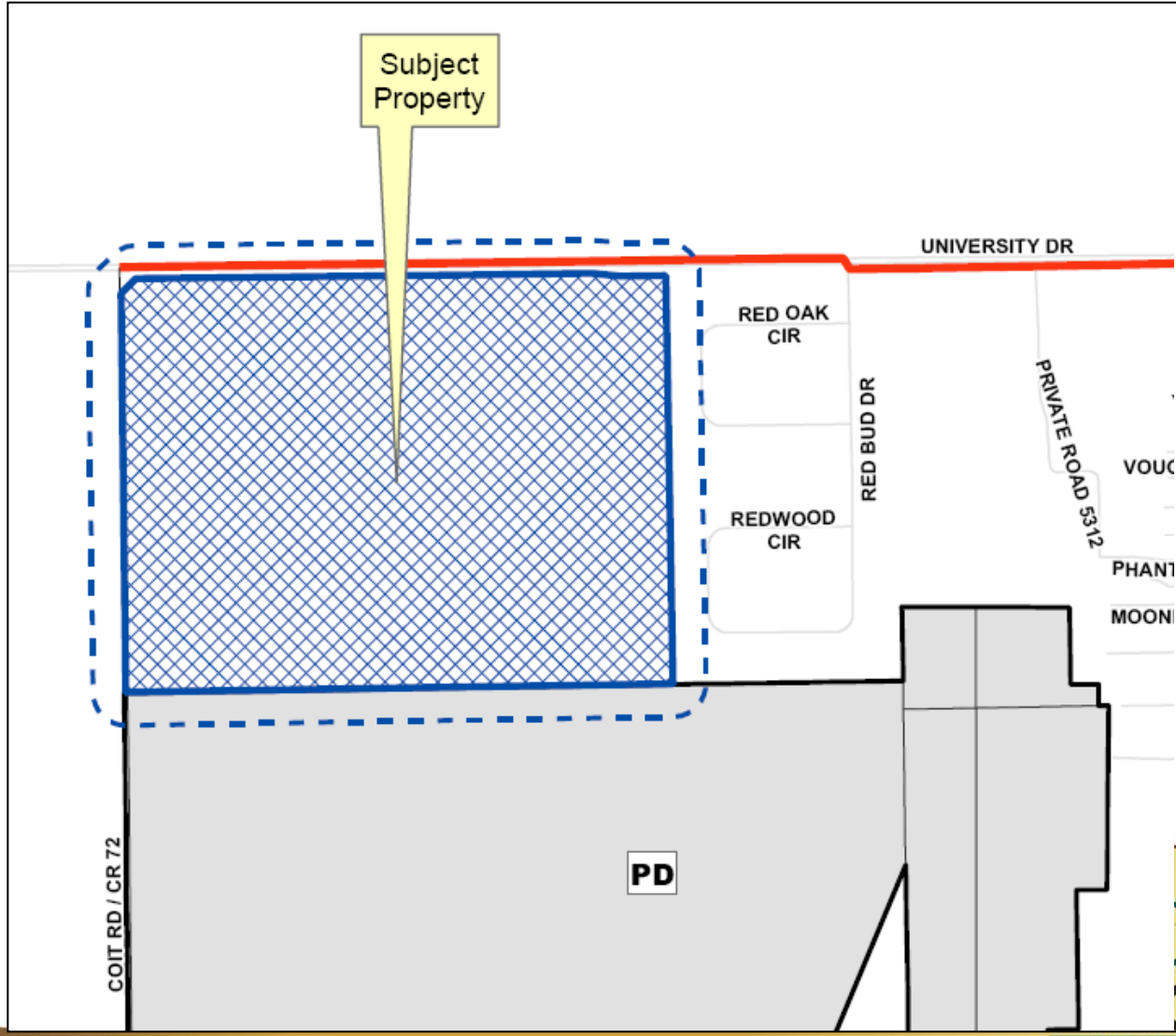


Case No. 10-064Z Planning Area 17

*Located on the Southeast Corner of
U.S. Highway 380 and Coit Road*



Location Map

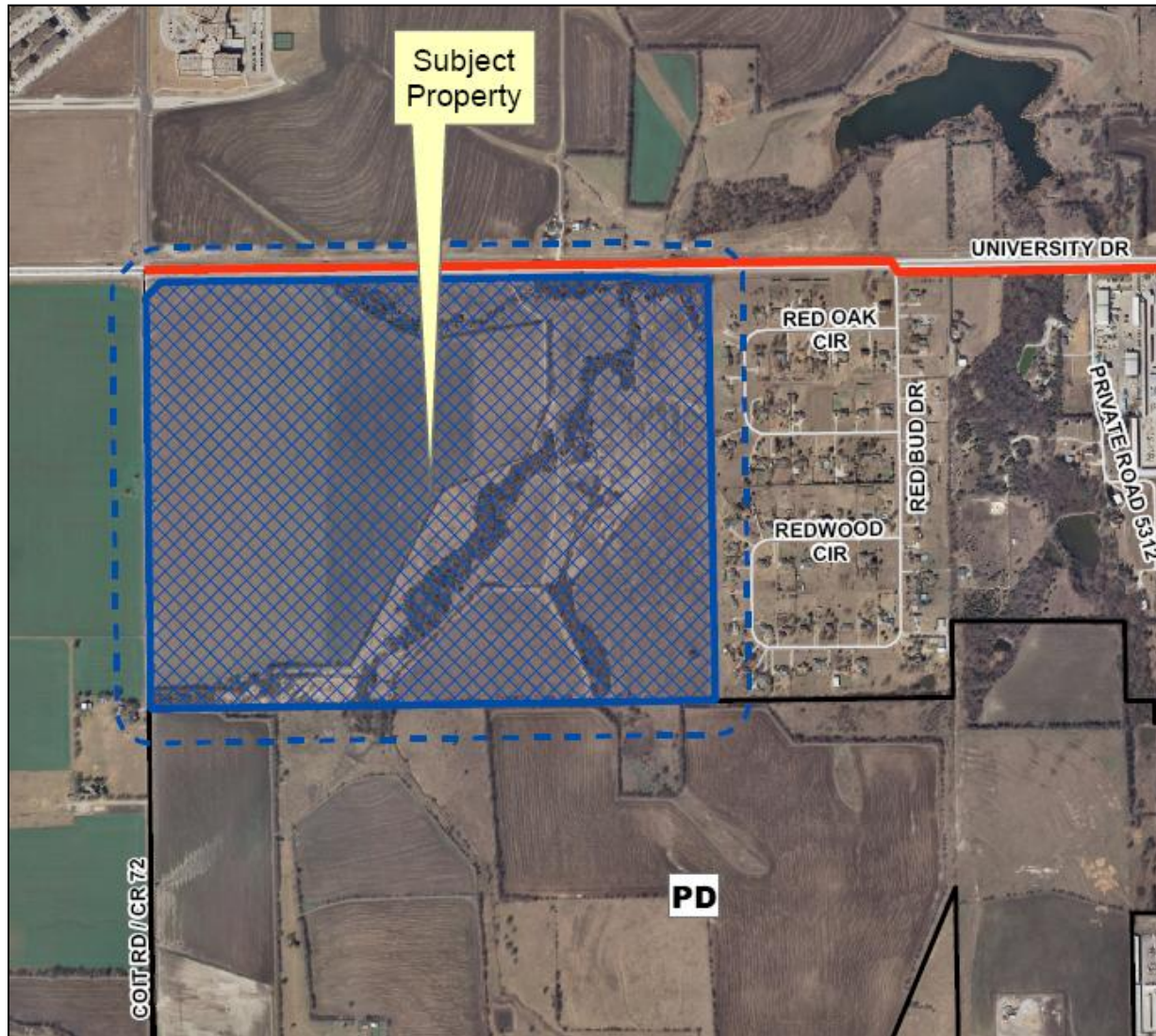


KINNEYTM

T E X A S

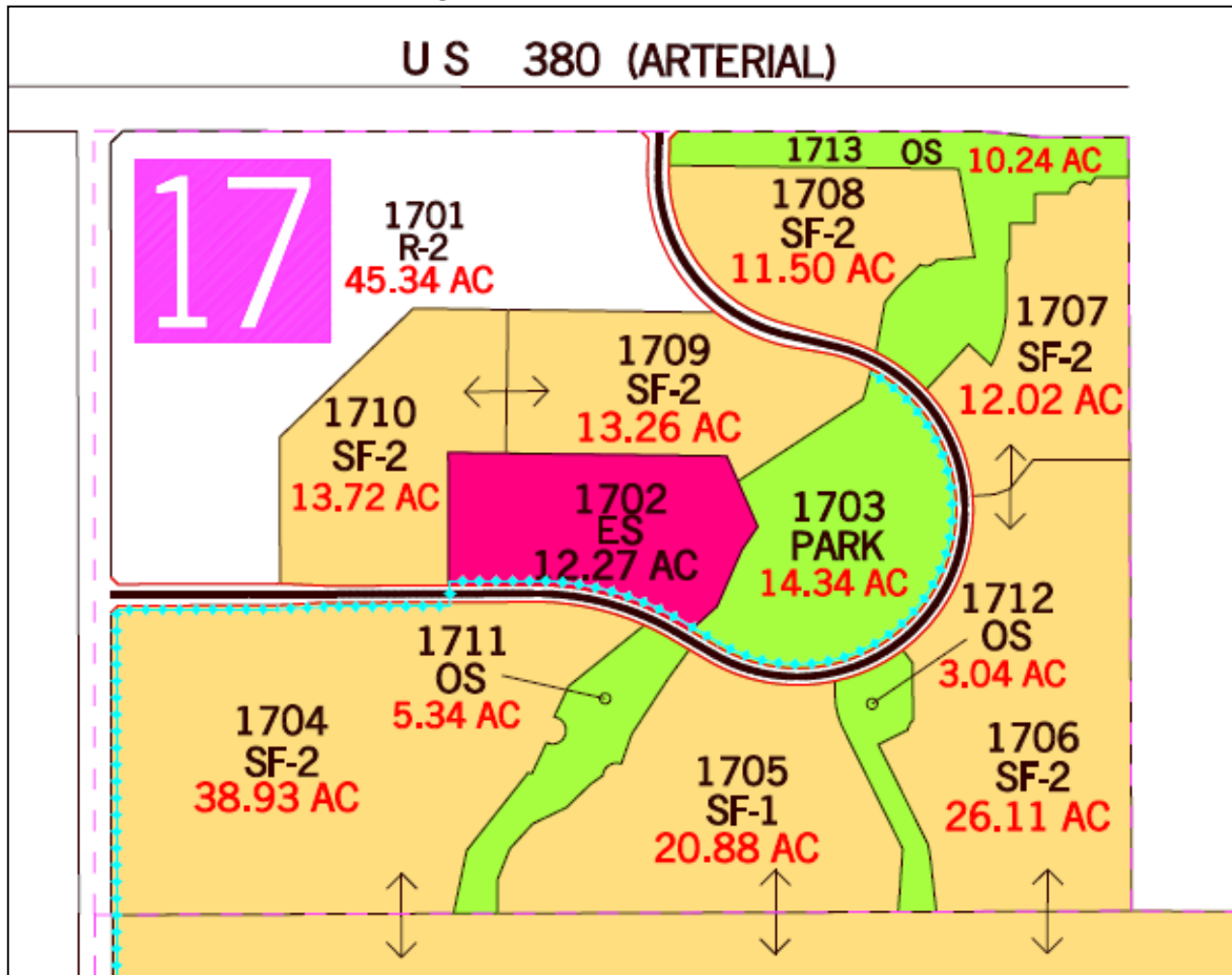
Unique by nature.SM

Aerial Exhibit

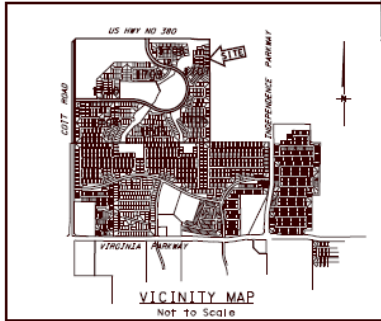


Proposed General Development Plan

(Planning Area 17 Portion Shown)

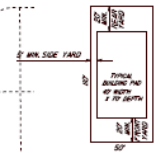
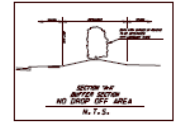
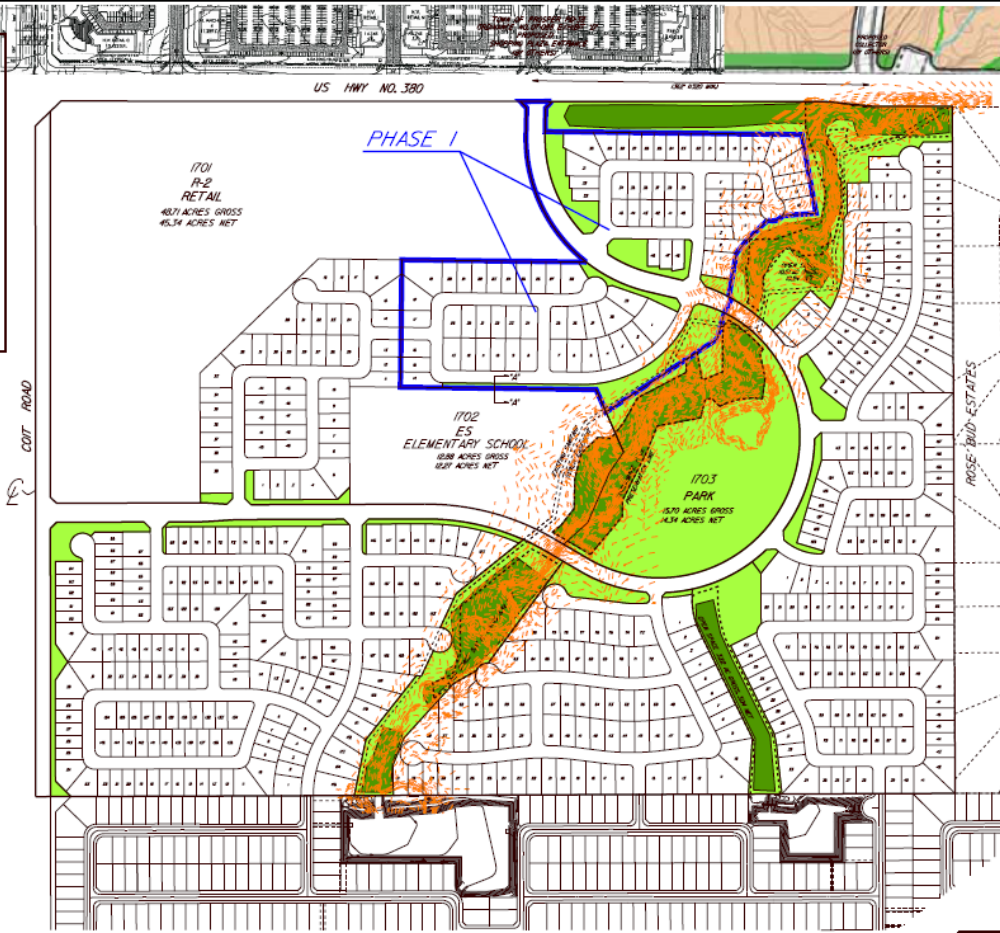


Proposed Concept Site Plan

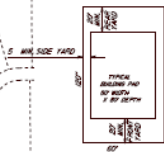


NOTE:
NET AREA - GROSS AREA MINUS THROUGHFARES & SUB COLLECTOR STREETS

SITE DATA :	TRACT 1704
ZONING	SF-2
SITE AREA	4.97 ACRES GROSS, 3.83 NET
NUMBER OF UNITS	175
DENSITY	4.1 UNITS / ACRE
SITE DATA :	TRACT 1705
ZONING	SF-1
SITE AREA	21.25 ACRES GROSS, 20.88 NET
NUMBER OF UNITS	80
DENSITY	3.76 UNITS / ACRE
SITE DATA :	TRACT 1706
ZONING	SF-2
SITE AREA	26.54 ACRES GROSS, 26.11 NET
NUMBER OF UNITS	129
DENSITY	4.86 UNITS / ACRE
SITE DATA :	TRACT 1707
ZONING	SF-2
SITE AREA	12.31 ACRES GROSS, 12.02 NET
NUMBER OF UNITS	55
DENSITY	4.55 UNITS / ACRE
SITE DATA :	TRACT 1708
ZONING	SF-2
SITE AREA	12.45 ACRES GROSS, 11.50 NET
NUMBER OF UNITS	3.85
DENSITY	3.85 UNITS / ACRE
SITE DATA :	TRACT 1709
ZONING	SF-2
SITE AREA	13.74 ACRES GROSS, 13.26 NET
NUMBER OF UNITS	39
DENSITY	2.84 UNITS / ACRE
SITE DATA :	TRACT 1710
ZONING	SF-3
SITE AREA	14.15 ACRES GROSS, 13.72 NET
NUMBER OF UNITS	49
DENSITY	3.46 UNITS / ACRE
SITE DATA :	PA 17 SUMMATION - RESIDENTIAL
SITE AREA	142.41 ACRES GROSS, 136.42 NET
NUMBER OF UNITS	576
DENSITY	4.04 UNITS / ACRE



TRACT 1704, 1705, 1707 & 1708
STANDARD LOT DIMENSIONS
M.A.



TRACT 1704, 1705, 1709 & 1710
STANDARD LOT DIMENSIONS
M.A.

EXHIBIT C

PETSCHKE & ASSOCIATES, INC.
Professional Engineers - Land Use/Urban Development Consultants
Texas Registered Engineering Firm 62827
3930 Glenside Place, Suite 240, Dallas, Texas 75219 (972) 8848806

PLANNING AREA 17
Centurion American Development Group
CONCEPT SITE PLAN

Drawn by:	JAP	DATE:	7.10.2007	SCALE:	1"=200'	JOB NUMBER:	104204	HEET:	1-1
Designed by:	JAP	Checked by:	JAP	Reviewed by:	JAP	Required for City Comments:			

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
10/11/07	JAP		10/11/07	JAP		10/11/07	JAP		10/11/07	JAP	
10/11/07	JAP		10/11/07	JAP		10/11/07	JAP		10/11/07	JAP	



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Proposed Development Standards Matrix

(Planning Area 17 Portion Shown)

PLANNING AREA 17

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DUI/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1701	48.71	3.37	45.34	20.39	R-2	N/A	N/A	N/A	35'(f)	25'	0'(b)	0'(d)	50%	15'	0.75 FAR	N/A	N/A	N/A
1702	12.88	0.61	12.27	5.39	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1703	15.70	1.36	14.34	6.57	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1704	41.97	3.04	38.93	17.57	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	175	3	525
1705	21.25	0.37	20.88	8.89	SF-1	7200SF	60'	100'	35'	20'	20'(a)	5'	60%	15'	3.8	80	3	240
1706	26.54	0.43	26.11	11.11	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.9	129	3	387
1707	12.31	0.29	12.02	5.15	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.7	56	3	168
1708	12.45	0.95	11.50	5.21	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.2	48	3	144
1709	13.74	0.48	13.26	5.75	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	2.9	39	3	117
1710	14.15	0.43	13.72	5.92	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	3.6	49	3	147
1711	5.47	0.13	5.34	2.29	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1712	3.22	0.18	3.04	1.35	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1713	10.51	0.27	10.24	4.40	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	238.90	11.91	226.99	100.00												576		1,728

Total Project Number of Units 8,157

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning request with the following special ordinance provisions:

1. The subject property shall develop according to “PD” - Planned Development District No. 1621, and as amended, except as follows:
 - a. The subject property shall generally develop according to the attached Zoning Exhibits “A,” “B,” “C,” “D,” and “E.”
 - b. The side yard setback for lots within Parcel 1705 shall be a minimum of five feet.
2. The front elevation of all residential structures shall be 100 percent masonry, and each side and rear elevation shall be a minimum of 75 percent masonry. Required masonry percentages shall be calculated excluding exterior wall areas built on top of a roof. “Masonry” shall be defined according to Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance, and as amended.
3. For all single family parcels, there shall be three canopy trees required per lot, and at least one of the trees shall be located in the front yard. “Canopy tree” shall be defined according to Section 146-135 (Landscape Requirements) of the Zoning Ordinance, and as amended.

Subsequent to the Planning and Zoning Commission meeting on October 26, 2010 and the City Council meetings in December 2010 and February 2011, Staff has worked with the applicant to further enhance the quality of the development regulations. The second special ordinance provision has been modified to reflect the applicant’s revised proposal to require additional masonry on each residential structure, and the third special ordinance provision, requiring three canopy trees per residential lot, was added to provide additional trees within the development.