

**ORDINANCE NO. 2011-12-081**

**AN ORDINANCE AMENDING ORDINANCE NO. 1270, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 128.95 ACRE PROPERTY, LOCATED ON THE EAST SIDE OF ALMA ROAD AND ON THE NORTH SIDE OF SILVERADO TRAIL, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT, "AG" – AGRICULTURAL DISTRICT, AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" – REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**WHEREAS**, the City of McKinney has considered the rezoning of an approximately 128.95 acre property, located on the east side of Alma Road and on the North Side of Silverado Trail, from "PD" – Planned Development District, "AG" – Agricultural District, and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District.

**WHEREAS**, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:**

- Section 1. Ordinance No. 1270 is hereby amended in order to rezone an approximately 128.95 acre property, located on the east side of Alma Road and on the North Side of Silverado Trail, which is more fully depicted on Exhibit "A," attached hereto, is hereby rezoned from "PD" – Planned Development District, "AG" – Agricultural District, and "REC" – Regional Employment Center Overlay District to "PD" – Planned Development District and "REC" – Regional Employment Center Overlay District.
- Section 2. Use and development of the subject property (128.95 acres), which is more fully depicted on Exhibit "A," shall be zoned shall conform to the "REC" – Regional Employment Center Overlay District, and as amended, except as follows:
- a. The subject property shall generally conform to the attached general development plan (Exhibit "B").
  - b. The subject property shall develop in accordance with the attached development regulations (Exhibit "C").
  - c. The subject property shall generally conform to the attached entryway exhibits (Exhibit "D").
- Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.
- Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by

this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

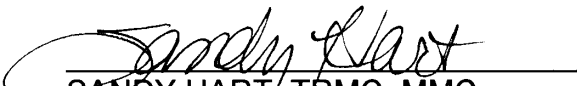
Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 6<sup>th</sup> DAY OF DECEMBER, 2011.**


CITY OF MCKINNEY, TEXAS

  
BRIAN LOUGHMILLER  
Mayor

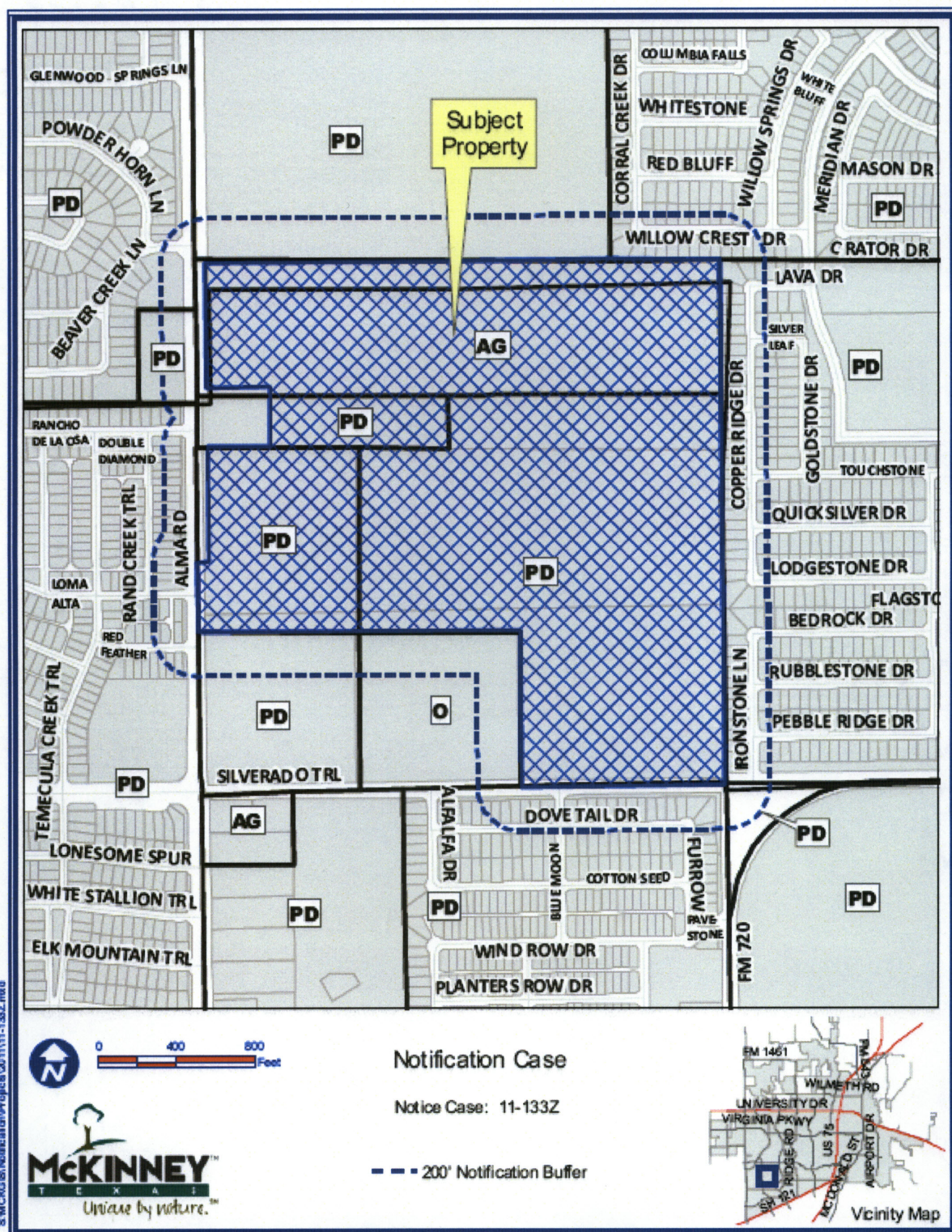
CORRECTLY ENROLLED:

  
SANDY HART, TRMC, MMC  
City Secretary  
BLANCA I. GARCIA  
Assistant City Secretary

DATE: December 6, 2011

APPROVED AS TO FORM:  
  
MARK S. HOUSER  
City Attorney





DISCLAIMER: This map and information contained herein 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 A







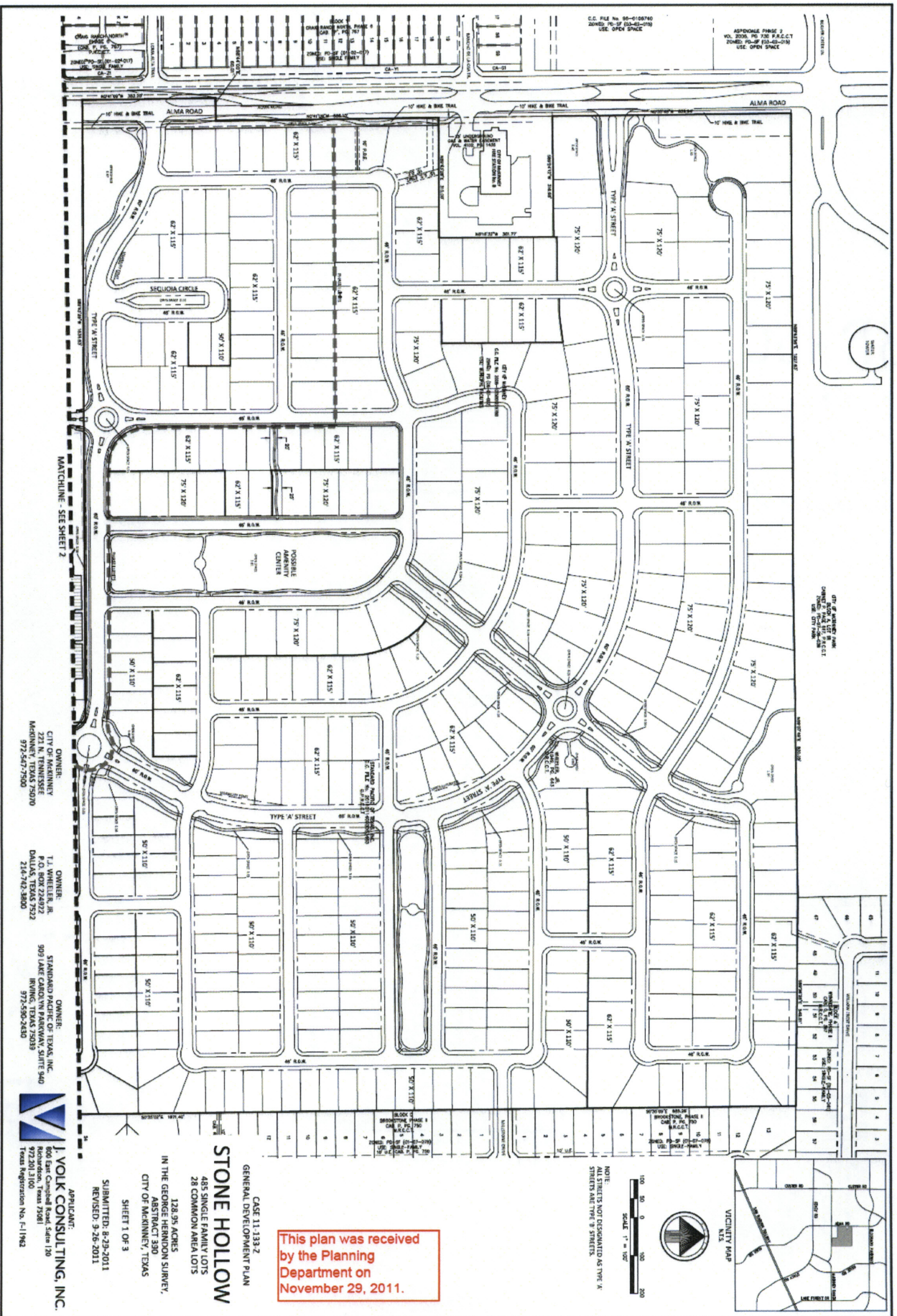


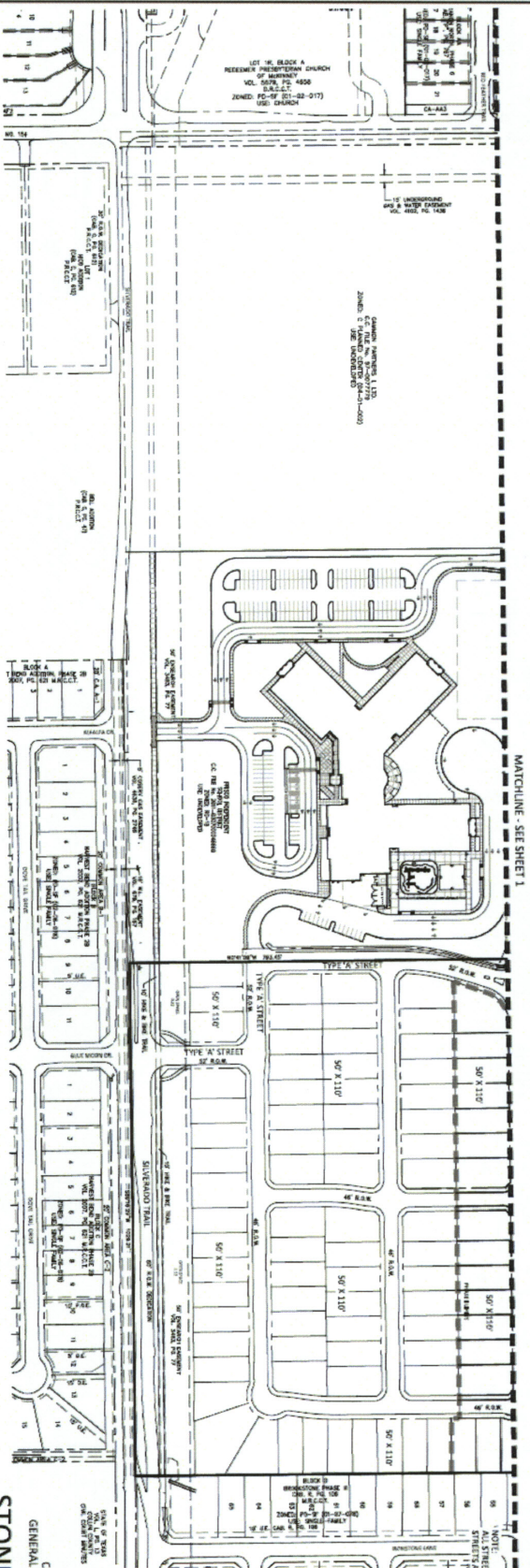
EXHIBIT B





SCALE 1" = 100'

NOTE:  
ALL STREETS NOT DESIGNATED AS TYPE "N"  
ARE TO BE CONSIDERED TYPE "B" STREETS.



This plan was received by  
the Planning Department  
on November 29, 2011.

### STONE HOLLOW

CASE 11-133-Z  
GENERAL DEVELOPMENT PLAN  
485 SINGLE FAMILY LOTS  
28 COMMON AREA LOTS

128.95 ACRES  
IN THE GEORGE HERNDON SURVEY,  
ABSTRACT 390  
CITY OF MC KINNEY, TEXAS

SHEET 2 OF 3

SUBMITTED: 8-29-2011  
REVISED: 9-29-2011

APPLICANT:  
**1 VOLK CONSULTING, INC.**  
860 East Campbell Road, Suite 130  
McKinney, Texas 75061  
972-201-1100  
Texas Registration No. F-11942

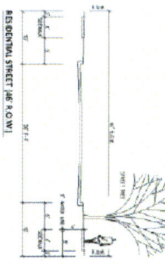
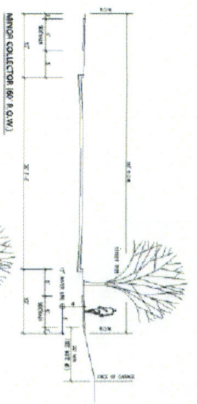
OWNER:  
STANDARD PACIFIC OF TEXAS, INC.  
903 LATE CAROLINA PARKWAY, SUITE 940  
IRVING, TEXAS 75033  
972-580-2400

OWNER:  
CITY OF MC KINNEY  
221 N. TARRANT  
MC KINNEY, TEXAS 75060  
972-547-7500

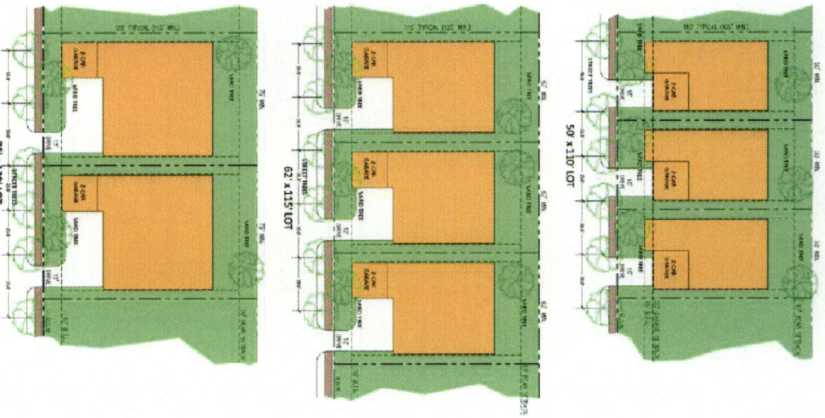
OWNER:  
T. J. WHEELER, JR.  
P.O. BOX 224922  
DALLAS, TEXAS 75222  
214-742-3800







Street Sections



Lot Tree Details



Master Plan

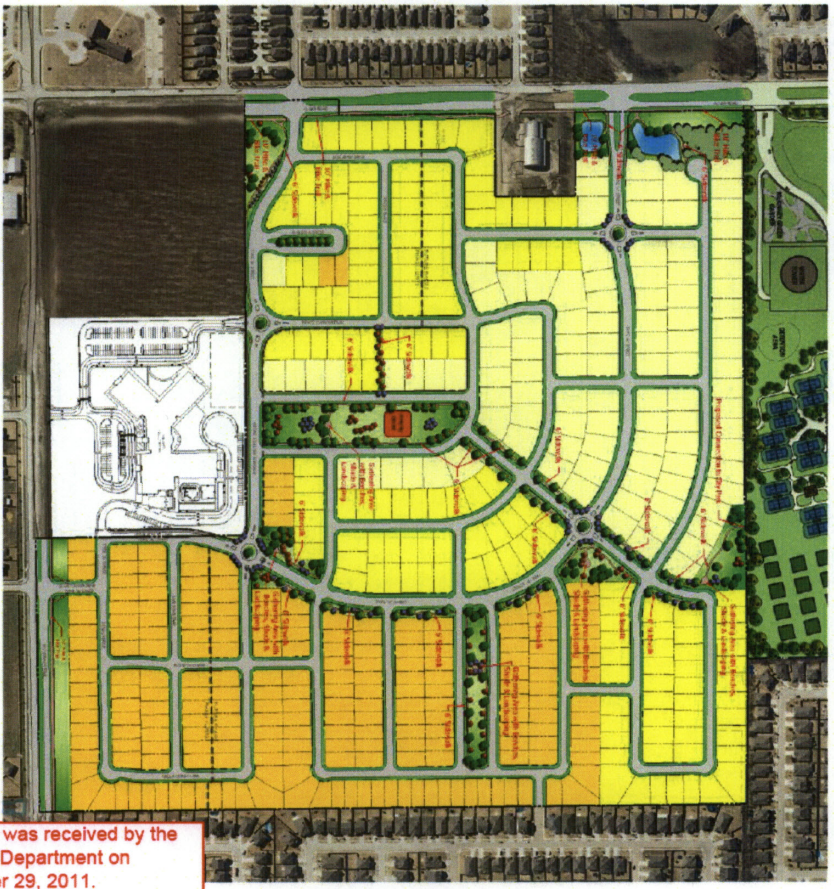


**Lot Summary**

	Phase 1 Lots	Future Phases Lots	Total Lots
50'x130'	38	122	160
62'x115'	1	105	106
75'x120'	111	374	485
<b>Total</b>			

**Legend**

50'x130'	62'x115'	75'x120'
Internal Open Space	Drainage	



Note: All interior open space sidewalks will be 6' wide.

This plan was received by the Planning Department on November 29, 2011.

# Stone Hollow

**Developer:**  
Standard Pacific Homes

**Planner:**  
SAE GROUP, INC.  
10000 S. 10th Ave., Suite 100  
McKinney, TX 75069  
972.864.1000

November 28, 2011

McKinney, Texas



**STONE HOLLOW**  
**Proposed Development Standards**

**SITE DATA & PROPOSED USES**

ITEM	PROPOSED
Use	Single-family residential (detached)
Total Property Area (ac)	128.95
Maximum Lot Count	485
Gross Density	3.76 du/ac
Interior Open Space (ac)	8.6
Interior Open Space Percentage	6.7%
Total Open Space (ac)	12.7
Total Open Space Percentage	9.8%

**PROPOSED DEVELOPMENT STANDARDS**

CRITERIA	50' X 110' LOT	62' x 115' LOT	75' x 120' LOT
Lot Count	219	160	106
Typical Lot Depth	110'	115'	120'
Minimum Lot Depth	100' (1)	105' (1)	110' (1)
Minimum Lot Width	50'	62'	75'
Minimum Lot Area	5,000 SF	6,510 SF	8,250 SF
Front Yard Build-to Line	15' (20' on elbow lots)	10'	10'
Side Yard Setback - Interior	5'	5'	5'
Side Yard Setback - Corner	15'	15'	15'
Rear Yard Setback	20'	20'	20'
Garage Access	Front Entry (2)	Side Swing (2)	Side Swing (2)
Garage Offset	5'	20'	20'
Porch	Optional	Optional	Optional
Masonry Requirement	100% first floor, 100% front elevation, and 75% overall		
Maximum Building Height	35'		

1. More than 90% of the lots will be at the typical depth. On street elbows and other isolated areas, some lots may be slightly less than the typical depth, but in no case will the depth be less than the minimum shown here. Each record plat submitted shall conform to this requirement.
2. Front entry two-car garages shall have two single doors; three-car garages on 62' x 115' and 75' x 120' lots may be provided with a "two and one split" with the third bay facing street as shown on General Development Plan.
3. The smaller lots (50'x110') are proposed to have a minimum 5-foot offset from the front façade of the garage door to the front of the porch (or front building façade if no porch is provided). The offset may be part of the main structure, porch or combination thereof.
4. No lot coverage requirement is proposed.
5. A minimum of 20 feet shall be provided between the face of any front entry garage and the lot's front property line and/or public sidewalk to ensure the construction of a driveway at least 20 feet in length, clear of the public sidewalk.

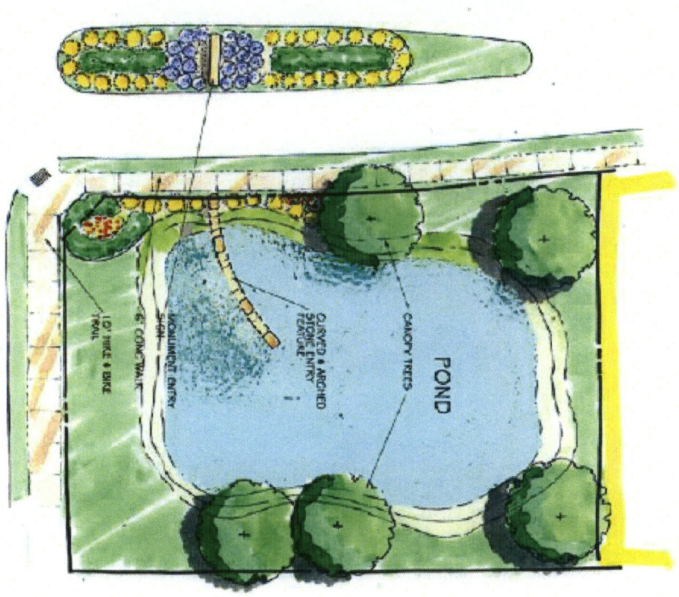
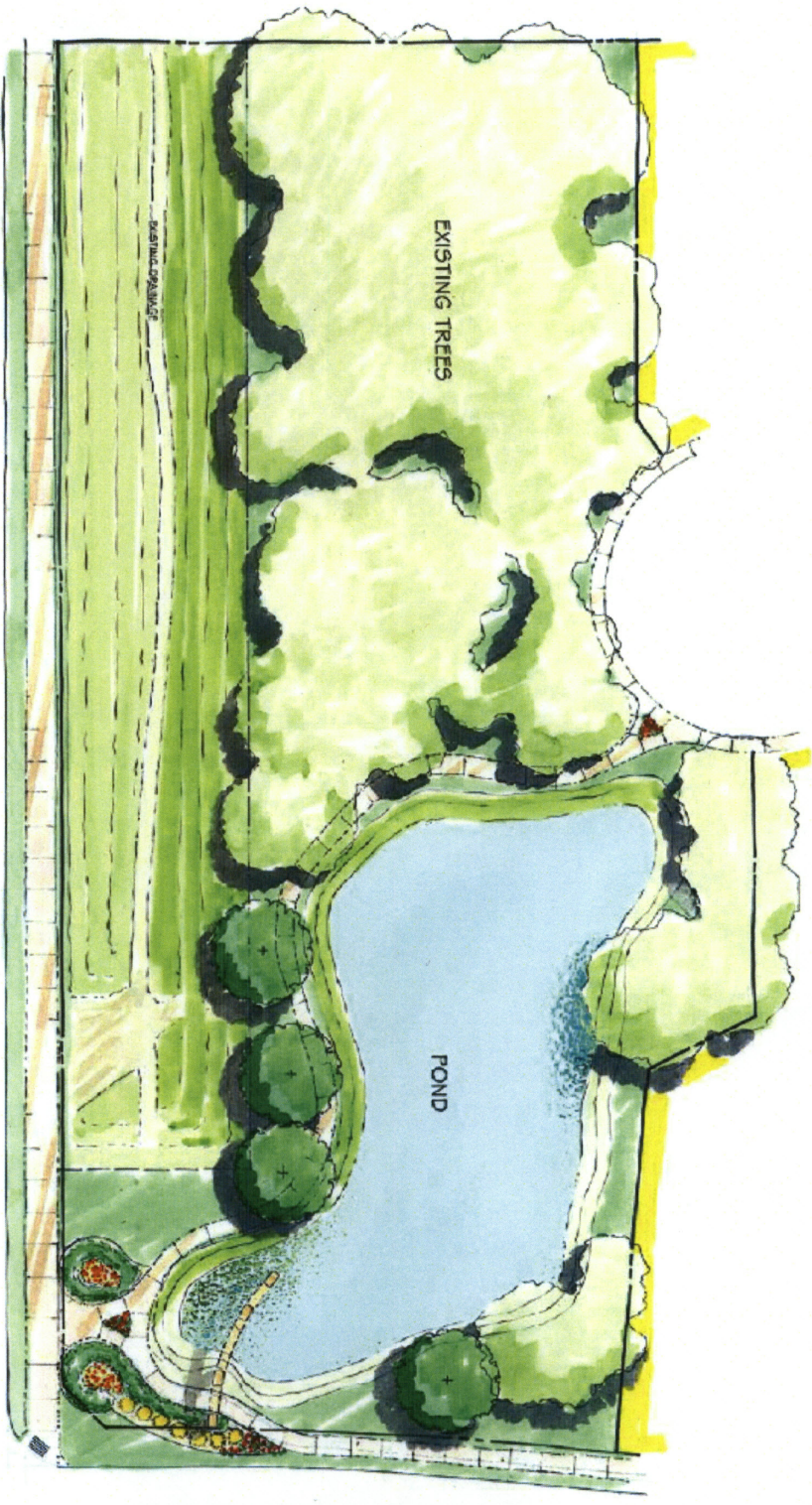
This document was received by the  
Planning Department on November 29,  
2011.

**EXHIBIT C**



EXHIBIT D

This exhibit was received by the Planning Department on September 26, 2011.



ALMA RD.

NORTH ALMA RD ENTRY

STONE HOLLOW

STANDARD PACIFIC HOMES

SAGE GROUP, INC.  
Landscape Architecture  
1111 S. Grand Ave., Ste. 200  
Phoenix, AZ 85024  
TEL: 602-421-1234





**STONE HOLLOW**  
Entry Sketch

This exhibit was received by the Planning Department on September 26, 2011.

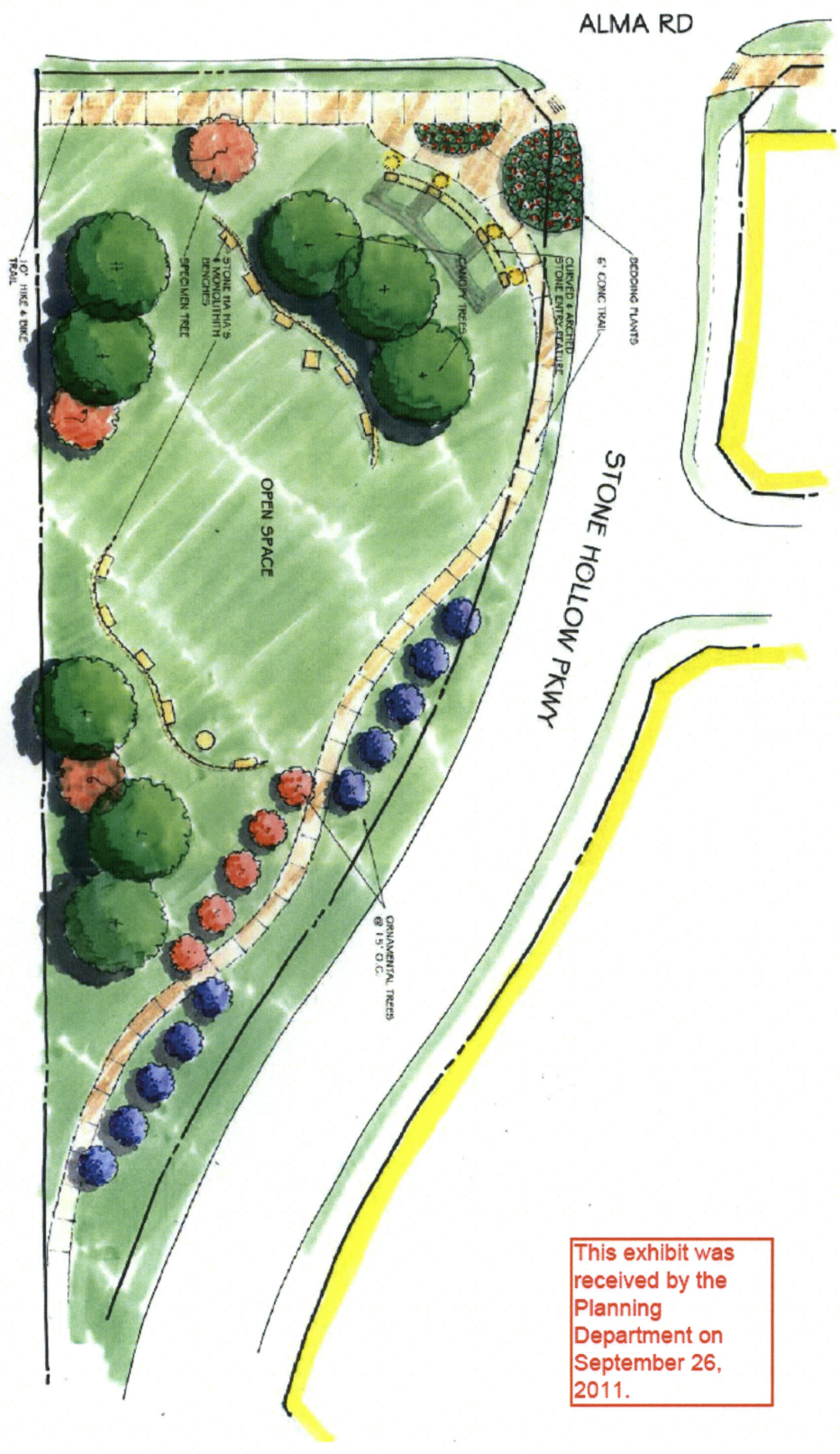



**SAGE GROUP, INC.**  
 Master Planning  
 Landscape Architecture  
 11119 N. Central Ave., Suite 200  
 Scottsdale, Arizona 85258  
 Tel: 480-345-1800

**SOUTH ENTRY**  

**STANDARD PACIFIC HOMES**

**STONE HOLLOW**



This exhibit was  
 received by the  
 Planning  
 Department on  
 September 26,  
 2011.

**EXHIBIT D**