



VICINITY MAP
N.T.S.

SITE DATA
EXISTING ZONING: PD 2008-05-046
EXISTING LAND USE: VACANT

COLLIN MCKINNEY PARKWAY

COLLIN MCKINNEY PARKWAY

COLLIN MCKINNEY PARKWAY

SH 121 SB SERVICE ROAD

SH 121 SB SOUTHBOUND

SH 121 SB SERVICE ROAD
SH 121 SB RAMP FROM US HWY 75 NB
SH 121 SB SOUTHBOUND

SITE DATA
EXISTING ZONING: (C) - PLANNED CENTER
EXISTING LAND USE: TOWNHOMES

SITE DATA
EXISTING ZONING: PD - 1480
EXISTING LAND USE: RETAIL/SERVICE

SITE DATA
EXISTING ZONING: PD 2003-04-033
PD 2013-03-025
EXISTING LAND USE: MULTIFAMILY

SITE DATA
EXISTING ZONING: PD 2003-04-033
PD 2013-03-025
EXISTING LAND USE: VACANT
PROPOSED ZONING: PD (MULTI-FAMILY RESIDENTIAL USES)
PLANNED DEVELOPMENT DISTRICT

SITE DATA
EXISTING ZONING: PD 2003-04-033
PD 2013-03-025
EXISTING LAND USE: MULTIFAMILY

TRACT 1
10.9 AC

TRACT 2
6.9 AC

SITE DATA
EXISTING ZONING: PD 2003-04-033
PD 2013-03-025
EXISTING LAND USE: VACANT
PROPOSED ZONING: PD (COMMERCIAL USES)
PLANNED DEVELOPMENT DISTRICT

ZONING EXHIBIT
NWC OF SH 121 AND US 75
BEING 17.79 ACRES OUT OF
ABS 0719 JONATHAN PHILIPS SURVEY, TRACT 1
FM 720 MCKINNEY, TEXAS 75070
COLLIN COUNTY, TEXAS

OWNER:
TCI MCKINNEY, 34 inc
1603 LYNDON B JOHNSON FWY STE 800
DALLAS, TX 75234-6061
(214) 912-7360
ATTN: RL LEMKE

ENGINEER:
SANCHEZ AND ASSOCIATES, L.L.C.
2000 N MCDONALD STREET, #100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, L.L.C.
2000 N MCDONALD STREET, #100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

NWC OF SH 121 AND US 75

ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE

Designed by:	DDR
Drawn by:	DDR
Checked by:	RCG
Date:	3/24/2023
Project No.:	02015.022

Plot Date: 3/24/2023 9:58am
Plotted by: cgregory
Image: S & A Logo.dwg

EXHIBIT