

## Property Owner Notification Map

ZONE2024-0110

0 100 200 Feet



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



## EXHIBIT B

### LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the William Davis Survey, Abstract No. 248 of Collin County, Texas and being a portion of Block 5 of Andrews Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 116, Page 218, Deed Records, Collin County, Texas (D.R.C.C.T.) and same being all of "Tract One" and part of "Tract Two" as described in a deed to Hugs Café, Inc., recorded in Document No. 2023000003748, D.R.C.C.T. and being more particularly described by metes & bounds as follows

BEGINNING at a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "BGE", found on the east right-of-way line of Andrews Street (40' wide right-of-way) and the west line of the above described Tract Two, at the north corner of a right-of-way corner clip as described in a Right-of-way Dedication deed to the City of McKinney, recorded in Document No. 2011007002053620, D.R.C.C.T.;

THENCE: North 01 deg. 41 min. 55 sec. East, along the common line of said Tract Two and Andrews Street, a distance of 158.60 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northwest corner of the above described Tract One and same being the southwest corner of that certain tract of land described in a deed to Daniel Sanchez, recorded in Volume 2192, Page 391, D.R.C.C.T.;

THENCE: South 89 deg. 29 min. 49 sec. East, departing from said Andrews Street, along the common line of said Tracts One and Two and said Sanchez tract, a distance of 216.93 feet to a 1 inch iron rod found for the southeast corner of said Sanchez tract and same being the southwest corner of that certain tract of land described in a deed to B&H Farr Enterprises, LLC, recorded in Document No. 20220107000042110, D.R.C.C.T.;

THENCE: North 89 deg. 16 min. 58 sec. East, along the common line of said Tract Two and said B&H Farr Enterprises tract, a distance of 20.60 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Tract Two and same being the northwest corner of that certain tract of land described in a deed to Alvaro & Alma Mirna Hernandez, recorded in Document No. 19921130000842780, D.R.C.C.T.;

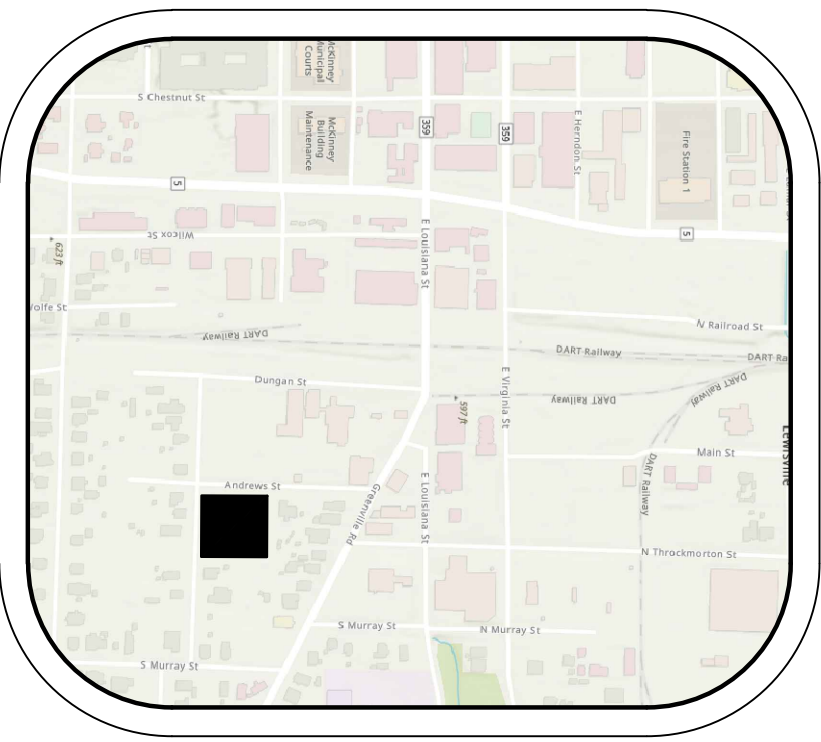
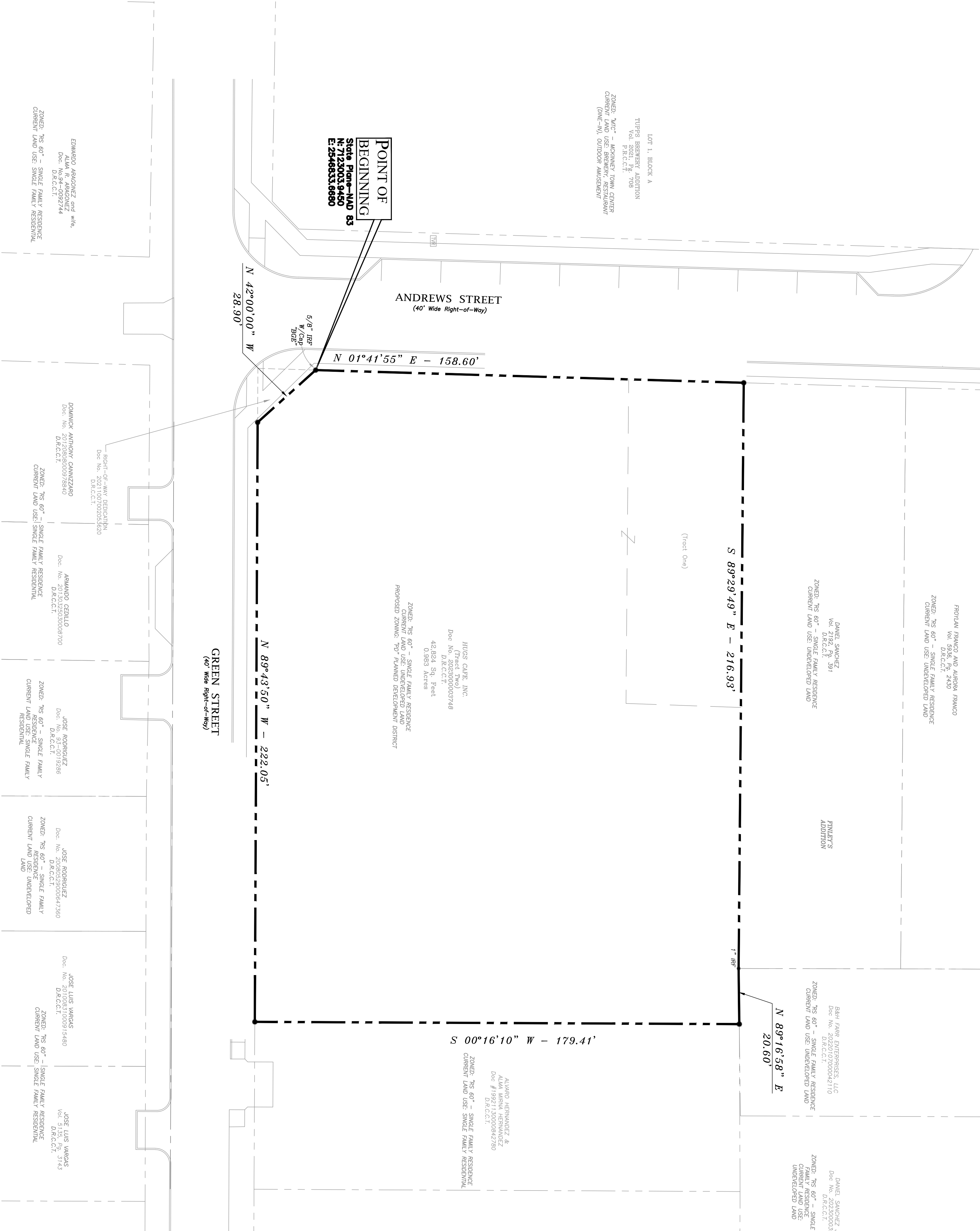
THENCE: South 00 deg. 16 min. 10 sec. West, along the common line of said Tract Two and said Hernandez tract, a distance of 179.41 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the north right-of-way line of Green Street (40' wide right-of-way) for the southeast corner of said Tract Two and the southwest corner of said Hernandez tract;

THENCE: North 89 deg. 43 min. 50 sec. West, along the common line of said Tract Two and Green Street, a distance of 222.05 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of the above described right-of-way dedicated corner clip;

## **EXHIBIT B**

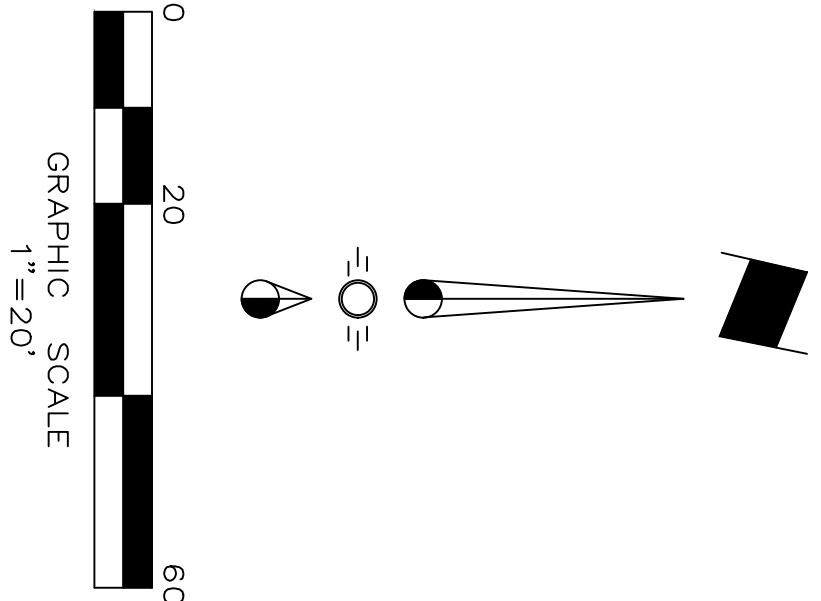
THENCE: North 42 deg. 00 min. 00 sec. West, along the northeasterly line of said corner clip, a distance of 28.90 feet to the POINT OF BEGINNING and containing 42,820 square feet or 0.983 acres of land.

EXHIBIT C



VICINITY MAP

NTS



LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the William Davis Survey, Abstract No. 248 of Collin County, Texas and being a portion of Block 3 of Andrews Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 116, Page 218, Deed Records, Collin County, Texas (D.R.C.C.T.) and same being all of "Tract One" and part of "Tract Two" as described in a deed to Hugs Cafe, Inc., recorded in Document No. 2023000003748, D.R.C.C.T., and being more particularly described by metes & bounds as follows

BEGINNING at a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "BGE", found on the east right-of-way line of Andrews Street (40' wide right-of-way) and the west line of the above described Tract Two, at the north corner of a right-of-way corner clip as described in a Right-of-Way Dedication deed to the City of McKinney, recorded in Document No. 2011007002034620, D.R.C.C.T.;

THENCE: North 01 deg. 41 min. 55 sec. East, along the common line of said Tract Two and Andrews Street, a distance of 158.60 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northwest corner of the above described Tract One and same being the southwest corner of that certain tract of land described in a deed to Daniel Sanchez, recorded in Volume 2192, Page 391, D.R.C.C.T.;

THENCE: South 89 deg. 29 min. 49 sec. East, departing from said Andrews Street, along the common line of said Tracts One and Two and said Sanchez tract, a distance of 216.93 feet to a 1 inch iron rod found for the southeast corner of said Sanchez tract and same being the southwest corner of that certain tract of land described in a deed to B&H Fart Enterprises, LLC, recorded in Document No. 20220107000042110, D.R.C.C.T.;

THENCE: North 89 deg. 16 min. 58 sec. East, along the common line of said Tract Two and said B&H Fart Enterprises tract, a distance of 20.60 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Tract Two and same being the northwest corner of that certain tract of land described in a deed to Alvaro & Alma Mirna Hernandez, recorded in Document No. 19921130000842780, D.R.C.C.T.;

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THENCE: North 89 deg. 43 min. 50 sec. West, along the common line of said Tract Two and Green Street, a distance of 222.05 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of the above described right-of-way dedicated corner clip;

THENCE: North 42 deg. 00 min. 00 sec. West, along the northeasterly line of said corner clip, a distance of 28.90 feet to the POINT OF BEGINNING and containing 42,820 square feet or 0.983 acres of land.

ENGINEER:

Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Contact: Jon David Cross, P.E.

ARCHITECT:

Corgan  
401 North Houston Street  
Dallas, Texas 75202  
Phone (214) 757-1824  
Contact: Preston Kisman, AIA.

SURVEYOR:

Ringley & Associates, Inc.  
701 S. Tennessee Street  
McKinney, Texas 75069  
Phone (972) 542-1266  
Contact: Lawrence Ringley, R.P.L.S.

**STOP!**  
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.

THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:		Revision & Date:	
1	10/14/2024	1	
2	11/25/2024	2	
3	01/22/2025	3	
4	03/24/2025	4	
5	03/25/2025	5	
6		6	

<b>CROSS ENGINEERING CONSULTANTS</b>		<b>ENGINEERING CONSULTANTS</b>	
1720 W. Virginia Street		McKinney, Texas 75069	
972.562.4409		Texas P.E. Firm No. F-3935	
Drawn By:	CH.C.T.	Checked By:	CH.C.T.
Scale:	1"=20'		

<b>ZONING EXHIBIT</b>		Sheet No.	
<b>HUGS TRAINING ACADEMY</b>		<b>ZE</b>	
<b>KDC REAL ESTATE DEVELOPMENT</b>		Project No.	
<b>CITY OF MCKINNEY, TEXAS</b>		23110	



# EXHIBIT D

## PD Development Regulations

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

Tract(s). The Property shall be divided into one (1) tract as shown on the Zoning Exhibit attached hereto as Exhibit “C”. The purpose of the Zoning Exhibit is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto.

### 1. Definitions

#### *Hugs Trade School*

A Non-profit organization offering instruction and training in the field(s) of business and culinary arts for neurodivergent individuals using immersive settings. Office and Café shall be permitted as ancillary and subsidiary to the Hugs Trade School.

#### *Café*

A small café or limited food service operation run by the students under the guidance of instructors.

### 2. Permitted Uses

- Hugs Trade School<sup>1</sup>

### 3. Permitted Accessory Uses

- Accessory Structure

### 4. Space Limits

- Minimum Lot Area: 0 square feet.
- Minimum Lot Width: 0 feet.
- Minimum Lot Depth: 0 feet
- Front Built-to Zone: 5 feet (min.) – 35 feet (max.)
- Minimum Rear Yard Setback: 0 feet
- Minimum Side yard setback of interior lots: 0 feet
- Maximum Height of structure: 45 feet
- Maximum Building Height: 2 Stories
- Residential Adjacency Standards
  - Residential Setback: 50 feet
  - Parking Setback: 15 feet
  - Dumpster Setback: 15 feet
  - Outdoor seating, patio, and rooftop dining shall be oriented away from adjacent residential.

### 5. Site Standards

#### A. Vehicle Parking

- I. Minimum parking requirements

## EXHIBIT D

- a. 1 parking space per 500 square feet floor area for Hugs Trade School (this includes ancillary uses of office and café services to the primary use).
  - b. Parking shall be located behind the principal building or 6 feet from the property line.
- B. Landscaping Requirements
  - I. Street Buffer (adjacent to right-of-way): 10-foot landscape buffer with canopy trees required at 1 canopy tree per 30 linear feet or 2 ornamental trees per 30 linear feet if overhead utilities are present.
  - II. Required street trees along the southern property line shall not be clustered, unless there are utility conflicts.
  - III. 300 square feet garden landscape space.
- C. Screening
  - I. The required screening device adjacent to residential use or zoning district shall be 6 foot primed and painted tubular steel or wrought iron fence with masonry columns (spaced at maximum 20 feet on center) and 6-foot evergreen shrubs spaced at 3 feet apart on center for a solid screening effect (planted at 3 feet in height).
  - II. Provide 3-foot evergreen shrubs spaced 3 feet apart on center for a solid effect along the south side of building facing onto public and right-of-way view (planted at 2 feet in height).
  - III. Provide 3-foot evergreen shrubs spaced 3 feet apart on center for a solid effect along rear and sides of the dumpster enclosure.
- D. Urban Design Standards
  - I. Development shall conform to the following:
    - a. Façades should maintain a rhythmic appearance, which can be achieved through the use of varying materials, colors, or design elements such as fenestration, columns, and pilasters. Additionally, variation in the setback of different portions of the building façade may also contribute to this rhythm.
    - b. Building entrances must be articulated using architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, stoops, overhangs, railings, balustrades, and other as appropriate.
    - c. The architectural treatment and design of a building's front façade shall be continued around all sides that are visible from public right-of way.