundary; and that portion of Farm to Market Road 2478 (Custer Road) north of County Road 1461 (Frontier Parkway) and south of County Road 170, from the right-of-way centerline east to the eastern right-of-way boundary into the City of McKinney's Corporate Limits, and Accompanying Ordinance; Ordinance caption reads as follows:

ORDINANCE NO. 2024-09-073

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ANNEXING THE HEREINAFTER DESCRIBED PORTIONS OF THE CUSTER ROAD (FARM TO MARKET ROAD 2478), WEST UNIVERSITY DRIVE (U.S. ROUTE 380), AND FRONTIER PARKWAY (FARM TO MARKET ROAD 1461) RIGHTS-OF-WAYS TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND BINDING SAID PROPERTY TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN

23-0006A/ Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex
23-0106Z2 (Case No. 23-0006A) and a Request to Zone (Case No. 23-0106Z) a Portion of the Subject Property to "PD" - Planned Development District, Generally for Residential and Commercial Uses; and Rezone a Portion of the Subject Property from "PD" - Planned Development District, "C" - Planned Center District, "O" - Office District, and "SF-5" - Single Family Residential District to "PD" - Planned Development District, Generally for Residential and Commercial Uses; and an Associated Annexation and

Development Agreement with McKinney Ranch, LTD., Honey Creek Investments, LLC, and Barcelona 93, LTD (Case No. 23-0015DA); the Subject Property being 1,649 Acres Generally Located East of FM 1461 (Future Lake Forest Drive) and County Road 166 and South of County Road 168 and FM 543, and Accompanying Ordinance(s)

Paul Powell, 4805 Geren Trail, McKinney, Texas 75071 addressed the Council regarding this request.

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Cloutier, to close the public hearing and approve a Petition to Annex (Case No. 23-0006A) and a Request to Zone (Case No. 23-0106Z) a Portion of the Subject Property to "PD" - Planned Development District, Generally for Residential and Commercial Uses; and Rezone a Portion of the Subject Property from "PD" - Planned Development District, "C" - Planned Center District, "O" - Office District, and "SF-5" - Single Family Residential District to "PD" - Planned Development District, Generally for Residential and Commercial Uses; and an Associated Annexation and Development Agreement with McKinney Ranch, LTD., Honey Creek Investments, LLC, and Barcelona 93, LTD (Case No. 23-0015DA); the Subject Property being 1,649 Acres Generally Located East of FM 1461 (Future Lake Forest Drive) and County Road 166 and South of County Road 168 and FM 543, and Accompanying Ordinance(s). Ordinance captions read as follows:

ORDINANCE NO. 2024-09-074

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ANNEXING CERTAIN TERRITORIES TO THE CITY OF MCKINNEY; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE THEREOF

ORDINANCE NO. 2024-09-075

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT APPROXIMATELY 52.79 ACRES ARE ZONED TO "PD" – PLANNED DEVELOPMENT DISTRICT AND APPROXIMATELY 1595.88 ACRES ARE REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT, "C" – PLANNED CENTER DISTRICT, "O" – OFFICE DISTRICT, AND "SF-5" – SINGLE FAMILY RESIDENTIAL DISTRICT, GENERALLY FOR RESIDENTIAL AND COMMERCIAL USES; THE SUBJECT PROPERTY BEING APPROXIMATELY 1648.67 ACRES GENERALLY LOCATED EAST OF FM 1461 (FUTURE LAKE FOREST DRIVE) AND COUNTY ROAD 166 AND SOUTH OF COUNTY ROAD 168 AND FM 543;

PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

The revised presentation and ordinance 2024-09-075 exhibits were not included in the posted agenda but have been included in these minutes as *Appendix A: 23-0006A/23-0106Z2*.

- 24-0002A/** Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex
24-0054Z (Case No. 24-0002A) and a Request to Zone (Case No. 24-0054Z) the
Subject Property to "R6" - Residential District, Located at 5082 County
Road 1205, and Accompanying Ordinance (REQUEST TO BE TABLED)

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Jones, to table to a Petition to Annex (Case No. 24-0002A) and a Request to Zone (Case No. 24-0054Z) the Subject Property to "R6" - Residential District, Located at 5082 County Road 1205 to the September 30, 2024 City Council Regular Meeting.

Mayor Fuller called for Citizen Comments on Matters not on the Agenda.

Paul Ballesteros, 6508 Marvin Gardens, McKinney, Texas 75070 addressed the Council regarding homelessness.

John Montes, 701 Addie Lane, McKinney, Texas 75071 addressed the Council regarding the November special election.

Mayor Fuller called for Council And Manager Comments.

Councilmember Philips stated he attended the McKinney Boyd versus Plano West last week and encouraged everyone attend a Boyd football game to support Nick Weslowski.

Councilmember Jones attended the Leadership McKinney City Day and stated it was great to meet the members of the new class; he attended the One Community Church preview of their location in McKinney at the old Cinemark theatre located off of US75; he attended the Rockhill versus Allen and McKinney High School versus Lakeview Centennial football games.

Mayor Pro Tem Feltus attended the Sprouts ribbon cutting and they made a \$100,000 donation to the McKinney Parks Foundation; she thanked the Chamber of Commerce for hosting the Leadership McKinney City Day; she and Councilmember

Beller hosted a group of third grade students from Imagine Innovation International Academy at City Hall and she thanked them for their interest in local government.

Councilmember Beller echoed Mayor Pro Tem Feltus' comments related to the hosting of the students from Imagine Academy; he attended an event at the Holy Family Church and attended a presentation given by Andrea Nicols related to the Vega family; he wished Andrea Vega a happy birthday; and this past Saturday Old Settler's Recreation Center celebrated Mexican Independence Day; he attended an event celebrating Dr. Isaiah Joshua Jr and presented a proclamation celebrating 30 (thirty) years at Shiloh Missionary Baptist Church; he stated today is National Voter Registration Day and he encouraged everyone to get registered; he stated September 19 is North Texas Giving Day as well as Habitat For Humanity is hosting a block party and home dedication for four new homes at Bumpas and Kings Row and you have an opportunity to meet the new Habitat CEO, Shonda Schaefer.

Councilmember Franklin attended the Mission Regan Gala.

Councilmember Cloutier discussed the special election ballot language, he attended the Leadership McKinney City Day event; he and the Mayor attended an event hosted by the Church of Latter-Day Saints at Bonnie Wenk Park; and he thanked Mayor Fuller, Councilmember Franklin and City staff for their work related to the Honey Creek development.

City Manager Grimes stated next weekend is Oktoberfest in Downtown McKinney with the kick-off beginning at two o'clock on Friday and more information can be found at downtownmckinney.com.

Mayor Fuller stated the Courts of McKinney has organized a Buddy of Pickleball event that will help individuals with down syndrome play and understand the game and they are in need of volunteers; he stated this is the fourth year of the Church of Jesus Christ Latter-Day Saints event along with the Interfaith Compassionate Service and the event helps to benefit the City Church; and he expressed his thanks to staff and all of the individuals that have worked on the Honey Creek development.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to adjourn the regular meeting at 7:07 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Sunday, September 22, 2024, edition of the McKinney Courier-Gazette newspaper and the Monday, September 23, 2024, edition of the Celina Record newspaper.

These minutes were approved by the City Council on September 30, 2024.

SIGNED:

GEORGE C. FULLER, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

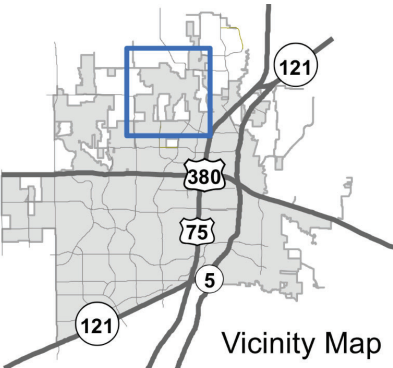
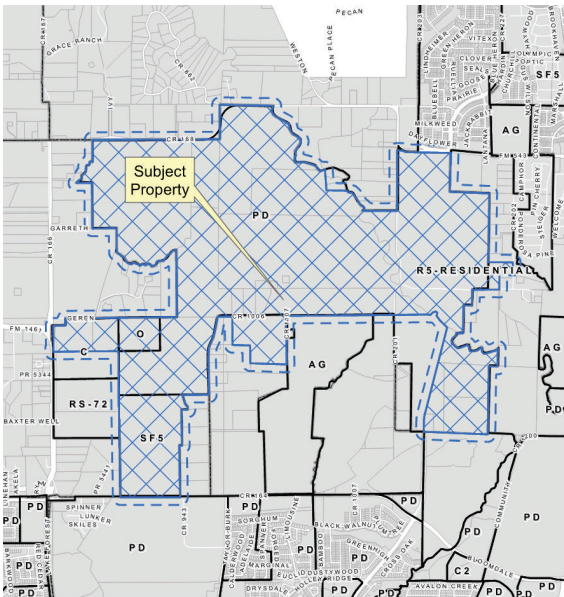
City of McKinney, Texas

Appendix A: 23-0006A/23-0106Z2

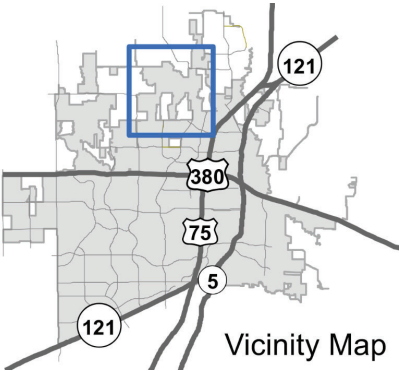
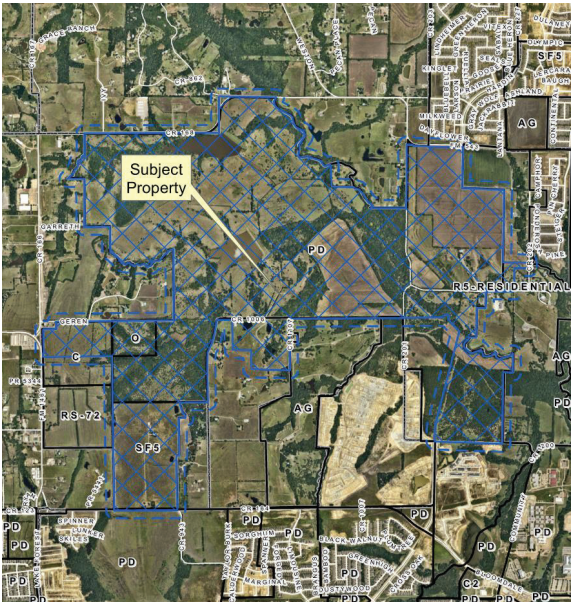
Honey Creek Annexation, Zoning/Rezoning, and Agreement

23-0006A/23-0106Z/23-0015DA

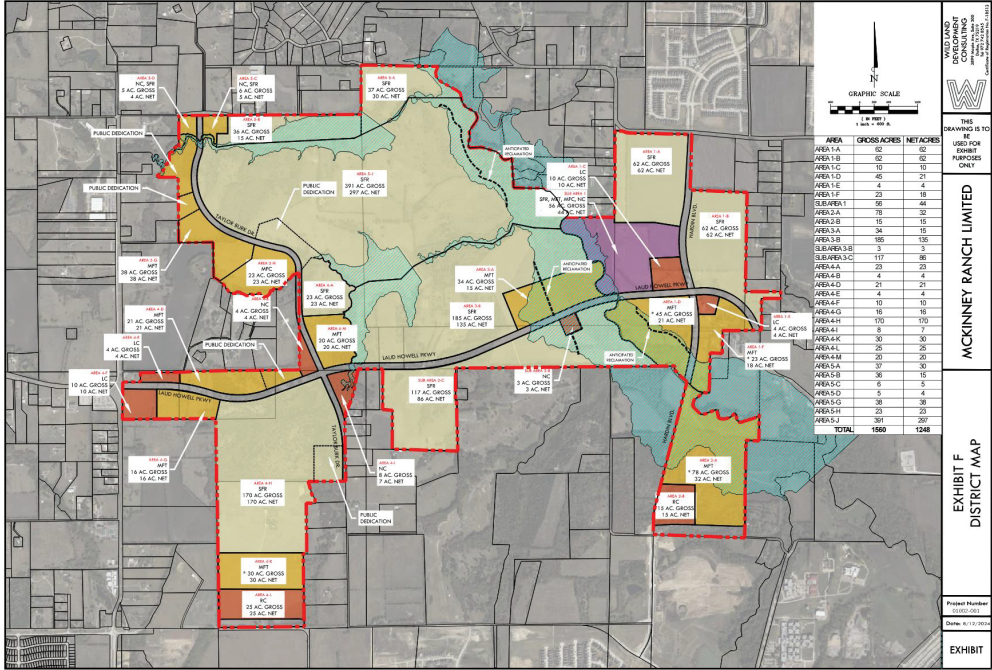
Location Map



Aerial Exhibit



Proposed District Map



Residential Allowances

Table R-1: Residential District Use Allowances ^[1,2]

		AREA 1		SUB-AREA 1		AREA 2		AREA 3		SUB-AREA 3		AREA 4		AREA 5		Project Totals		
Unit Type	Permitted	Permitted		Permitted		Permitted		Permitted		Permitted		Permitted		Permitted		Min / Max Units Overall	Additional Limitations	Total Allowed
SFR - Estate	N/A	N/A	N/A	N/A	P	P		P		P		P		Min 200		Min 225	Min 1,300	Min 3,500
SFR- Traditional	P	P	N/A	Min 100	P		Min 100	Min 200	Min 450									
SFR - Cottage	P	P	N/A	Min 100	P		Min 150	Min 275	Min 525									
SFR - Villa	Max 300	Min 50	N/A	Max 200	Max 225	Max 300	Max 200	Min 300 / Max 1,200										
SFR - Cluster	Max 150	P	N/A	Max 150	Max 225	Max 200	Max 200	Min 300 / Max 950										
SFR - Townhome	Max 200	Min 50	N/A	Max 150	Max 250	Max 200	Max 150	Min 250 / Max 925										
	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres				
MFC	0	0	Max 400	15	0	-	0	-	0	0	Max 350	20	Max 500	25	Max 3,000		Max 5,250 / 240 acres	
MFT	Max 1,500	40	Max 400	15	Max 1,500	35	Max 450	15	Max 0	0	Max 1700	80	Max 500	25	Max 3,000			
Total Multi-Family		Max 1,200	Max 90	Max 400	Max 15	Max 1,500	Max 35	Max 450	Max 15	Max 0	Max 0	Max 1,950	Max 100	Max 750	Max 46			
Total Residential Units Permitted															10,500 Max			

N/A = Not Allowed
P = District is permitted and is not subject to a minimum or maximum number of units.
NOTE 1: Table R-1 may be modified with the approval of City Council after a recommendation of the Planning & Zoning Commission, which approval shall not be considered a zoning approval or require an amendment to this Ordinance.
NOTE 2: Multifamily Uses shown on Exhibit E and referenced in Table R-1 can be developed as adjacent Commercial or Single Family uses at the discretion of the Director of Planning.

[1] Acreages shown are in gross measurements.

Residential Development Standards

Table SFR-1: Single-Family Residential Building Standards

	Lot Standards			Building Setbacks [2]				Max. Height	Max. Density
	Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft) [5]	Rear Yard (ft)	Side Interior (ft)	Side at Corner (ft)	Building Height (ft)	Density (du/acre)
Single-Family Residential Use Types [8]									
Estate [6]	10,000	80	125	25	20	7.5	20	35	N/A
Traditional [6]	6,900	60	115	20	12 (20 for alley served)	5	15	35	N/A
Cottage [6]	5,500	50	110	20	10 (20 for alley served)	5 [1]	15	35	N/A
Cluster [1,2,9]	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H
Villa [1,2,3,7]	3,600	32	55	15	3 or min of 20 for alley served	5 [1]	15	35	N/A
Townhome [2,3,4,7]	1,800	22	80	15	3 or min of 20 for alley served	5 [1]	15	35	N/A

Table MF-1: Multi-Family Residential Building Standards ^[1,2,3]

	MFC	MFT
Lot Area (sf)	N/A	N/A
Lot Width (ft)	60	60
Lot Depth (ft)	100	100
Front Setback (ft)	20	35
Rear Setback (ft)	20	25
Side Interior Setback (ft)	20	20
Side Corner Setback (ft)	N/A	N/A
Max Height (ft)	35'	55'
Dwelling Units per acre	12 Max	30 Max

Commercial Allowance and Development Standards

Table C-1: Commercial District Use Allowances

Unit Type	AREA 1		SUB-AREA 1		AREA 2		AREA 3		SUB-AREA 3		AREA 4		AREA 5		Min 80 acres
	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	Permitted Acres	
Neighborhood Commercial "NC"	P		P		P		P		P		P		P	20	
Local Commercial "LC"	P	60	P	60	P		P		P	15			P		
Regional Commercial "RC"	5		10		15	P	N/A	N/A	N/A		N/A		N/A		
Total Commercial	5	60	10	60	15	No Max	No Min	No Max	No Min	No Max	30	50	No Min	35	

N/A = Not Allowed
P = District is permitted and is not subject to a minimum or maximum number of units.

The following minimum development standards apply to all Honey Creek Commercial Development:

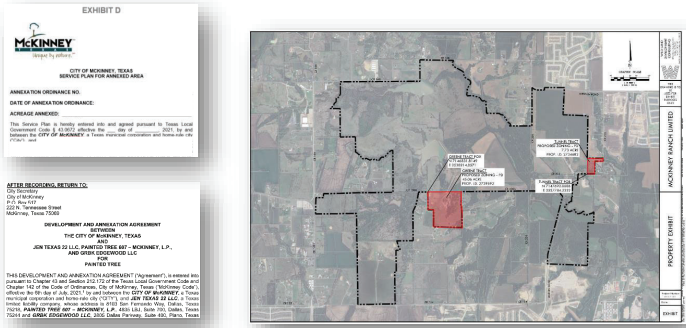
Table C-2: Commercial Building Standards

Unit Type	Lot Standards			Building Setbacks			Max. Height
	Lot Area (sq. ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft)	Rear Yard (ft)	Side Interior (ft)	
Neighborhood Commercial "NC"	0	0	0	20	0	0	35
Local Commercial "LC"	0	0	0	20	0	0	45
Regional Commercial "RC"	0	0	0	20	0	0	55

Notes:
[1] When a multi-family or 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): 30 feet when adjacent to 1 story multi-family or non-residential building, 50 feet when adjacent to 2 story multi-family or non-residential building, 2 feet of setback for each foot of building height when adjacent to 3 story multi-family of non-residential building, and 3 feet of setback for each foot of building height when adjacent to 4 or more story multi-family or non-residential building.
[2] The architectural and site standards for the non-residential land use areas shall conform to the provisions of the McKinney UDC Article 2, Section 206 (5).

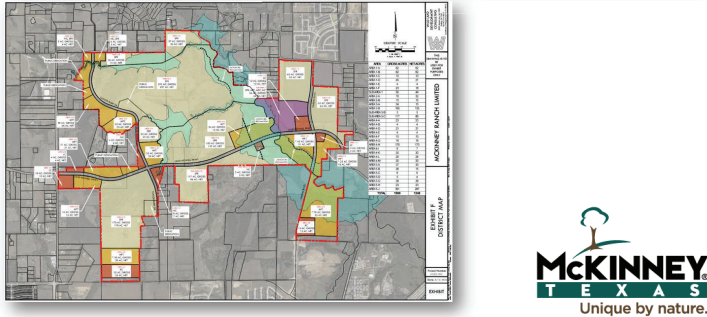
ANNEXATION ITEMS/INFORMATION

- Annexation Ordinance, including Municipal Services Plan
- Annexation Facilities Agreement



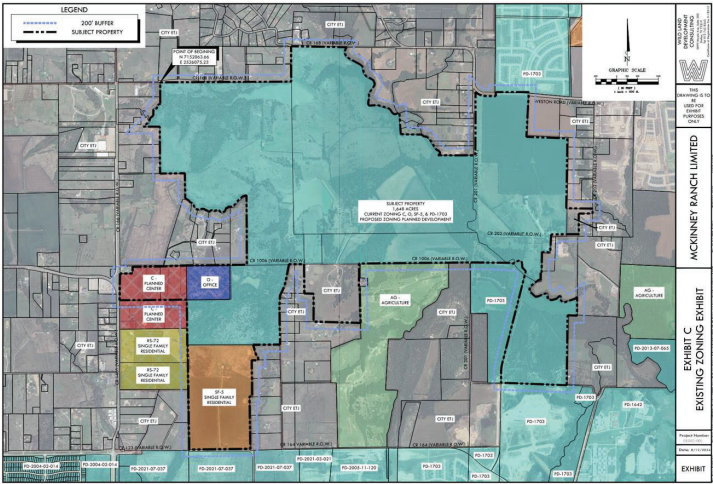
ZONING ITEMS/INFORMATION

- Proposed Zoning: "PD" – Planned Development District
 - Single Family Residential Uses
 - Multi-Family Residential Uses
 - Commercial Uses
 - Public Dedication



DEVELOPMENT AGREEMENT AND ANNEXATION ITEMS

- Impact Fee Credits
- Public Land Dedication
- Roadway Dedications
- Park Maintenance and Dedication
- Architectural Standards





HONEY CREEK MUNICIPAL MANAGEMENT DISTRICT NO.1
LEGAL DESCRIPTION

1648.67 ACRES

THE MCKINNEY RANCH / BARCELONA 93 &
HONEY CREEK INVESTMENTS TRACTS

EXHIBIT B

COLLIN COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE LD DAVIDSON SURVEY, A-285, E HAMILTON SURVEY, A-372, T CUNIS SURVEY, A-211, WH HORN SURVEY, A-1070, WM RICE SURVEY, A-770, WM RICE SURVEY, A-769, THE M. HART SURVEY, A-371, COLLIN COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 1215.714 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20060208000170600, ALL OF A CALLED 3.00 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20060606000765560, ALL OF A CALLED 24.218 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20150731000958250, ALL OF A CALLED 44.996 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 201401080000018880, ALL OF A CALLED 126.718 ACRE TRACT TO MCKINNEY RANCH LTD RECORDED IN DOC # 20140212000134010, ALL OF A CALLED 254.596 ACRE TRACT TO HONEY CREEK INVESTMENTS LLC RECORDED IN DOC # 201606020000686550, ALL OF A CALLED 7.730 ACRE TRACT TO BARCELONA 93 LTD RECORDED IN DOC # 20160822001096540, ALL OF A CALLED 45.013 ACRE TRACT TO BARCELONA 93 LTD RECORDED IN DOC # 20160705000847670, OF THE DEED RECORDS COLLIN COUNTY, TEXAS (DRCCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the called centerline of CR 168, the northeast corner of the Lake Forest Equestrian Center LLC, 11.426 acre tract recorded in DOC # 2023000059238, DRCCT, being the northwest corner of said 1215.714 acre tract and this tract;

THENCE, Generally along the called centerline of CR 168 as follows: N 89°41'47" E (Control Line), 3769.64 feet to a ½" iron rod found at the south corner of the Elizabeth Langston tract recorded in Volume 1372, Page 595, DRCCT; N 00°06'09" W, 1018.25 feet to a ½" iron rod found; S 89°01'12" E, 1592.06 feet to an "X" mark found in concrete at the northwest corner of the Teresa N. Roeder tract recorded in DOC # 95-0077977, DRCCT, being the northeast corner of the 1215.714 acre tract and this tract;

THENCE, along the common line of the Roeder tract and this tract following the centerline of Honey Creek as follows: S 23°24'12" W, 128.37 feet; S 08°30'42" E, 83.53 feet; S 30°17'56" E, 75.19 feet; S 52°40'13" E, 96.34 feet; S 61°30'47" E, 352.39 feet; S 53°06'14" E, 95.82 feet; S 10°46'14" E, 114.32 feet; S 12°54'15" E, 67.33 feet; S 31°17'25" E, 99.36 feet; S 45°27'58" E, 51.57 feet; S 64°03'22" E, 108.23 feet; S 59°27'11" E, 107.89 feet; S 20°52'23" E, 108.15 feet; S 13°47'15" W, 62.76 feet; S 35°01'12" W, 271.26 feet; S 06°27'44" E, 137.08 feet; S 21°49'33" W, 62.38 feet; S 06°52'20" W, 90.73 feet; S 15°37'43" E, 52.21 feet; S 64°55'40" E, 29.37 feet; N 85°47'24" E, 225.38 feet; S 73°52'41" E, 284.02 feet; S 70°08'41" E, 69.22 feet; S 46°07'44" E, 58.55 feet; S 30°27'53" E, 74.84 feet; S 45°09'41" E, 73.01 feet; S 86°20'18" E, 45.67 feet; N 70°07'08" E, 125.46 feet; S 03°48'49" E, 199.72 feet to a ½" iron rod found; S 03°33'41" E, 267.51 feet; S 03°23'52" E, 152.85 feet to a ½" iron rod found; S 87°28'40" E, 72.08 feet; S 88°58'34" E, 541.00 feet to a ½" iron rod found; S 30°08'34" E, 29.56 feet; S 57°19'01" E, 47.61 feet; S 82°37'56" E, 90.58 feet; S 42°52'24" E, 162.01 feet; S 30°34'59" E, 152.05 feet; S 30°08'44" E, 33.20 feet; S 36°32'02" E, 121.42 feet; S 66°37'07" E, 60.66 feet; S 43°37'28" E, 56.43 feet; S 00°08'40" E, 35.47 feet; S 30°29'42" W, 24.38 feet; S 47°51'01" W, 49.96 feet to a ½" iron rod found at the southwest corner of the Thomas R. Beitsch et ux 6.533 acre tract recorded in DOC # 2023000007275, DRCCT;

THENCE, S 89°53'34" E, 1004.05 feet along the south line of the Beitsch tract;

THENCE, N 01°14'46" E, 537.58 feet to a ½" iron rod found; N 00°00'58" W, 671.18 feet to a ½" iron rod found; N 00°09'16" E, 576.88 feet to a 1" iron rod found at the northwest corner of said 254.596 acre tract;

THENCE, along the north line of the 254.596 acre tract as follows: S 88°52'49" E, 155.17 feet to a point at a curve to the left having a radius of 359.62 feet, a chord bearing of S 75°14'21" E, 169.62 feet, an arc length of 171.23 feet to a point in the south line of FM 543;

THENCE, along the eastern line of FM 543 as follows: S 88°52'49" E, 1135.30 feet; curve to the right with a radius of 2825.16 feet, a chord bearing of S 87°20'32" E, 134.46 feet, an arc length of 134.47 feet to a ½" iron rod found at the northwest corner of the Evelyn Cole Family Ltd 23.78 acre tract recorded in DOC # 20000424000405860, DRCCT, being the northeast corner of the 254.596 acre tract;

THENCE, along the common line of the 23.78 acre tract and this tract as follows: S 01°39'39" W, 1147.33 feet to a 1" iron pipe found; S 87°32'32" E, 1177.20 feet passing the southwest corner of the North Texas Windmill LLC 14.401 acre tract recorded in DOC # 20190729000892230, DRCCT, to a 3/8" iron rod found at the northwest corner of the Tate Development Inc and Jack Stadtman 4.90 acre tract recorded in DOC # 2023000062022, DRCCT, being the easterly northeast corner of the 254.596 acre tract;

THENCE, S 01°00'36" W, 1783.23 feet along the common line of the 4.90 acre tract and this tract passing the northwest corner of the following tracts: Janet Fry 3.25 acre tract recorded in DOC # 2023000002768, DRCCT, the Klaus and Juliet A. Kuehn 5.2178 acre tract recorded in DOC # 201410170001135860, DRCCT, the William E. and Pamela D. McCabe 5.16 acre tract recorded in DOC # 20141017001135850, DRCCT, and the Mackuehn Partners LLC 5.04 acre tract recorded in DOC # 20140131000096000, DRCCT, to a ½" iron rod found at the northwest corner of the Collin D. and Terri Hopkins 4.27 acre tract recorded in DOC # 20160503000533540, DRCCT;

THENCE, along the common line of the 4.27 acre and this tract as follows: S 00°35'26" W, 252.21 feet to a 1" square bolt found at the northwest corner of said 7.730 acre tract; S 89°34'35" E, 731.08 feet to a 60d nail found in the called centerline of CR 202;

THENCE, S 00°16'59" W, 155.27 feet along the called centerline of CR 202 to a 60d nail found at the northeast corner of the Linda J. Jewell 3.00 acre tract recorded in DOC # 20210311000482520, DRCCT, being the northerly southeast corner of said 7.730 acre tract;

THENCE, along the common line of the 3.00 acre tract and this tract as follows: N 89°33'43" W, 398.37 feet to a ½" iron rod found; S 00°23'30" W, 654.19 feet passing the northwest corner of the Jason B. and Shelby G. Kopp 3.00 acre tract recorded in DOC # 20210922001931820, DRCCT, to a 60d nail found in the called centerline of CR 202, being the southeast corner of said 7.730 acre tract;

THENCE, along the called centerline of CR 202 as follows: N 89°39'19" W, 343.18 feet to a ½" iron rod found at the easterly southeast corner of said 254.596 acre tract; S 89°09'16" W, 456.98 feet to a 60d nail found at the northwest corner of the Daniel T. Squires et ux 6.00 acre tract recorded in DOC # 20140401000304730, DRCCT;

Appendix A: 23-0006A/23-0106Z2, Page 8 of 25

THENCE, along the common line of said 6.00 acre tract and this tract as follows: S 01°12'08" W, 469.12 feet to a ½" iron rod found; N 87°11'23" W, 245.21 feet to a ½" iron rod found; S 01°33'59" W, 829.22 feet passing an interior angle corner of the Stepping Stones Church of McKinney 36.074 acre tract recorded in DOC # 20160531000672720, DRCCT to a ½" iron rod found at the southeast corner of said 254.596 acre tract;

THENCE, along the common line of the 36.074 acre tract and this tract as follows: N 88°38'52" W, 195.69 feet; S 14°28'12" W, 75.33 feet; S 52°02'47" W, 124.63 feet; S 17°36'16" W, 89.41 feet; S 08°17'38" E, 60.50 feet; S 46°25'51" E, 223.59 feet; N 86°02'30" E, 68.62 feet; N 68°04'39" E, 251.87 feet; S 38°28'19" E, 46.61 feet; S 13°57'02" E, 143.42 feet; S 74°53'01" E, 55.67 feet; S 89°34'39" E, 76.12 feet; N 74°24'09" E, 112.70 feet; N 48°36'26" E, 133.78 feet; S 40°05'49" E, 40.71 feet; S 01°35'11" E, 106.35 feet; S 47°59'10" E, 79.63 feet; N 83°01'26" E, 57.88 feet; N 71°34'34" E, 308.45 feet; N 49°30'50" E, 80.60 feet to a ½" iron rod found in the west line of the Honey Creek Holdings LLC 23.998 acre tract recorded in DOC # 20180629000812750, DRCCT;

THENCE, S 00°35'03" W, 537.73 feet along the common line of the 23.998 acre tract and this tract to a ½" iron rod found in the north line of the Pamela G. and Michael B. Howell 65.63 acre tract recorded in DOC # 2023000115102, DRCCT;

THENCE, along the common line of the 65.63 acre tract and this tract as follows: N 87°25'33" W, 269.40 feet to a ½" iron rod found at the northeast corner of said 31.56 acre tract; S 00°49'24" W, 2013.45 feet to a ½" iron rod found in the called centerline of CR 201, southeast corner of this tract;

THENCE, N 87°52'35" W, 1893.09 feet along the called centerline of CR 201 passing the southeast corner of the 3.00 acre tract to a ½" iron rod found at the southeast corner of the Geojojo Business LP 73.436 acre tract recorded in DOC # 20170602000717500, DRCCT, being the southwest corner of said 3.00 acre tract and this tract;

THENCE, along the common line of the 73.436 acre tract and this tract as follows: N 00°56'42" E, 314.95 feet to a ½" iron rod found at a curve to the right with a radius of 1050.00 feet, a chord bearing of N 07°38'54" E, 248.36 feet, an arc length of 248.95 feet to a ½" iron rod found; N 14°31'58" E, 2613.62 feet to a ½" iron rod found 50' parallel to Honey Creek;

THENCE, along the common line of the 73.436 acre tract and this tract as follows: N 45°04'13" W, 302.67 feet; N 37°37'39" W, 162.38 feet; N 14°08'50" E, 100.37 feet; N 52°57'40" W, 63.08 feet; S 68°40'32" W, 91.84 feet; S 45°54'04" W, 104.17 feet; N 78°36'37" W, 61.64 feet; S 89°15'31" W, 1014.07 feet to a ½" iron rod found at the intersection of CR 201 and CR 1006;

THENCE, S 89°31'19" W, 3205.04 along the called centerline of CR 1006 to a ½" iron rod found at the northwest corner of the Horn Hill Cemetery 1.6585 acre tract, being the centerline of County Road 1107 at the northeast corner of said 45.013 acre tract;

THENCE, along the common line of the 1.6585 acre tract and this tract as follows: S 00°40'37" E, 686.16 feet along CR 1107 to a ½" iron rod found; N 88°17'51" E, 15.05 feet to a ½" iron rod found at an angle corner of the City of McKinney 214.52 acre tract recorded in DOC # 20060080000170600, DRCCT;

THENCE, S 00°34'36" E, 755.74 feet along the common line of said 214.52 acre tract to a ½" iron rod found at the northeast corner of the Sheryl Lynn Bates 7.00 acre tract recorded in DOC # 2023000014567, DRCCT, being the southeast corner of said 45.013 acre tract;

THENCE, N 88°07'54" W, 1080.82 feet along the common line of the 7.00 acre tract and this tract to a ½" iron rod found in the east line of the Sheryl Lynn Bates 11.5269 acre tract recorded in DOC # 2023000014567, DRCCT, being the southwest corner of said 45.013 acre tract;

THENCE, along the common line of the 11.5269 acre tract and this tract as follows: N 00°51'16" W, 529.96 feet to a ½" iron rod found; N 88°36'28" W, 515.75 feet to a ½" iron rod found at the southeast corner of the Randall K. and Patricia C. Hickman 10.09 acre tract recorded in DOC # 20150306000247630, DRCCT;

THENCE, N 00°53'46" W, 843.23 feet along the common line of said 10.09 acre tract and this tract to a ½" iron rod found in the called centerline of CR 1006, being the northwest corner of said 45.013 acre tract the south line of the 1215.714 acre tract;

THENCE, along the called centerline of CR 1006 as follows: S 89°29'48" W, 431.07 feet; S 10°38'17" W, 428.46 feet; S 13°53'52" W, 203.34 feet; S 24°17'55" W, 316.45 feet; S 03°15'22" W, 290.50 feet; S 01°02'46" E, 1113.87 feet to a ½" iron rod found at the northeast corner of the Sheryl Lynn Bates 7.228 acre tract recorded in DOC # 2023000014567, DRCCT;

THENCE, along the common line of the 7.228 acre tract and this tract as follows: S 89°31'09" W, 794.79 feet to a ½" iron rod found at the northeast corner of said 126.718 acre tract; S 17°31'38" E, 286.32 feet; S 39°23'37" E, 124.08 feet; S 00°42'59" W, 68.64 feet to a ½" iron rod found in the north line of the Lance and Monica Carrington 10.00 acre tract recorded in DOC # 20141024001165030, DRCCT;

THENCE, along the common line of the 10.00 acre tract and this tract as follows: S 89°02'44" W, 187.67 feet to a ½" iron rod found; S 00°59'36" E, 1056.50 feet passing the northwest corner of the Michael L. Culbreath and Paula P. Culbreath tract recorded in Volume 4283, Page 2451, DRCCT to a ½" iron rod found in the north line of the Richard and Tanya Franklin 11.01 acre tract recorded in DOC # 20230317000429840, DRCCT;

THENCE, along the common line of the 11.01 acre tract and this tract as follows: S 89°19'07" W, 80.01 feet to a ½" iron rod found; S 00°55'42" E, 1053.20 feet passing a ½" iron rod found at the northwest corner of the Redeemer Church of Christ 10.87 acre tract recorded in DOC # 20211119002371310, DRCCT to a ½" iron rod found at the northwest corner of the Redeemer Church of Christ 10.87 acre tract recorded in DOC # 20211119002371310, DRCCT;

THENCE, S 00°55'35" E, 481.03 feet along the common line of the 10.00 acre tract and this tract to a 60d nail found in the called centerline of CR 164, being the southeast corner of said 126.718 acre tract;

THENCE, S 89°56'52" W, 1767.83 feet along the called centerline of CR 164 to a ½" iron rod found at the southeast corner of Bloomdale Estates according to the Plat recorded in Cabinet J, Slide 981, DRCCT being the southwest corner of the 126.718 acre tract;

THENCE, N 00°56'19" W, 1749.40 feet along the common line of Bloomdale Estates and this tract to a ½" iron rod found at the southeast corner of the McKinney ISD tract recorded in Volume 5848, Page 4463, DRCCT;

THENCE, N 00°52'10" W, 1275.03 feet along the common line of the McKinney ISD tract and this tract passing the southeast corner of the McKinney ISD 76.827 acre tract recorded in DOC # 20120402000380350, DRCCT to a ½" iron rod found at the southwest corner of the 1215.714 acre tract;

THENCE, continuing along the common line of the 76.827 acre tract and this tract as follows: N 00°43'53" W, 1307.74 feet to a ½" iron rod found in the south line of said 44.996 acre tract; S 89°29'08" W, 762.78 feet to a ½" iron rod found at the southeast corner of said 24.218 acre tract; S 89°27'36"

W, 1169.89 feet to a ½" iron rod found in the east line of FM 1461, the southwest corner of the 24.218 acre tract;

THENCE, along the east line of FM 1461 as follows: N 00°06'23" E, 107.58 feet to a ½" iron rod found; S 89°53'37" E, 19.67 feet to a ½" iron rod found; N 00°46'08" W, 663.23 feet to a ½" iron rod found in the south line of the Leaning G. Holdings LLC 1.68 acre tract recorded in DOC # 2023000107567, DRCCT;

THENCE, along the common line of the 1.68 acre tract and this tract as follows: N 89°19'27" E, 356.14 feet to a ½" iron rod found; N 00°31'34" W, 208.32 feet to a ½" iron rod found in the centerline of Geren Road, being the northwest corner of the 24.218 acre tract;

THENCE, N 89°26'30" E, 910.78 feet passing a ½" iron rod found at the northwest corner of said 44.996 acre tract continuing to a ½" iron rod found at the southeast corner of the Keith E. and Lori Harrell tract recorded in Volume 4440, Page 3021, DRCCT;

THENCE, along the northern line of the 44.996 acre tract as follows: N 88°52'48" E, 640.35 feet passing the southwest corner of the William E. and Lynn Gross 9.00 acre tract; N 89°30'20" E, 1236.93 feet to a ½" iron rod found passing the southwest corner of the Peter L. and Mary Boleneus 9.183 acre tract recorded in DOC # 20210824001712140, DRCCT, also passing the southwest corner of the Paul H. and Lois M. Powell 7.237 acre tract recorded in DOC # 94-0015097, DRCCT being the northeast corner of the 44.996 acre tract; N 89°07'04" E, 509.70 feet passing the southwest corner of the Madhumita and Ashok Naya 19.98 acre tract recorded in DOC # 20200131000141130, DRCCT to a 5/8" iron rod found at a fence corner;

THENCE, along the common line of the 19.98 acre tract and this tract as follows: N 00°12'37" W, 582.84 feet to a 5/8" iron rod found; N 00°04'15" W, 407.78 feet to a 5/8" iron rod found; N 00°32'47" W, 436.72 feet to a 5/8" iron rod found; N 00°12'16" W, 186.87 feet to a 5/8" iron rod found; N 00°23'27" W, 386.47 feet to a 1" iron pipe found in the centerline of a branch of Honey Creek;

THENCE, along the branch of Honey Creek as follows: S 72°44'03" W, 125.12 feet; S 39°28'31" W, 51.51 feet; S 35°07'29" W, 53.80 feet; S 64°35'28" W, 58.39 feet; S 38°32'16" W, 108.13 feet; S 40°51'22" W, 121.61 feet; S 63°34'40" W, 29.23 feet; N 85°58'05" W, 58.96 feet; N 89°22'35" W, 72.02 feet; S 04°40'00" E, 35.21 feet; S 74°50'15" W, 17.33 feet; N 55°04'13" W, 28.87 feet; S 23°44'27" W, 123.52 feet; S 70°54'12" W, 114.56 feet; N 35°39'13" W, 79.19 feet; N 63°08'32" W, 45.46 feet; S 72°46'07" W, 86.38 feet; S 38°40'25" W, 22.63 feet; N 68°32'11" W, 102.53 feet; S 44°03'04" W, 58.73 feet; S 79°23'13" W, 37.51 feet; N 47°32'40" W, 42.44 feet; N 72°28'18" W, 70.08 feet; N 56°53'01" W, 66.46 feet; S 78°07'59" W, 46.04 feet; S 43°04'56" W, 48.94 feet; N 74°10'51" W, 125.61 feet; N 33°01'17" W, 74.85 feet; N 68°29'44" W, 29.01 feet; N 07°25'52" W, 40.54 feet; N 40°02'58" W, 94.29 feet; S 84°39'58" W, 22.04 feet; N 59°26'17" W, 40.20 feet; N 15°49'55" W, 23.01 feet; N 48°27'36" W, 47.23 feet; N 59°18'49" W, 101.75 feet to a 5/8" iron rod found;

THENCE, N 00°55'28" W, 720.60 feet passing most eastern southeast corner of the 6400 Lake Forest Investments LLC 98.6790 acre tract recorded in DOC # 20220314000403170, DRCCT to a 5/8" iron rod found at the northeast corner of the 98.6790 acre tract;

THENCE, S 89°17'46" W, 713.22 feet along the common line of the 98.6790 acre tract and this tract to a 5/8" iron rod found at the southeast corner of the Judith A. Johnson 5.525 acre tract recorded in DOC # 20101018001129050, DRCCT;

THENCE, N 00°23'33" W, 1350.72 feet along the common line of the 5.525 acre tract and this tract passing the southeast corner of the Monica L. Harp 16.498 acre tract recorded in DOC # 20110808000829720, DRCCT, also passing the southeast corner of Lot 1, Block A of William Perry Lee Hurst Addition to a fence corner;

THENCE, S 89°52'55" W, 467.83 feet to a 5/8" iron rod found at the centerline of Davidson's Branch, being the west corner of the 1215.714 acre tract;

THENCE, along Davidson's Branch as follows: N 48°11'00" E, 222.94 feet; N 15°55'35" E, 104.74 feet; N 55°42'39" E, 57.02 feet; N 39°45'09" E, 63.93 feet; N 01°45'38" E, 152.13 feet; N 28°32'35" E, 35.53 feet; N 80°45'09" E, 85.74 feet; N 04°37'13" E, 87.05 feet; N 61°36'30" E, 71.17 feet; S 77°42'39" E, 11.98 feet; S 22°51'06" E, 31.69 feet to a ½" iron rod found at the easterly southern corner of the Venkat Kishore Reddy 10.88 acre tract recorded in DOC # 2023000140269, DRCCT;

THENCE, N 00°14'13" W, 367.50 feet along the common line of the 10.88 acre tract and this tract passing the southeast corner of the above mentioned Lake Forest Equestrian Center LLC, 11.426 acre tract to a ½" iron rod found;

THENCE, N 00°15'47" E, along the common line of the 11.426 acre tract passing a ½" iron rod found at 259.31 feet and continuing a total distance of 291.33 feet to the POINT OF BEGINNING and CONTAINING 1648.67 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: FEB. 29, 2024

TO: MCKINNEY RANCH LTD

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O.# 2312079 (SEE SURVEY





Applicable Regulations: The Property shall develop in accordance with the standards set forth herein and all other ordinances, rules and regulations of McKinney, as they currently exist, or may be amended in the future. In the event of a conflict between this Ordinance and any other City ordinance, rule or regulation, this Ordinance shall control.

1) **Definitions**

- a) **Property** means the property described on Exhibit B (**“Property Map”**) of this Ordinance.
 - b) **District** means the Single-Family Residential (“SFR”), Multi-Family Cottage (“MFC”), Multi-Family Traditional (“MFT”), Regional Commercial (“RC”), Local Commercial (“LC”), Neighborhood Commercial (“NC”) depicted on Exhibit F (**“District Map”**) and more fully described herein.
 - c) **Residential Building Standards** means the standards regulating setbacks, dimensions, height, and other development regulations for all Residential Districts within the Property further depicted in Table SFR-1 and MF-1 respectively.
 - d) **Commercial Building Standards** means the standards regulating setbacks, dimensions, height, and other development regulations for all Commercial Districts within the Property further depicted in Table C-1 herein.
 - e) **Zoning Ordinance** means the McKinney Unified Development Code as amended.
- 2) **Planning Area(s)** – the planning Areas depicted on Exhibit E (**“Planning Area Map”**), described in Table R-1 and C-1 and referred to in this Ordinance as Planning Area 1, Planning Sub-Area 1, Planning Area 2, Planning Area 3, Planning Sub-Area 3, Planning Area 4 and Planning Area 5.
- a) **Planning Area 1 – Gateway East** is a mixed-use area designed to integrate residential and commercial uses into a cohesive neighborhood unit. Development standards will ensure a compatible mix of uses, with transitions in scale and intensity that respect the character of adjacent areas. Residential Uses may include single-family homes, townhouses, and multi-family consisting of higher densities to support varying commercial uses such as office and retail services, that are appropriate to the Planning Area as the Eastern gateway to the Property.
 - b) **Planning Sub-Area 1 – Town Center** provides a mix of uses including both low- and high-density residential units, small-scale retail opportunities, and central public gathering spaces that encourage a pedestrian-friendly environment that enhances community interaction, promotes sustainability, and supports economic vitality.
 - c) **Planning Area 2 – Regional Hub** shall integrate multi-family residential and commercial uses that include retail, dining, and business services including potential corporate headquarters to serve the needs of the community and surrounding regions. The Regional Hub shall include a focus on pedestrian accessibility, attractive storefronts, and ample parking. Development guidelines will require high-quality materials, facade treatments, and signage controls to ensure an aesthetically pleasing commercial district.
 - d) **Planning Area 3 – Lakeview** shall be designed to provide a broad range of housing options. This Planning Area will emphasize the pedestrian connections between the southern NRCS lake, the Honey Creek floodplain, and Erwin Park. Development standards should encourage a heightened streetscape and architectural diversity.

- e) **Planning Sub-Area 3 – Parkside District** within the Lakeview Planning Area should provide a variety of complementary housing options while permitting flexibility for smaller neighborhood retail nodes and mixed uses that open on to the regional trail corridor connecting the Property to Erwin Park and the surrounding region.
 - f) **Planning Area 4 –Gateway West** should include a variety of uses both residential and commercial that complement each other, leveraging the high visibility of Lake Forest Drive and the future Highway 380 bypass through higher intensity uses at these Gateways with a natural transition to the interior of the Property as the scale becomes more suburban.
 - g) **Planning Area 5 – Creekside** should provide a variety of housing options within a suburban design including larger lot sizes. It shall maximize views and access to the lakes and floodplain within. The pedestrian connectivity between these open spaces should be emphasized through trails, pocket parks, and amenity nodes.
- 3) **Planning Area Map** Development of the Property shall be in accordance with the Planning Area Map referenced in Exhibit D. The size and shape of each Planning Area or Planning Sub-Area listed in 2a-g shown on the Planning Area Map may change with Director of Planning approval provided the overall adjustments do not inflate or deflate the gross acreage of each Planning Area by more than ten percent.
- 4) **District Map** Use of the Property shall be in accordance with the District Map referenced in Exhibit F.
- 5) **Commercial Districts** Commercial Development Use Type Requirements and permitted locations shall be in accordance with the Planning Area Map, District Map, Table C-1 and C-2 as more fully described herein.
- a) **Neighborhood Commercial (“NC”)** – small-scale, low-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses, that serve primarily the surrounding neighborhood, and are typically located where collector roads intersect with other collector roads or arterial roads.
 - b) **Local Commercial (“LC”)** – mid-sized, medium-intensity commercial, retail, office, service-oriented, and professional uses, and accompanying accessory uses. Local Commercial areas are characterized by frequent visits of customers and clients and require access to good vehicular circulation, so are typically located where arterial roads intersect other arterial roads.
 - c) **Regional Commercial (“RC”)** – high-intensity office and professional uses while allowing commercial and retail uses in the district. The district is typically located along major regional highways, or at intersections with major regional highways.
- 6) **Residential District**. The Residential Districts encompass both Single-Family Residential and Multi-Family Residential uses. Permitted locations and number of units for all Residential Use Types shall be in accordance with the Planning Area Map, District Map and Table R-1. Development Standards and other Use Type Requirements including lot dimensions, setbacks and otherwise are more fully described in Table SFR-1, and Table MF-1 herein.
- a) **Multi-Family Cottage (“MFC”)** means a wide variety of low intensity multi-family residential units that is less than or equal to 16 dwelling units per acre on the same platted lot and no taller than three stories or 35 feet as more fully described in herein. This Type may include a mix of housing types, such as single-family dwellings, duplexes, triplexes, quadplexes and other lower density multi-family buildings.

- b) **Multi-Family Traditional (“MFT”)** means a type of residential development that is equal to or less than 30 dwelling units per acre on the same platted lot and no more than four stories in height. Certain areas on Exhibit F that are designated with a “*” shall allow for an administrative design exception permitting a more urban design palette and further described in Table MF-1.

7) **Project Tracking Plan:** A Project Tracking Plan shall be submitted with each preliminary plat, multi-family site plan, minor plats, replats and final plat to provide context for planning purposes and to serve as a “tracking tool” for compliance with this Ordinance. Updates to a Project Tracking Plan may be submitted at any time. It is an informational document that is used for tracking purposes only and no approval of a Project Tracking Plan is required. The Project Tracking Plan is depicted in Exhibit G and must contain the following information;

- a) The number of building permits for each Residential Unit Type issued at time of submittal and the total number required and/or permitted for the Planning Area and total Project; any maximum or minimum permitted counts for a unit type as defined in Table R-1 herein shall be included.
- b) The amount of acreage of Non-Residential Uses approved by a site plan and the total amount required and/or permitted for the Planning Area and total Project as defined in Table C-1 herein.
- c) The approximate number of Residential units (or range), as well as Residential types, authorized by an approved plat within each Area and the Property (i.e., Area-by-Area). For tracking purposes, each Project Tracking Plan submitted with a plat application will demonstrate general conformance with the Ordinance and will include a tabular summary of each recorded plat for all or any portion of the Property subject to this Ordinance.

Unit allowances and permitted locations within Planning Areas and the Property for all Residential Development are referenced below in Table R-1:

Table R-1: Residential District Use Allowances [1,2]

Unit Type	AREA 1	SUB-AREA 1	AREA 2	AREA 3	SUB-AREA 3	AREA 4	AREA 5	Project Totals		Total Allowed				
	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Min / Max Units Overall	Additional Limitations					
SFR - Estate	N/A	N/A	N/A	P	P	P	Min 200	Min 225	Min 1,300	Min 3,500				
SFR- Traditional	P	P	N/A	Min 100	P	Min 100	Min 200	Min 450						
SFR - Cottage	P	P	N/A	Min 100	P	Min 150	Min 275	Min 525						
SFR - Villa	Max 300	Min 50	N/A	Max 200	Max 225	Max 300	Max 200	Min 300 / Max 1,200						
SFR - Cluster	Max 150	P	N/A	Max 150	Max 225	Max 200	Max 200	Min 300 / Max 950						
SFR - Townhome	Max 200	Min 50	N/A	Max 150	Max 250	Max 200	Max 150	Min 250 / Max 925						
	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres	Permitted	/ Acres						
M/FC	0	0	Max 400	15	0	-	0	-	0	0	Max 3,000	Max 5,250 / 240 acres		
M/FT	Max 1,500	40	Max 400	15	Max 1,500	35	Max 450	15	Max 0	0	Max 3,000			
Total Multi-Family	Max 1,200	Max 90	Max 400	Max 15	Max 1,500	Max 35	Max 450	Max 15	Max 0	Max 0	Max 1,950	Max 100	Max 750	Max 46
Total Residential Units Permitted											10,500 Max			

N/A = Not Allowed

P = District is permitted and is not subject to a minimum or maximum number of units.

NOTE 1: Table R-1 may be modified with the approval of City Council after a recommendation of the Planning & Zoning Commission, which approval shall not be considered a zoning approval or require an amendment to this Ordinance.

NOTE 2: Multifamily Uses shown on Exhibit E and referenced in Table R-1 can be developed as adjacent Commercial or Single Family uses at the discretion of the Director of Planning.

[1] Acreages shown are in gross measurements.

The following minimum development standards apply to Single-Family Residential Units (detached and attached):

Table SFR-1: Single-Family Residential Building Standards

	Lot Standards			Building Setbacks [2]				Max. Height	Max. Density
	Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft) [5]	Rear Yard (ft)	Side Interior (ft)	Side at Corner (ft)	Building Height (ft)	Density (du/acre)
Single-Family Residential Use Types [8]									
Estate [6]	10,000	80	125	25	20	7.5	20	35	N/A
Traditional [6]	6,900	60	115	20	12 (20 for alley served)	5	15	35	N/A
Cottage [6]	5,500	50	110	20	10 (20 for alley served)	5 [1]	15	35	N/A
Cluster [1,2,9]	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H	Per Ex. H
Villa [1,2,3,7]	3,600	32	55	15	3 or min of 20 for alley served	5 [1]	15	35	N/A
Townhome [2,3,4,7]	1,800	22	80	15	3 or min of 20 for alley served	5 [1]	15	35	N/A

Notes:

- [1] Side yard setbacks may be reduced to zero feet, so long as a minimum building separation of ten feet shall be maintained between dwelling units. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.
- [2] Lots less than 50' (fifty feet) in width shall be accessed via alleys abutting the rear of the lot.
- [3] These districts allow for meeting two of three minimum lot standards: area, width, or depth.
- [4] If detached single-family uses are constructed within these zoning districts, these uses shall adhere to the space limits governing the Villa district.
- [5] UDC provisions stating "Where a block is divided by two or more zoning districts, all lots shall comply with the requirements of the most restrictive front setback for the entire frontage" shall not apply.
- [6] A 10' (ten-foot) encroachment zone shall be permitted between the front setback and the front property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30 to 40 inches in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio.
- [7] A 7.5' (seven-and-a-half-foot) encroachment zone shall be permitted between the front setback and the front property line within which porches, patios, and similar structures may be constructed for Villa and Townhome Types.
- [8] Prior to the approval or recording of a final plat, a maximum of three model home building permits per home builder may be issued, provided that a concrete paved surface with two points of access is available to access the units at the time of building permit issuance; however, no structure may be occupied until the final plat is approved and recorded.
- [9] See Exhibit H Cluster Use Type for applicable Building Standards.

The following minimum development standards apply to Multifamily Residential Units described in Table MF-1:

Table MF-1: Multi-Family Residential Building Standards ^[1,2,3]

	MFC	MFT
Lot Area (sf)	N/A	N/A
Lot Width (ft)	60	60
Lot Depth (ft)	100	100
Front Setback (ft)	20	35
Rear Setback (ft)	20	25
Side Interior Setback (ft)	20	20
Side Corner Setback (ft)	N/A	N/A
Max Height (ft)	35'	55'
Dwelling Units per acre	12 Max	30 Max

Notes:

- [1] When a multi-family or 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): : 30 feet when adjacent to 1 story / 50 feet when adjacent to 2 stories, 2 feet of setback for each foot of building height when adjacent to 3 stories, and 3 feet of setback for each foot of building height when adjacent to 4 or more stories.
- [2] The architectural and site standards for the multi-family residential land use areas shall conform to the McKinney UDC Article 2, Section 206 (4) (a) (I – V) and Section G.
- [3] Areas labeled as "MFT*" on the District Map (Exhibit E) may develop in an urban manner with approval of a Design Exception by the Director of Planning. Eligible Design Exception(s) shall be strictly limited to increasing the density upward to a maximum of 48 du/ac, reducing the Front Yard Setback to 10', and increasing the maximum building height to 60'. To be considered for said Design Exception(s), the multifamily development must incorporate, at minimum, the following urban design elements:
- At the maximum approvable density of 48 du/ac, must provide structured and/or tuck under garage parking for no less than 80% of the total required parking for the development;
 - meaningful, centrally located internal open spaces such as parks, plazas, courtyards;
 - 10-foot-wide public sidewalks adjacent to public roadways.
- The Director of Planning has the discretion to forward any Design Exception to City Council for approval at any time.

Land Use and Unit Type Acreage allowances for Commercial Development are depicted below in Table C-1:

Table C-1: Commercial District Use Allowances

	AREA 1		SUB-AREA 1		AREA 2		AREA 3		SUB-AREA 3		AREA 4		AREA 5			
Unit Type	Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres		Permitted Acres			
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max		
Neighborhood Commercial "NC"	P		P		P		P		P		P		P	20	Min 80 acres	
Local Commercial "LC"	P	60	P	60	P		P		P		15		P			
Regional Commercial "RC"	5		10		15	P	N/A	N/A	N/A		N/A		N/A			
Total Commercial	5	60	10	60	15	No Max	No Min	No Max	No Min	No Max	30	50	No Min	35		

N/A = Not Allowed
P = District is permitted and is not subject to a minimum or maximum number of units.

The following minimum development standards apply to all Honey Creek Commercial Development:

Table C-2: Commercial Building Standards

Unit Type	Lot Standards			Building Setbacks			Max. Height
	Lot Area (sq. ft)	Lot Width (ft)	Lot Depth (ft)	Front Yard (ft)	Rear Yard (ft)	Side Interior (ft)	
Neighborhood Commercial "NC"	0	0	0	20	0	0	35
Local Commercial "LC"	0	0	0	20	0	0	45
Regional Commercial "RC"	0	0	0	20	0	0	55

Notes:

[1] When a multi-family or 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): 30 feet when adjacent to 1 story multi-family or non-residential building, 50 feet when adjacent to 2 story multi-family or non-residential building, 2 feet of setback for each foot of building height when adjacent to 3 story multi-family of non-residential building, and 3 feet of setback for each foot of building height when adjacent to 4 or more story multi-family or non-residential building.

[2] The architectural and site standards for the non-residential land use areas shall conform to the provisions of the McKinney UDC Article 2, Section 206 (5).

Table U-1: Permitted Uses

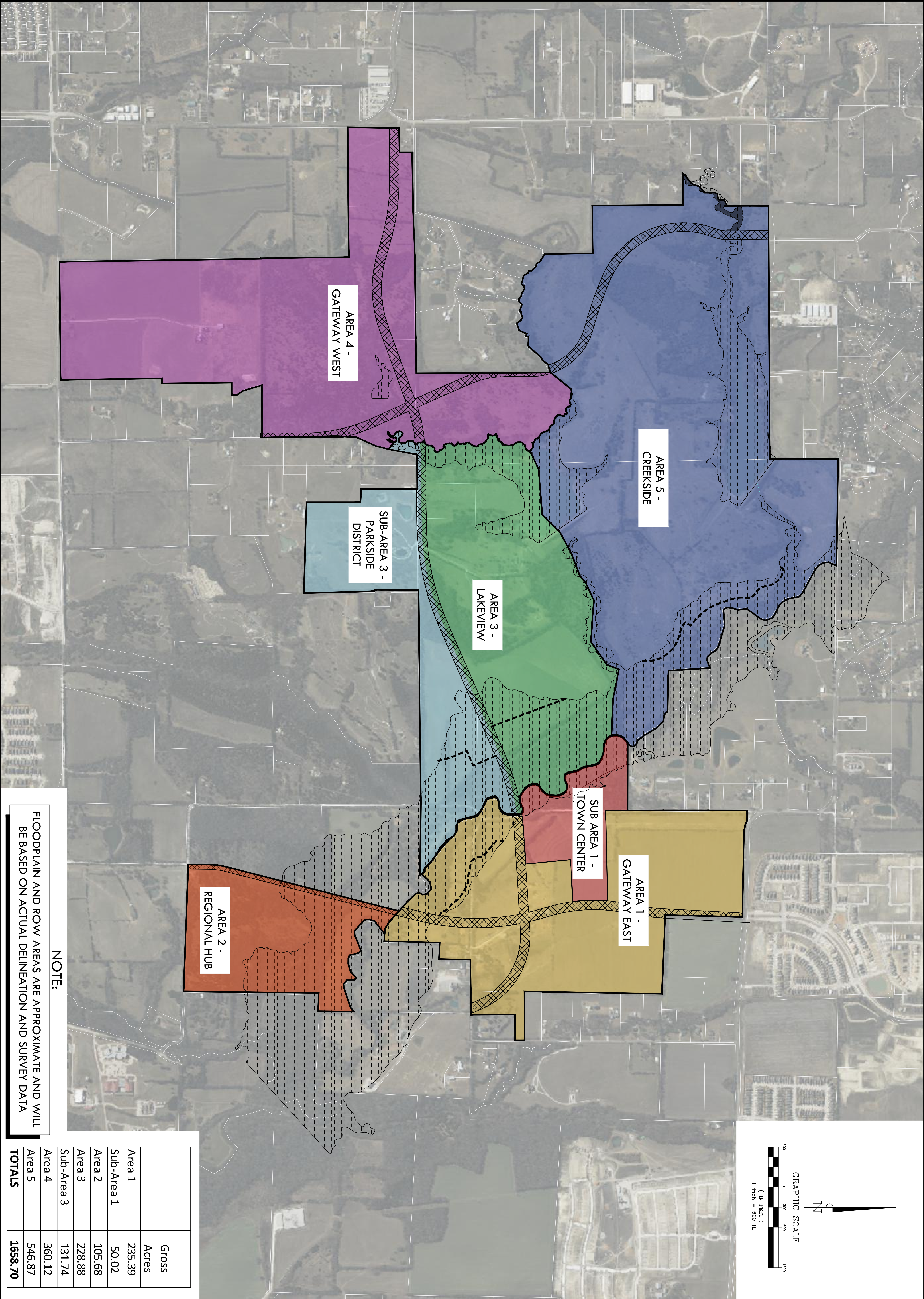
Each use permitted in the Area listed in Table U-1 shall be in accordance with the uses permitted in the District Map, Exhibit F. The definitions and associated criteria for each use correspond to the City of McKinney Unified Development Code.

P = Permitted use C = Addtl use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Residential Uses						
Single-family detached	P					
Single-family attached	P					
Duplex	P					
Triplex	P					
Quadplex	S					
Multi-family, cottage		P				
Multi-family, traditional		<u>S</u>	P			
Independent living		<u>S</u>	P	<u>S</u>	<u>S</u>	<u>S</u>
Group Living						
Assisted living facility		P	P	P	P	<u>P</u>
Community care home	<u>C</u>	<u>C</u>	<u>C</u>			
Community care facility				<u>S</u>	P	P
Community transition facility						
Crisis support home	<u>C</u>	<u>C</u>	<u>C</u>			
Crisis support facility						C
Displacement shelter						S
Non-Residential Uses						
Agricultural and ranching, private or wholesale	P	P	P	P	P	P
Agricultural and ranching, retail						S
Amenity center, neighborhood	P	P	P			
Animal care and services, indoor only				P	P	P
Animal care and services, outdoor area				<u>S</u>	<u>S</u>	P
Animal care and services, outdoor boarding						S

P = Permitted use C = Addtl use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Arts or cultural center		<u>S</u>	<u>S</u>	P	P	P
Auto, motorcycle, truck, or boat, rental or sales						<u>S</u>
Banks and financial services				P	P	P
Body art studio						C
Car wash				<u>P</u>	<u>P</u>	<u>C</u>
Civic club or fraternal organization		P	P	<u>S</u>	P	P
Clinic, medical or dental				P	P	P
College or university		P	P		P	P
Commercial entertainment, indoor				<u>S</u>	P	P
Commercial entertainment, outdoor		<u>S</u>			<u>S</u>	<u>S</u>
Commercial laundry (laundromat)					S	
Community garden	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Cottage industrial					<u>S</u>	<u>C</u>
Country club	P	P	P	<u>C</u>	<u>C</u>	<u>C</u>
Data center						S
Day care center				<u>C</u>	<u>C</u>	<u>C</u>
Dispatch office					<u>C</u>	<u>C</u>
Electric vehicle charging facility					<u>C</u>	<u>C</u>
Farmers' market, permanent				<u>S</u>	P	P
Fuel sales, passenger vehicles				<u>S</u>	<u>C</u>	<u>C</u>
Funeral home or mortuary		<u>S</u>			<u>S</u>	P
Government facilities (city, excluding airport uses)	P	P	P	P	P	P
Government or public facility (non-city)					<u>C</u>	<u>C</u>
Greenhouse or plant nursery					P	P
Gun range, indoor					<u>C</u>	P
Gym or fitness studio				<u>C</u>	P	P
Hospital				<u>S</u>	P	P
Hotel or motel					P	P

P = Permitted use C = Add'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Microbrewery, distillery, winery or cidery					<u>C</u>	P
Office showroom/warehouse					<u>S</u>	P
Office				P	P	P
Parking garage or lot, paid or private		P		<u>S</u>	P	P
Personal service				P	P	P
Radio or TV broadcast station				<u>C</u>	<u>C</u>	P
Reception or event center, indoor					P	P
Reception or event center outdoor					<u>S</u>	<u>C</u>
Recreation area, private	P	P	P	P	P	P
Recreational vehicles, rental or sales						<u>S</u>
Religious assembly	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Restaurant, brew pub				<u>C</u>	<u>C</u>	<u>C</u>
Restaurant, carry out and delivery only				<u>C</u>	<u>C</u>	P
Restaurant, dine-in				<u>C</u>	<u>C</u>	<u>C</u>
Restaurant, drive-in or drive-through				<u>S</u>	<u>C</u>	<u>C</u>
Retail sales				<u>C</u>	<u>C</u>	<u>C</u>
School, business or trade				<u>S</u>	P	P
School, public, private or parochial	P	P	P	P	P	P
Self-storage					<u>S</u>	<u>S</u>
Stable, commercial						<u>S</u>
Storage, automobile						<u>S</u>
Transportation station						<u>S</u>
Utility substation	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
Vehicle repair, major						<u>S</u>
Vehicle repair, minor					<u>S</u>	<u>P</u>
Accessory Uses						
<i>Note: for all allowed accessory uses, specific requirements shall apply; see section 205G.</i>						
Accessory building, detached	<u>A</u>	<u>A</u>	<u>A</u>			
Accessory dwelling unit	<u>A</u>					

P = Permitted use C = Add'l use-specific criteria Blank cell = Prohibited use S = Specific Use Permit required A = Accessory use T = Temporary use	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL		COMMERCIAL		
	SFR	MFC	MFT	NC	LC	RC
Accessory structure	A	A	A			
Caretaker's or watchman's quarters					A	A
Electric vehicle charging station	A	A	A	A	A	A
Helistop					A	A
Home occupation	A	A	A			
Outdoor storage				A	A	A
Swimming pool	A	A	A		A	A
Temporary Uses						
<i>Note: for all allowed Temporary uses, specific requirements shall apply; see section 205H.</i>						
Batch plant (outdoor), temporary	T					T
Construction field office	T	T	T	T	T	T
Model home	T					
Portable storage container	T	T	T			
Religious or philanthropic uses	T	T	T	T	T	T
Seasonal sales	T	T	T	T	T	T
Warming station	T	T	T	T	T	T
Special Uses						
Bed & breakfast	S					
Donation collection container				A	A	A
Food truck courts				S	S	S
Food truck operation sites		C	C	C	C	C
Private club				S	S	S
Telecommunication Structure, High Rise				S	S	S
Telecommunication Structure, Low Rise	C	C	C	C	C	C
Telecommunication Structure, Stealth	C	C	C	C	C	C
Wind energy conversion system (WECS)		C	C	C	C	C



NOTE:

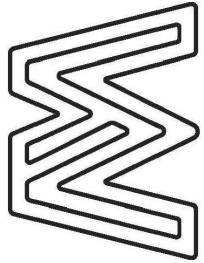
FLOODPLAIN AND ROW AREAS ARE APPROXIMATE AND WILL BE BASED ON ACTUAL DELINEATION AND SURVEY DATA

	Gross Acres
Area 1	235.39
Sub-Area 1	50.02
Area 2	105.68
Area 3	228.88
Sub-Area 3	131.74
Area 4	360.12
Area 5	546.87
TOTALS	1658.70

EXHIBIT E
PROPOSED ZONING EXHIBIT

MCKINNEY RANCH LIMITED

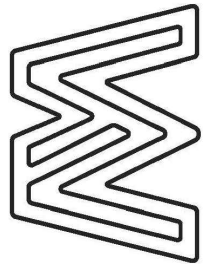
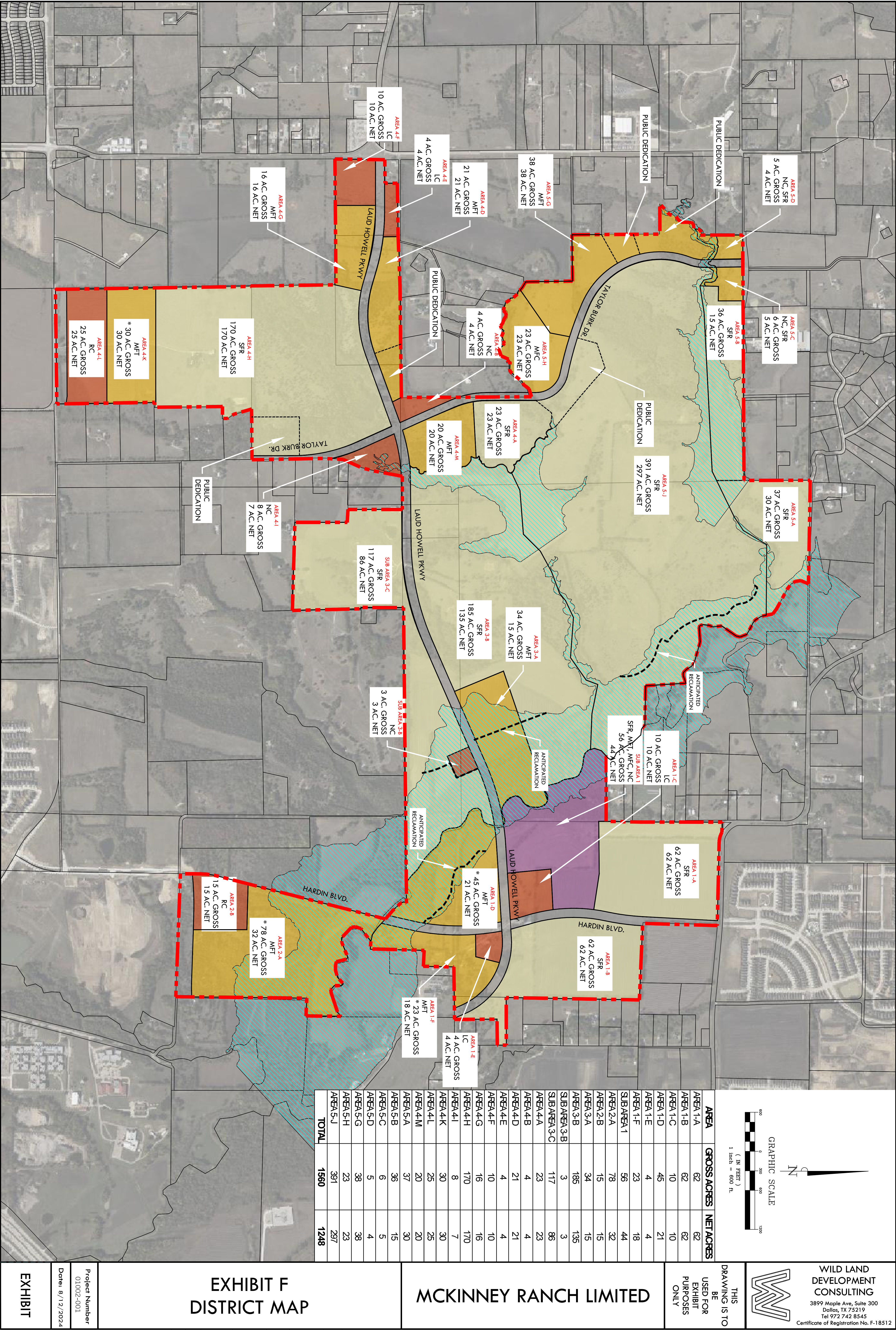
THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY



WILD LAND DEVELOPMENT CONSULTING
3899 Maple Ave, Suite 300
Dallas, TX 75219
Tel 972 742 8545
Certificate of Registration No. F-18512

Project Number
01002-001
Date: 8/12/2024

EXHIBIT



**WILD LAND
DEVELOPMENT
CONSULTING**
3899 Maple Ave, Suite 300
Dallas, TX 75219
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THIS
DRAWING IS TO
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PURPOSES
ONLY

MCKINNEY RANCH LIMITED

EXHIBIT F
DISTRICT MAP

EXHIBIT

Project Number
01002-001
Date: 8/12/2024

EXHIBIT G – PROJECT TRACKING PLAN

Use Type & Count Summary														
Plat - #1 Area - 5			243 acres			PLANNING AREA SUMMARY				PROPERTY SUMMARY				
Unit Type		Proposed	Required/ Permitted		Platted to Date		Remaining Required / Perm.		Total Required / Permitted		Platted to Date		Remaining Req. / Permitted*	
		A	B		C		=B-C		D		E		=D-E	
SFR	Units	Units		Units		Units		Units		Units		Units		
	Estate	150	200	-	200	Min	200	-	Min	200	-	Min	200	
	Traditional	200	300	-	300	Min	300	-	Min	300	-	Min	300	
	Cottage	200	300	-	300	Min	300	-	Min	300	-	Min	300	
	Village	200	300	-	300	Min	300	-	Min	375	-	Min	375	
	Townhome	100	150	-	150	Max	150	-	Max	975	-	Max	975	
Total SFR		850							Min 2,250				Min 2,250	
MF	Units	Acres	Units		Units		Acres		Units		Acres		Units	Acres
	MFC	150	-	500	-	500	Max	3,000	-	-	Max	3,000	Max	3,000
	MFT	-	-	500	-	500	Max	3,000	-	-	Max	3,000	Max	3,000
	MFU	-	-	N/A	-	-	Max	3,000	-	-	Max	3,000	Max	3,000
Total MF		150	500		40		500		40		Max 6,000		Max 6,000	
Com.			Acres	Acres		Acres		Acres		Acres		Acres		Acres
	NC		5	Max	20	-		20	Min		-		-	-
	LC		-	N/A		-			-		-		-	-
	RO		-	N/A					-		-		-	-
	LI		-	N/A					-		-		-	-
Total Com.			5	25		-		25		Min		65		Min 65

Property Platting Summary		1658.69 Acres	
Acres Previously Platted		Acres Proposed	
Plat A	-	Plat #1	243.00
Plat B	-		
Plat C	-		
Total Platted		-	Acres Remaining 1,416.69

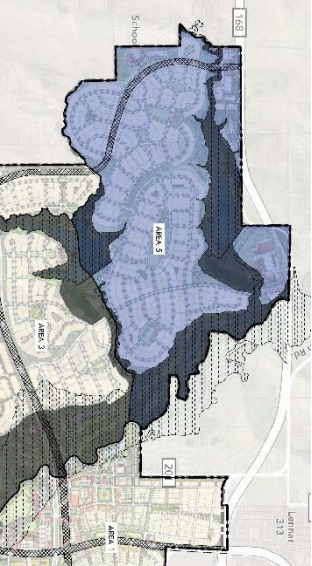


EXHIBIT H – CLUSTER RESIDENTIAL USE TYPE

SFR Cluster Use Type

- All front lots shall front onto a public street. All other lots shall front onto a public street or a common area.
- Maximum Density: 10 lots / acre, inclusive of adjacent public rights-of-way.
- Zoning block shall be defined as a maximum group of 4 units around a shared common area and measured by the illustration below. A minimum lot width and lot depth is not applicable.
 - Minimum zoning block width: 120 feet
 - Minimum zoning block depth: 120 feet
 - Minimum building separation: 10 feet
 - Minimum public street setback: 15 feet
- Minimum Corner Side Yard Setback: 15 feet (15 feet where a side yard shares a front face with an adjacent lot).
- Allowable Setback Encroachments:
 - Porches and entry steps up to 5 feet into public street and corner side yard setbacks.
- Tree Requirements:
 - One canopy tree for all lots fronting or siding a public street.
 - One canopy or ornamental tree for each non-street fronting or siding lot.
- Shared Access Drive:
 - The shared access drive shall be a minimum of 20 feet in width and the common area shall be a minimum of 30 feet.
- The shared access drive shall be distinguished from the Public Street through the use of colored stamped concrete, brick pavers or some other means.
- All driveways shall be a minimum of 20 feet from face of garage to shared access drive pavement. A maximum of 5 feet of driveway can be included in the common area so long as it does not encroach in the required 20-foot shared access pavement. All driveways must take access off the shared access drive and common area.
- Maximum Building Height: 36 feet
- Parking Restrictions:
 - Lots and shared access drive shall be made subject to one or more Development Area Declarations upon the recording of one or more Notices of Applicability in accordance with the Master Covenant.
 - The Development Area Declaration will include, but not be limited to, the following limitations and restrictions:
 - No parking of any kind within the shared common area or on a lot other than on designated driveways or in enclosed garages shall be permitted.
 - Enclosed garages shall be used for the sole purpose of parking vehicles.

