



SITE DATA SUMMARY TABLE		
EXISTING ZONING: AGRICULTURAL DISTRICT (AG)		
OVERLAY DISTRICT: REGIONAL EMPLOYMENT CENTER (REC)		
PROPOSED ZONING: PLANNED DEVELOPMENT (PD) - NEIGHBORHOOD COMMERCIAL DISTRICT (C1)		
OVERLAY DISTRICT: NONE		
PROPOSED LOT AREA:	LOT 1 ±49,882 SF (±1.145 AC)	LOT 2 ±53,683 SF (1.232 AC)
BUILDING INFORMATION PROPOSED USE:	1 BUILDING ASSISTED LIVING FACILITY	1 BUILDING ASSISTED LIVING FACILITY
DWELLING UNITS (BEDROOMS):	21 BEDROOMS EACH	21 BEDROOMS EACH
MAXIMUM # OF BEDS:	27 BEDS	27 BEDS EACH
BUILDING AREA:	±12,792 SF	±12,792 SF EACH
FLOOR AREA RATIO:	0.2564	0.2383
PARKING REQUIRED: (1 SPACE PER 4 BEDS)		
TOTAL SPACES:	7 SPACES	7 SPACES
ACCESSIBLE:	1 SPACE	1 SPACE
PARKING PROVIDED:		
TOTAL SPACES:	7 SPACES	7 SPACES
ACCESSIBLE:	1 SPACE	1 SPACE

ZONING EXHIBIT		
REMAINDER OF 50-ACRE TRACT, SHAFFER JONES - 2.3775 ACRES OF COLLIN COUNTY APPRAISAL DISTRICT TRACT NO. 2 OUT OF THE OLIVER HEDGECOX, ABSTRACT NO. 392 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS		
DATE:	02/25/2015	
OWNER:	ESTATE OF ALNE JONES 21 COUNTY RIDGE ROAD MELISSA, TX 75444-8900 CO-SUBSIDIARIES: CAROLYN PITTS CORBIN CLIFFORD JONES	DEVELOPER: AVALON HOMES 5339 ALPHA ROAD SUITE 300 DALLAS, TEXAS 75240 PHONE: 972.701.9636 DYLAN T. BRADSHAW, P.E. FRM # F-12600
ENGINEER:	HPCE Engineering, LLC 5339 ALPHA ROAD SUITE 300 DALLAS, TEXAS 75240 PHONE: 972.701.9636 DYLAN T. BRADSHAW, P.E. FRM # F-12600	

Engineer of Record:	DTB	
Drawn by:	DTB	
Date Plotted:	01/27/2015	
Issue for Pricing / Bidding:	N/A	
Issue for Permit Application:	N/A	
Issue for Construction:	N/A	
Revisions:		
#	DATE	COMMENTS

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MCKINNEY RANCH PARKWAY
AVALON HOMES
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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SHEET CONTENTS:
PLANNED DEVELOPMENT (PD) EXHIBIT
SHEET NO.

PDX-1
HPCE 15051

FILE: \\hpce\proj\2015\15-051-TX-MCKINNEY-Avalon\AutoCAD\Drawings\Exhibits\Zoning-Tx\Mckinney-5755 McKinney Ranch Plan.dwg XREF(6):YSURVEY 15-051.dwg
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