

Development Regulations

- 1) **In General.** The subject property, as described in the Legal Description attached hereto as Exhibit "B" (the "Property"), shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the requirements of Article 2: Zoning Regulations of the City's Unified Development Code ("UDC"), except as noted below. The Planned Development is established to allow for light industrial or mixed-use development consisting of up to 900 multi-family residential dwelling units and a minimum of 25 acres of light industrial uses.

- 2) **Permitted Uses.**

All uses permitted in the I1 (Light Industrial District) and the MF30 (Multi-Family Residential District) as provided for in the Article 2 of the UDC, as well as uses provided for within this PD (Planned Development District) are allowed.

- 3) **Space Limits.** The following space limits shall apply to the Property.

- a. Minimum lot area: 0 Sq. ft
- b. Minimum lot width: 50 ft
- c. Minimum lot depth: 0 ft
- d. Minimum front yard setback: 20 ft
- e. Minimum rear yard setback: 0 ft
- f. Minimum side yard setback (interior lot): 0 ft
- g. Minimum side yard setback (corner lot): 0 ft
- h. Maximum height: 45 ft
- i. Maximum lot coverage: 70%
- j. Up to 900 multi-family residential dwelling units are allowed by right on Zone 2.
- k. Light industrial uses, are allowed by right on both Zones 1 and 2.

4) **Site and Development Standards .**

- a. Non-residential buildings must be a minimum of 15,000 square feet in floor area.
- b. As provided for within the executed Development Agreement, architectural standards for non-residential buildings shall be:
 - a. Acceptable façade materials shall include:
 - 1. Masonry (including brick, stone, and three-coat stucco);
 - 2. Concrete tilt-up panels that are finished with decorative surfaces such as exposed aggregate, precast patterns, or applied coatings for aesthetic and structure integrity; and
 - 3. Glass.
 - b. Façades facing public rights-of-way shall meet the following requirements:
 - 1. A minimum of 10% of each façade area shall be non-opaque glazing.
 - 2. An offset (projection or recess) of a minimum of 9 inches is required every 100 feet, except for façades at or greater than 200 feet where a minimum of two offsets are required.
 - 3. For offsets less than three feet in depth or projection, the offset must be accompanied by a change in building color, change in building materials, or additional building or parapet height of a minimum of two feet.

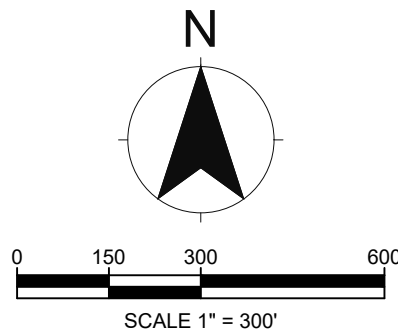
5) **Location of Uses.** The Subject Property shall be permitted to develop either as a combination of light industrial and multi-family uses or up to the entirety of the property for light industrial uses, with the following provisions:

- a. Up to 900 units of multi-family shall be allowed within any area of the Subject Property designated on the Plan in Exhibit "E" for Multi-Family Residential Uses (Zone 2).
- b. No multi-family residential uses shall be allowed within any area of the Subject Property designated on the Plan in Exhibit "E" for Industrial Uses (Zone 1). Areas developed for light industrial uses cannot be used for multi-family uses.
- c. The property owner, in its sole discretion, may adjust the land uses and development improvements shown on the Plan in Exhibit "E" as needed during detailed site design subject to the agreed-upon unit cap of 900 multi-family units and a minimum of 25 acres of all other land uses.



EXHIBIT E

GENERAL NOTE
Bearing and coordinates based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.



E: 2546332.93'

POINT OF BEGINNING

(N47°21'E)

N46°18'25"E
229.85'

N43°29'30"W
38.41'
(N43°30'17"W 38.41')

N47°15'44"E 1153.68'

**CENTRAL EXPRESSWAY
(US HIGHWAY 75)
VARIABLE WIDTH R.O.W. PER TX**

PARCEL 33
CALLED 4.6777 ACRES
STATE OF TEXAS
INST. NO. 20070213000198280
O.P.R.C.C.T.

ZONE 2

EXISTING ZONING : AG -
AGRICULTURAL
LAND USE: VACANT
LAND

CALLED 84.336 ACRES
 TERRY LACORE
 INST. NO. 20060324000387370
 O.P.R.C.C.T.

S00°58'42"W
1023.77'

S01°14'52"W
404.22'
(S02°04'59"W 404.22')

S01°04'19"W
726.69'
(S01°56'33"W 726.69')

(S36°29'25"W 153.00'
S35°37'11"W
152.03'

N. McDONALD STREET
(STATE HIGHWAY 5)
(VARIABLE WIDTH R.O.W.)

OWNER:
ONE LONGHORN CORP
12400 PRESTON ROAD
FRISCO, TEXAS 75033

LEGAL DESCRIPTION

140.988 Acres

BEING all of that certain tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney Collin County, Texas, and being all of a certain 17.80 acre tract of land described in the deed to One Longhorn Corporation, a Texas Corporation, Westgold Financial, Inc., f/k/a Westgold Realtors, Inc., a California Corporation, recorded in Instrument No. 20230000055280, Official Public Records of Collin County, Texas, and that remaining portion of a tract of land described in the deed to One Longhorn Corporation, a Texas Corporation, Westgold Financial, Inc., f/k/a Westgold Realtors, Inc., a California Corporation, recorded in Instrument No. 20230000064874, said Official Public Records, and being more particularly described as follows:

BEGINNING at 1/2-inch iron rod with a cap (illegible) found in the southerly right-of-way line of US Highway 75 (Central Expressway) for the northeast corner of said remainder of 127.937 acre tract, common to the northwest corner of a called 84.336 acre tract of land described in the deed to Terry Lacore, recorded in Instrument No. 20060324000387370, said Official Public Records;

THENCE South 00°04'00" West, with the easterly line of said remainder of 127.937 acre tract and the westerly line of said 84.336 acre tract, a distance of 1,613.96 feet to a 1/2-inch iron rod found for a salient corner of said remainder of 127.937 acre tract, common to the northeast corner of said 17.80 acre tract and an angle point in the westerly line of said 84.336 acre tract;

THENCE South 00°58'42" West, the easterly lines of said 17.80 acre tract and said remainder of 127.937 acre tract, continuing with the westerly line of said 84.336 acre tract, a distance of 1,023.77 feet to an 1/2" capped iron rod set w/cap stamped "KFM";

THENCE South 01°14'52" West, continuing with the easterly line of said remainder of 127.937 acre tract and the westerly line of said 84.336 acre tract, a distance of 404.22 feet to a 5/8-inch iron rod found for an angle point;

THENCE South 01°04'19" West, continuing with the easterly line of said remainder of 127.937 acre tract and the westerly line of said 84.336 acre tract, passing a 1/2-inch iron rod with a cap stamped "GEER 4117" found on the north side of the East Fork Trinity River at a distance of 626.57 feet, continuing on said course, a total distance of 726.69 feet to a point in said East Fork Trinity River;

THENCE South 35°37'11" West, in said East Fork Trinity River with a southeasterly line of said remainder of 127.937 acre tract and the northwesterly line of said 84.336 acre tract, a distance of 152.03 feet to a point for the northeast corner of a called 18.6370 acre tract of land conveyed in the deed to William J. McCallum recorded in Instrument No. 20071203061612420, said Official Public Records, and furthermore described in Instrument No. 19891113000585460 (Volume 3166, Page 79), said Official Public Records;

THENCE North 89°05'33" West, with the southerly line of said remainder of 127.937 acre tract and the northerly line of said 18.6370 acre tract, a distance of 1,374.01 feet to a 2-inch iron pipe found for a re-entrant corner of said remainder of 127.937 acre tract, same being the northwest corner of said 18.6370 acre tract;

THENCE South 01°02'15" West, with an easterly line of said remainder of 127.937 acre tract and the westerly line of said 18.6370 acre tract and of a called 3.823 acre tract of land described as Tract Three in the deed to Jamal Talukder and Nazneen Talukder, recorded in Instrument No. 19990615000749870 (Volume 4437, Page 2467, said Official Public Records, a distance of 736.04 feet to a 1/2-inch iron rod found for angle point in the northeasterly right-of-way line of Farm to Market 543 (Spur 195), being the southerly corner of the remainder of 127.937 acre tract;

THENCE North 30°33'36" West, with the northeasterly right-of-way line of said Farm to Market 543 and the southwesterly line of the remainder of 127.937 acre tract, a distance of 29.59 feet to a 1/2-inch iron rod found for an angle point;

THENCE North 24°50'58" West, continuing with the northeasterly right-of-way line of said Farm to Market 5433 and the southwesterly line of the remainder of 127.937 acre tract, a distance of 1,951.49 feet to a 1/2-inch iron rod found for an angle point;

THENCE North 11°32'32" West, continuing with the northeasterly right-of-way line of said Farm to Market 543 and the southerly line of said remainder of the 127.937 acre tract, a distance of 315.17 feet to a point for the intersection of the northeasterly right-of-way line of said Farm to Market 543 and the southeasterly right-of-way line of Central Expressway (US Highway 75), same being the southerly corner of a called 4.6777 acre tract of land described as Parcel 33 in the deed to State of Texas, recorded in Instrument No. 2007021000158280, said Official Public Records, and from which a 5/8-inch iron rod found bears South 71°32'49" West, a distance of 2.44 feet;

THENCE with the southeasterly line of said Parcel 33 and southeasterly right-of-way line of said Central Expressway, Same being the Northwesterly line of the remainder of 127.937 acre tract the following courses:

1. North 46°52'55" East, passing a 5/8--inch iron rod with a cap (TxDoT) found at a distance of 192.75 feet, continuing on said course, a total distance of 290.43 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
2. North 42°12'38" East, a distance of 200.56 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
3. North 38°06'27" East, a distance of 406.16 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
4. North 40°31'53" East, a distance of 199.27 feet to an aluminum disk found (TxDoT) found for an angle point;
5. North 42°46'50" East, a distance of 200.42 feet to a 5/8-inch iron rod found for an angle point;
6. North 44°58'20" East, a distance of 800.28 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
7. North 47°15'44" East, a distance of 1,153.68 feet to an aluminum disk found (TxDoT) found for the easterly corner of said Parcel 33;
8. North 43°29'30" West, a distance of 38.41 feet to an aluminum disk found (TxDoT) found for the northerly corner of said Parcel 33 and in the northerly line of the remainder of 127.937 acre tract;

THENCE North 46°18'25" East, continuing with the southeasterly right-of-way line of said Central Expressway and with the northwesterly line of the remainder of 127.937 acre tract, a distance of 229.85 feet to the POINT OF BEGINNING and enclosing 140.988 acres of land, more or less.

ZONING EXHIBIT

140.988 ACRES

IN THE MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

KFM
ENGINEERING & DESIGN

3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT #: 0100001	DRAWN BY: FRM	REVIEW BY: JK	DATE: 10/24/2025	SHEET: 1 OF 1
CLIENT: N/A				
TITLE: N/A				
GF #: N/A				
EFF. DATE: N/A				
REVISION	DATE	DESCRIPTION		
1				
2				
3				
4				
5				

EXHIBIT F

NON-RESIDENTIAL BUILDING GLAZING & ARCHITECTURAL CHARACTER

