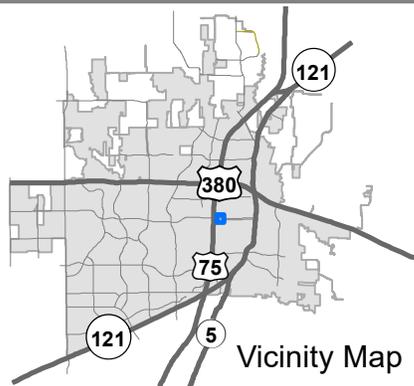
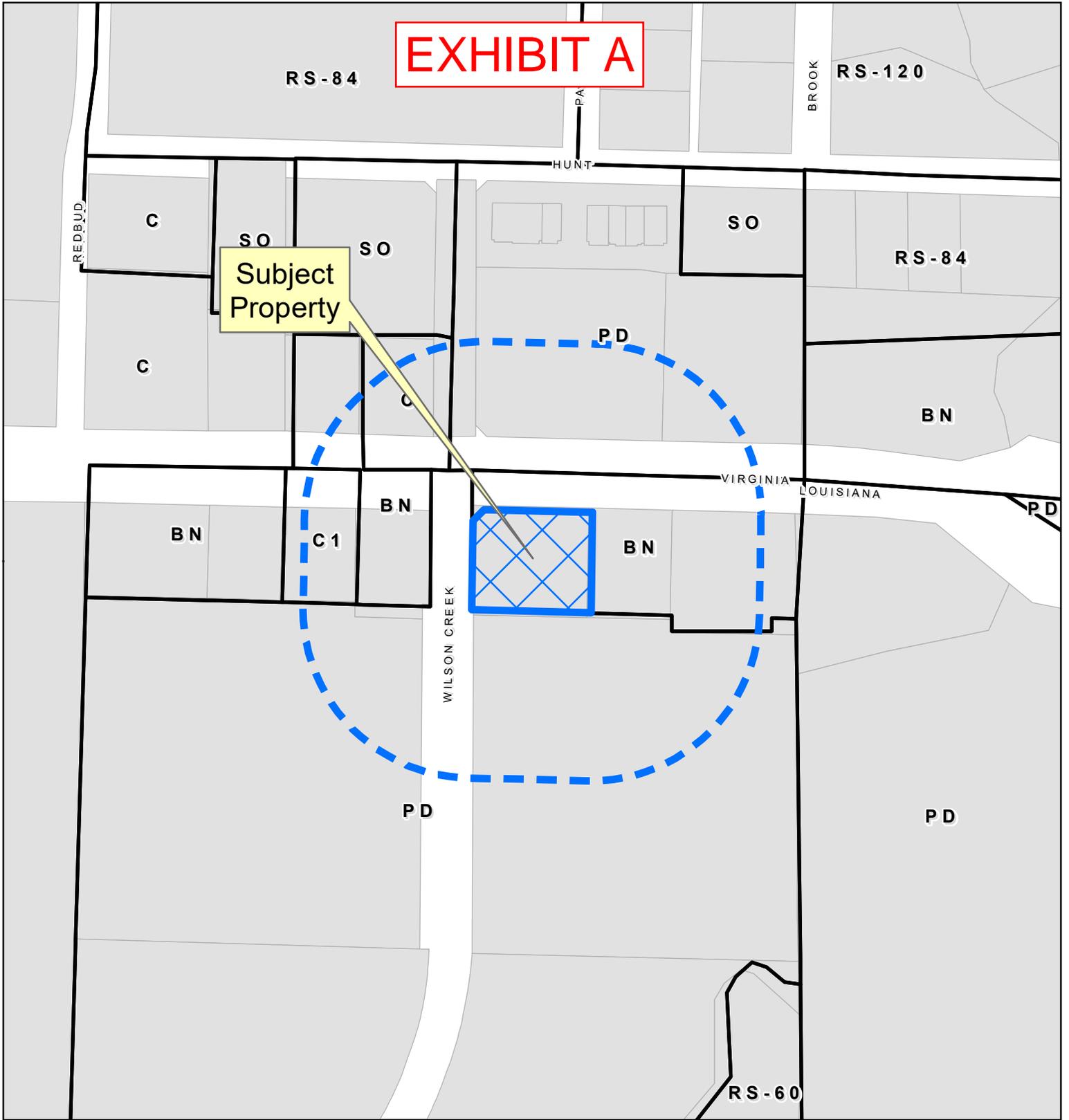
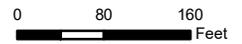


EXHIBIT A



Property Owner Notification Map

ZONE2023-0022



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

Metes and bound description

State of Texas
County of Collin

WHEREAS. Louisiana Creek, LLC, is the OWNER of tract of land situated in the City of McKinney, Collin County, Texas, and being in the W.D. Thompson Survey, Abstract Number 891, also being Lot 1, Block A, Schuler Addition, an addition to the City of McKinney, Collin County, Texas, and being more Particularly described by metes and bounds as follows:

Beginning at a ½ inch iron rod set with cap at the intersection of the East right-of-way line of Wilson Creek Boulevard, a 50 foot R.O.W. and the South right-of-way line of West Louisiana Streets, a 100 foot R.O.W., to the POINT OF BEGINNING;

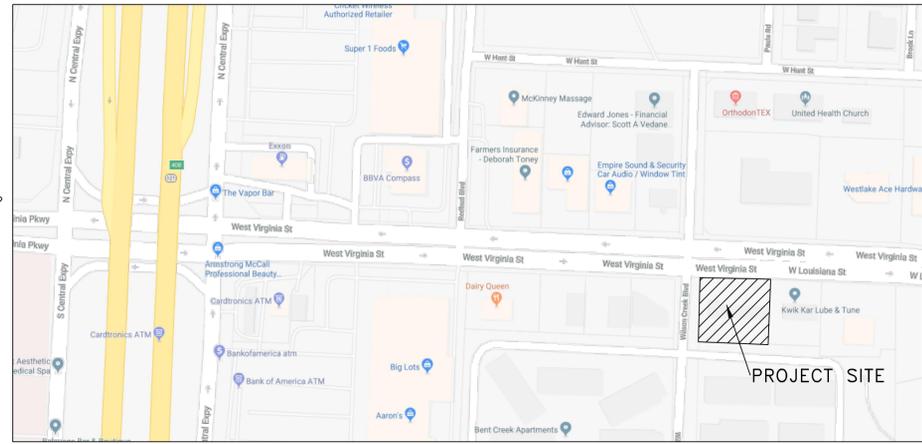
THENCE: S 87d 56' 53" E, 159.86 feet following the South right-of-way of West Louisiana Street to an iron rod for corner. Said point being the northwest corner of lot 2, Block A Schuler Addition;

THENCE: S 01d 43' 52" W, 134.56 feet to an iron rod for corner; said point being the southwest corner Of Lot 2, Block A Schuler Addition.

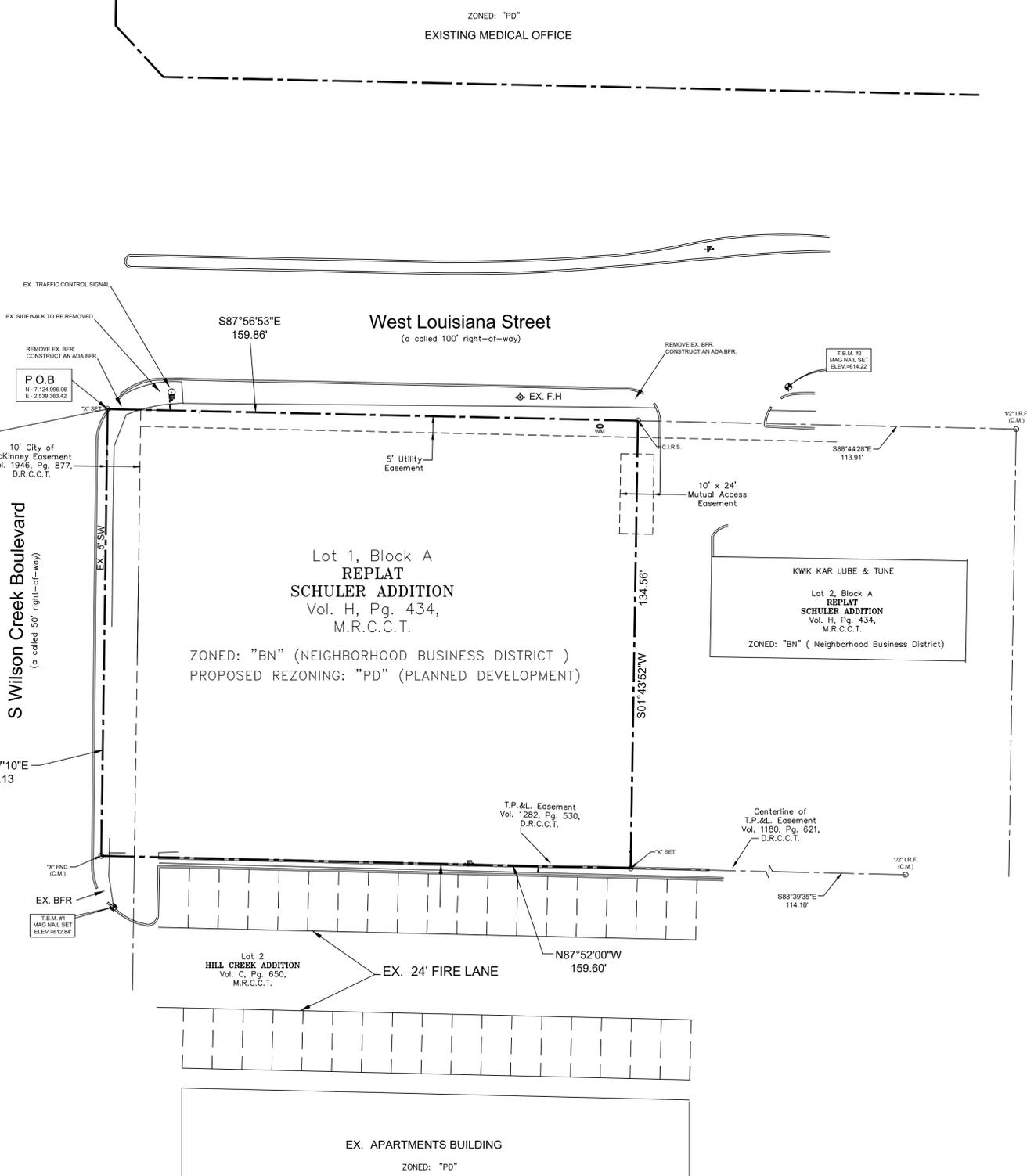
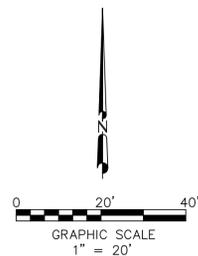
THENCE N 87d 52' 00" W, 159.60 feet to an iron rod for corner on the East right-of-way line at Wilson Creek Boulevard;

THENCE N 01d 37' 10" E along said East line of Wilson Creek Boulevard, 134.13 feet to the POINT OF BEGINNING and containing 0.492 acres or 21,440 square feet of land.

EXHIBIT C



VICINITY MAP (N.T.S)



Metes and bound description

**State of Texas
County of Collin**

WHEREAS, Louisiana Creek, LLC, is the OWNER of tract of land situated in the City of McKinney, Collin County, Texas, and being in the W.D. Thompson Survey, Abstract Number 891, also being Lot 1, Block A, Schuler Addition, an addition to the City of McKinney, Collin County, Texas, and being more Particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set with cap at the intersection of the East right-of-way line of Wilson Creek Boulevard, a 50 foot R.O.W., and the South right-of-way line of West Louisiana Streets, a 100 foot R.O.W., to the POINT OF BEGINNING;

THENCE: S 87d 56' 53" E, 159.86 feet following the South right-of-way of West Louisiana Street to an iron rod for corner. Said point being the northwest corner of lot 2, Block A Schuler Addition;

THENCE: S 01d 43' 52" W, 134.56 feet to an iron rod for corner; said point being the southwest corner Of Lot 2, Block A Schuler Addition.

THENCE N 87d 52' 00" W, 159.60 feet to an iron rod for corner on the East right-of-way line at Wilson Creek Boulevard;

THENCE N 01d 37' 10" E along said East line of Wilson Creek Boulevard, 134.13 feet to the POINT OF BEGINNING and containing 0.492 acres or 21,440 square feet of land.

SITE SUMMARY

ZONED: "BN" (NEIGHBORHOOD BUSINESS DISTRICT)
PROPOSED REZONING: "PD" (PLANNED DEVELOPMENT)

LOT AREA: 21,440 S.F. (OR 0.492 ACRE)

VARIANCE: 10' LANDSCAPE BUFFER ALONG W. LOUISIANA STREET AND SOUTH WILSON CREEK BOULEVARD.

Owner: Louisiana Creek LLC.
9702 Brockbank Drive
Dallas, Texas 75220
Tel. (414) 418-3556
A1pantry@gmail.com

Person to contact: Rahim Metalwala

REZONING EXHIBIT
Louisiana Retail Addition
1719 W. Louisiana Street
Lot 1, Block 1, Replat Schuler Addition
McKinney, Texas

Louisiana Retail Addition
 1719 W. Louisiana Street
 Lot 1, Block 1, Replat Schuler Addition
 McKinney, Texas

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS	DATE

SEAL

DWG. TITLE:
REZONING EXHIBIT

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 4-20-2023

C4
SHEET NUMBER

ZONE 2023-0022

LOUISIANA RETAIL ADDITION

EXHIBIT D

1719 Louisiana Street DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

Permitted Uses.

- 1.1. Antique Shop
- 1.2. Apparel and accessory stores
- 1.3. Auto parts sale (Indoor)
- 1.4. Bakery or confectionery (retail)
- 1.5. Banks and financial institutions, No drive through
- 1.6. Barber or beauty shops
- 1.7. Clinic
- 1.8. Corner store
- 1.9. Day-care
- 1.10. Discount store
- 1.11. Drug-store or pharmacy
- 1.12. Florist or garden shop
- 1.13. Food stores, groceries
- 1.14. Hobby or Handcraft shop
- 1.15. Laboratories, Medical, Dental, Science
- 1.16. Local utility line or utility distribution lines; telephone exchange (no garage or shop)
- 1.17. Office use
- 1.18. Personal service
- 1.19. Restaurant or cafeteria (carry-out only)
- 1.20. Retail store (indoor)
- 1.21. Studios, photo, music, art, health, etc.
- 1.22. Swimming pool (public or private)
- 1.23. Travel agent

1. Prohibited Uses

- 2.1. Laundromat.
- 2.2. Adult entertainment stores.
- 2.3. Lingerie or undergarment stores.
- 2.4. Sexually oriented businesses.
- 2.5. Smoke, tobacco or vape shops.
- 2.6. Smoke, tobacco or vape paraphernalia shops.
- 2.7. Tattoo parlor or studio.
- 2.8. Carwash.

3. Space Limits

- 4.1. Minimum Front Yard Setback: 20 feet
- 4.2. Minimum Side Yard Setback: 0.0 feet
- 4.3. Minimum Rear Yard Setback: 0.0 feet
- 4.4. Maximum Height of Structures: 35.00 feet

4. Landscape and Screening Requirements

- 4.1. Landscape buffer requirements:
 - 4.1.1. The landscape buffer along the northern and western property line shall be 10 feet. One canopy tree shall be provided at a minimum of every 30 linear feet inside 10 feet landscape buffer.