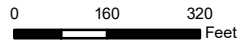
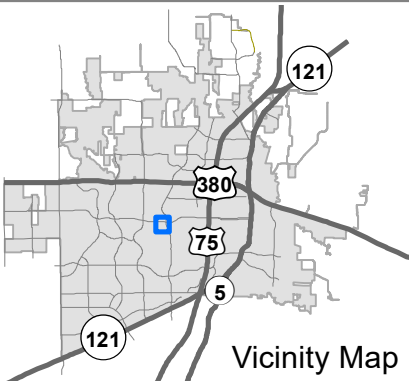


Property Owner Notification Map

ZONE2024-0012



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.



Vicinity Map

EXHIBIT B

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF MCKINNEY §

WHEREAS, MCKINNEY HARDIN, LLC is the owner of a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being a portion of the tract of land described in Special Warranty Deed to MCKINNEY HARDIN, LLC recorded in Instrument No. 20190402000343570, Official Public Records of Collin County, Texas and being all of Lot 6R, Block A, Hardin Crossing Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Plat Book 2023, Page 48, of said Official Public Records and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found for the southeast corner of Lot 7, Block A, of said Hardin Crossing Addition, and being the northeast corner of Lot 1, Block A, Emerald Lake Addition, an addition to the City of McKinney, Texas according to the plat recorded in Instrument No. 2020049010001340, of said Official Public Records and being in the west right-of-way line of Hardin Boulevard (a variable width right-of-way);

THENCE with the south line of said Lot 7 and north line of said Lot 1, South 89°22'54" West, a distance of 239.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner and the southwest corner of said Lot 7 and the southeast corner of said Lot 6R and the POINT OF BEGINNING.

THENCE with the south line of said Lot 6R and north line of said Lot 1, South 89°22'54" West, a distance of 742.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said north line of Lot 1, over and across said Lot 6R, North 04°54'59" East, a distance of 295.60 feet to a "X" cut in concrete set for along the south line of Lot 5 of said Hardin Crossing Addition;

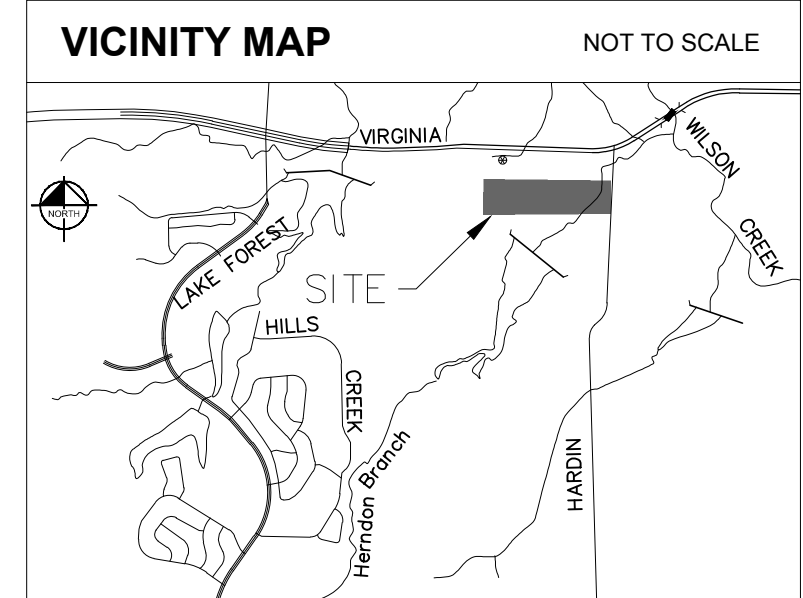
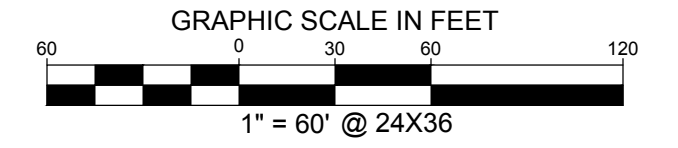
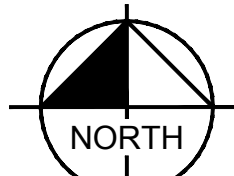
THENCE with the north line of said Lot 6R and south line of Lot 5, South 87°36'03" East, a distance of 728.50 feet to a "X" cut in concrete set for a northeast corner of said Lot 6R and being the southwest corner of Lot 1R, Block A, Hardin Crossing Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20220519000309, of said Official Public Records;

THENCE with the east line of said Lot 6R and west line of said Lot 7, South 02°23'53" West, a distance of 256.30 feet to the POINT OF BEGINNING and containing 202,579 square feet or 4.65 acres of land.

BELLE GROVE DRIVE
(A 50-FOOT RIGHT-OF-WAY)

VIRGINIA PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

EXHIBIT C

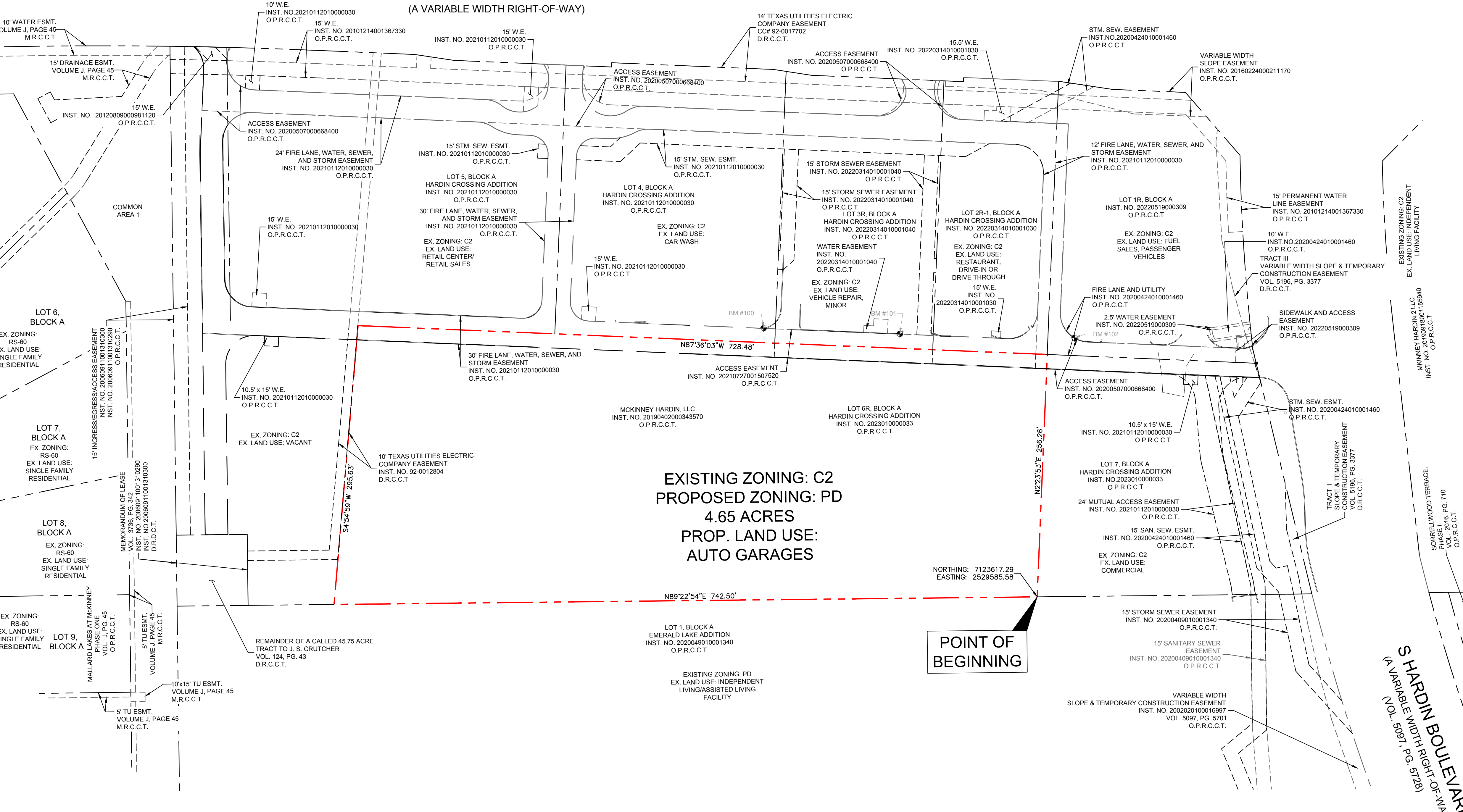


LEGEND

☐	ROOF DRAIN	☐	MAIL BOX
☐	CABLE TV BOX	☐	SANITARY SEWER CLEAN OUT
☐	CABLE TV HANDHOLE	☐	SANITARY SEWER MANHOLE
☐	CABLE TV MANHOLE	☐	SANITARY SEWER MARKER FLAG
☐	CABLE TV MARKER FLAG	☐	SANITARY SEWER MARKER SIGN
☐	CABLE TV MARKER SIGN	☐	SANITARY SEWER SEPTIC TANK
☐	CABLE TV VAULT	☐	SANITARY SEWER VAULT
☐	COMMUNICATIONS BOX	☐	STORM SEWER BOX
☐	COMMUNICATIONS HANDHOLE	☐	STORM SEWER MANHOLE
☐	COMMUNICATIONS MANHOLE	☐	STORM SEWER VAULT
☐	COMMUNICATIONS MARKER FLAG	☐	TRAFFIC MARKER
☐	COMMUNICATIONS MARKER SIGN	☐	TRAFFIC BOLLARD
☐	COMMUNICATIONS VAULT	☐	TRAFFIC BOX
☐	ELEVATION BENCHMARK	☐	CROSS WALK SIGNAL
☐	FIBER OPTIC BOX	☐	TRAFFIC HANDHOLE
☐	FIBER OPTIC HANDHOLE	☐	TRAFFIC MANHOLE
☐	FIBER OPTIC MANHOLE	☐	TRAFFIC MARKER SIGN
☐	FIBER OPTIC MARKER FLAG	☐	TRAFFIC SIGNAL
☐	FIBER OPTIC MARKER SIGN	☐	TRAFFIC VAULT
☐	FIBER OPTIC VAULT	☐	UNDENTIFIED BOX
☐	MONITORING WELL	☐	UNDENTIFIED HANDHOLE
☐	GAS HANDHOLE	☐	UNDENTIFIED METER
☐	GAS METER	☐	UNDENTIFIED MARKER FLAG
☐	GAS MANHOLE	☐	UNDENTIFIED MARKER SIGN
☐	GAS MARKER FLAG	☐	UNDENTIFIED TANK
☐	GAS SIGN	☐	UNDENTIFIED VAULT
☐	GAS TANK	☐	UNDENTIFIED VALVE
☐	GAS VAULT	☐	TREE
☐	GAS VALVE	☐	WATER BOX
☐	TELEPHONE BOX	☐	FIRE DRIFT CONNECTION
☐	TELEPHONE HANDHOLE	☐	WATER HAND HOLE
☐	TELEPHONE MANHOLE	☐	FIRE HYDRANT
☐	TELEPHONE MARKER FLAG	☐	WATER METER
☐	TELEPHONE MARKER SIGN	☐	WATER MANHOLE
☐	TELEPHONE VAULT	☐	WATER MARKER FLAG
☐	PIPELINE MARKER SIGN	☐	WATER VALVE
☐	ELECTRIC BOX	☐	WATER VAULT
☐	FLOOD LIGHT	☐	WATER VALVE
☐	GUY ANCHOR	☐	AIR RELEASE VALVE
☐	GUY ANCHOR POLE	☐	WATER WELL
☐	ELECTRIC HANDHOLE	☐	
☐	LIGHT STANDARD	☐	
☐	ELECTRIC METER	☐	
☐	ELECTRIC MANHOLE	☐	
☐	ELECTRIC MARKER FLAG	☐	
☐	ELECTRIC MARKER SIGN	☐	
☐	UTILITY POLE	☐	
☐	ELECTRIC TRANSFORMER	☐	
☐	ELECTRIC VAULT	☐	
☐	HANDICAPPED PARKING	☐	
☐	SIGN	☐	
☐	MARQUEE/BILLBOARD	☐	
☐	BORIS LOCATION	☐	
☐	FLAG POLE	☐	
☐	GREASE TRAP	☐	

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT



ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 352-2959
Contact: Michael Doggett, P.E.

DEVELOPER:
McKinney Elite Garages, LLC
7120 E Kierland Blvd., #807
Scottsdale, Arizona 85254
Phone: (602) 292-2398
Contact: Jim Riggs

OWNER:
McKinney Hardin, LLC
7120 E. Kierland Blvd., Suite 807
Scottsdale, AZ 85254
Phone: (602)-292-2398
Contact: Jim Riggs

METES & BOUNDS LEGAL DESCRIPTION

WHEREAS, MCKINNEY HARDIN, LLC is the owner of a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being a portion of the tract of land described in Special Warranty Deed to MCKINNEY HARDIN, LLC recorded in Instrument No. 20190402000343570, Official Public Records of Collin County, Texas and being all of Lot 6R, Block A, Hardin Crossing Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Plat Book 2023, Page 48, of said Official Public Records and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found for the southeast corner of Lot 7, Block A, of said Hardin Crossing Addition, and being the northeast corner of Lot 1, Block A, Emerald Lake Addition, an addition to the City of McKinney, Texas according to the plat recorded in Instrument No. 2020049010001340, of said Official Public Records and being in the west right-of-way line of Hardin Boulevard (a variable width right-of-way);

THENCE with the south line of said Lot 7 and north line of said Lot 1, South 89°22'54" West, a distance of 239.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner and the southwest corner of said Lot 7 and the southeast corner of said Lot 6R and the POINT OF BEGINNING.

THENCE with the south line of said Lot 6R and north line of said Lot 1, South 89°22'54" West, a distance of 742.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said north line of Lot 1, over and across said Lot 6R, North 04°54'59" East, a distance of 295.60 feet to a "X" cut in concrete set for along the south line of Lot 5 of said Hardin Crossing Addition;

THENCE with the north line of said Lot 6R and south line of Lot 5, South 87°36'03" East, a distance of 728.50 feet to a "X" cut in concrete set for a northeast corner of said Lot 6R and being the southwest corner of Lot 1R, Block A, Hardin Crossing Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20220519000309, of said Official Public Records;

THENCE with the east line of said Lot 6R and west line of said Lot 7, South 02°23'53" West, a distance of 256.30 feet to the POINT OF BEGINNING and containing 202,579 square feet or 4.65 acres of land.

BENCH MARK LIST

BM #100
"X" CUT IN CONCRETE FOUND ON THE BACK OF CURB ON THE NORTH SIDE OF A CONCRETE DRIVE. LOCATED ±250 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY AND ±500 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF HARDIN BOULEVARD. AND BEING ±13 FEET NORTHWEST OF A SANITARY SEWER MANHOLE. ELEV. = 632.81

BM #101
"X" CUT IN CONCRETE FOUND ON THE BACK OF CURB ON THE NORTH SIDE OF A CONCRETE DRIVE. LOCATED ±245 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY AND ±176 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF HARDIN BOULEVARD. AND BEING ±13.5 FEET NORTHWEST OF A SANITARY SEWER MANHOLE. ELEV. = 626.03

BM #102
"X" CUT IN CONCRETE FOUND ON THE BACK OF CURB ON THE NORTH SIDE OF A CONCRETE DRIVE. LOCATED ±243 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY AND ±500 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF HARDIN BOULEVARD. AND BEING ±50 FEET NORTHEAST OF A SANITARY SEWER MANHOLE. ELEV. = 617.12

BM #150 (CITY OF MCKINNEY MONUMENT 11)
ELEV. = 705.30

BM #151 (CITY OF MCKINNEY MONUMENT 10)
ELEV. = 664.95

Kimley»Horn

260 East Davis Street, Suite 100
McKinney, Texas 75069

Scale: 1" = 60'
Drawn by: MIG
Checked by: MTD
Date: FEB. 2024
Project No.: 064546401
Sheet No.: 1 OF 1

TX F-928
Tel. No. (469) 352-2959

D:\G\2024\20240219_ZONING\EXHIBITS\2024_02_19_ZONING\EXHIBIT_C\MCKINNEY ELITE GARAGES\ZONING\EXHIBIT_C.DWG PLOTTED BY DOGGETT, MICHAEL 3/14/2024 4:48 PM LAST SAVED 3/12/2024 3:47 PM

PLANNED DEVELOPMENT DISTRICT
Development Standards

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.

Tracts. The Property shall be developed a single tract as shown on the Zoning Exhibit attached hereto as Exhibit "C".

All development occurring within the boundaries of the Subject Property shall conform to the development and land use standards contained in this Planned Development District ordinance.

B.1 PURPOSE

The purpose of this Planned Development District is to provide provisions that control the development of Auto Garages meeting the Commercial Zoning on the Subject Property.

B.2 DEFINITIONS:

(1) **Auto Garage Condo:**

Auto Garage Condo is a location for vehicle enthusiasts to store and display personal vehicles. An Auto Garage Condo building shall contain separate, individual, compartmentalized units, that can be rented, leased, or owned, and which allow for the storage of customers' personal vehicles and ancillary personal property.

B.3 PERMITTED LAND USES:

(1) Permitted Uses:

(a) The following land uses shall be included as permitted *By-Right*:

- Auto Garage ¹
- Assisted Living Facility
- Community Care Facility
- Animal Care Services, Indoor only
- Arts or cultural Center
- Banks and Financial Services
- Civic Club or Fraternal Organization
- Clinic, Medical or Dental
- College or University
- Commercial Entertainment, indoor
- Community Garden
- Farmers Market, permanent
- Government Facilities (city, excluding airport uses)
- Greenhouse or plant nursery
- Gym or Fitness Studio
- Hospital
- Hotel or Motel
- Office
- Parking Garage or Lot, paid or private

- Personal Service
- Reception or event Center, indoor
- Recreation Area, Private
- Religious Assembly
- School, Business or Trade
- School, public, private or parochial

Accessory Uses

- Electric vehicle charging station

Special Uses

- Donation collection container - Accessory Use
- Food truck operation sites
- Telecommunication Structure, Low Rise
- Telecommunication Structure, Stealth
- Wind Energy Conversion system (WECS)

¹ This use is intended to be mutually exclusive and cannot be combined with any of the other allowed uses in this ordinance.

(2) Permitted Uses with Criteria (as specified in the Unified Development Code):

- *Cottage Industrial*
- *Country Club*
- *Day Care Center*
- *Dispatch Office*
- *Electric Vehicle Charging Facility*
- *Government Facilities (non-city)*
- *Microbrewery, distillery, winery or cidery*
- *Radio or TV Broadcast Station*
- *Restaurant, brew pub*
- *Restaurant, carry out and delivery only*
- *Restaurant, Dine in*
- *Restaurant, drive-in or drive through*
- *Retail Sales*

(3) Permitted Uses by Specific Use Permit:

- Independent Living
- Animal Care Services, Outdoor Area
- Commercial Entertainment, outdoor
- Reception or Event Center, outdoor
- Food truck courts
- Private club
- Telecommunication Structure, high rise

B.4 SPACE LIMITS:

Minimum Lot Area: 0 SF

Minimum Lot Width: 0 FT

Minimum Lot Depth: 0 FT
Minimum Front Yard Setback: 20 FT
Minimum Rear Yard Setback: 0 FT
Minimum Side Yard Setback (interior lots): 0 FT
Minimum Side Yard Setback (corner lots): 0 FT
Maximum Height: 36 FT
Minimum Auto Garage Unit Size: 800 SF

B.5 SPECIAL STANDARDS FOR AUTO GARAGE CONDO USE(S):

1. All activities related to the maintenance, repair, upkeep, or preservation of stored vehicles shall be contained within individual condo units.
2. Manufacturing, fabrication, metal working, and/or welding shall be prohibited.
3. Automotive painting shall be prohibited. This does not include pinstriping, wrapping, shading, tinting or other similar minor detail accents.
4. The installation and/or use of chassis dynamometers or engine dynamometers shall be prohibited.
5. Units shall not be used for the purpose of conducting on-site sales, transactions, or services of any kind. This does not preclude the individual, personal sale of vehicles otherwise being stored inside of a condo unit by the owner/leaser/renter of the unit.
6. Units shall not be used for the sole purpose of storing personal, household goods.
7. No unit shall be used for sleeping, overnight stays or any other lodging purpose.
8. In no event shall use of a garage condo unit constitute a nuisance or a hazardous or offensive activity or threaten security or the safety of unit owners, lessees, or their respective invitees.
9. The commercial operation of rental trucks and trailers shall be prohibited.
10. No outdoor storage of any kind shall be allowed.

B.6 SITE STANDARDS FOR AUTO GARAGE CONDO USES:

1. 1 parking space per 2,000 square foot of gross floor area
2. A 6' wrought iron fence with evergreen shrubs shall be provided on all property lines.
3. Lighting standards shall be limited to 20' in height.
4. A private security gate shall be provided at all entrances to the site.
5. Bay doors shall not be oriented towards any right-of-way and shall include an architectural feature such as glazing or window(s) to provide natural lighting into the units.