

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 6th DAY OF DECEMBER, 2011.

CITY OF MCKINNEY, TEXAS


BRIAN LOUGHMILLER
Mayor

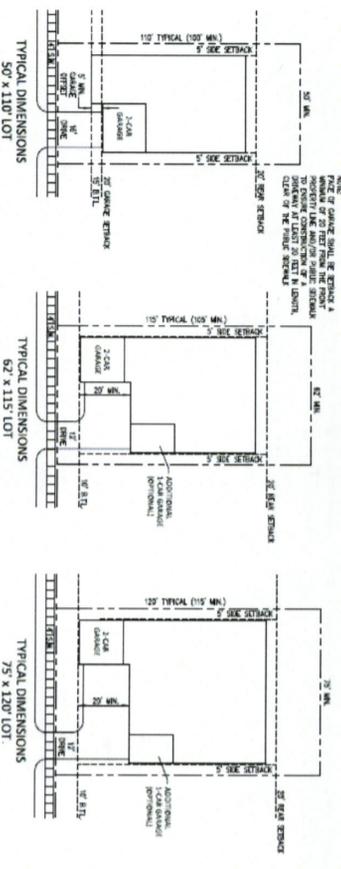
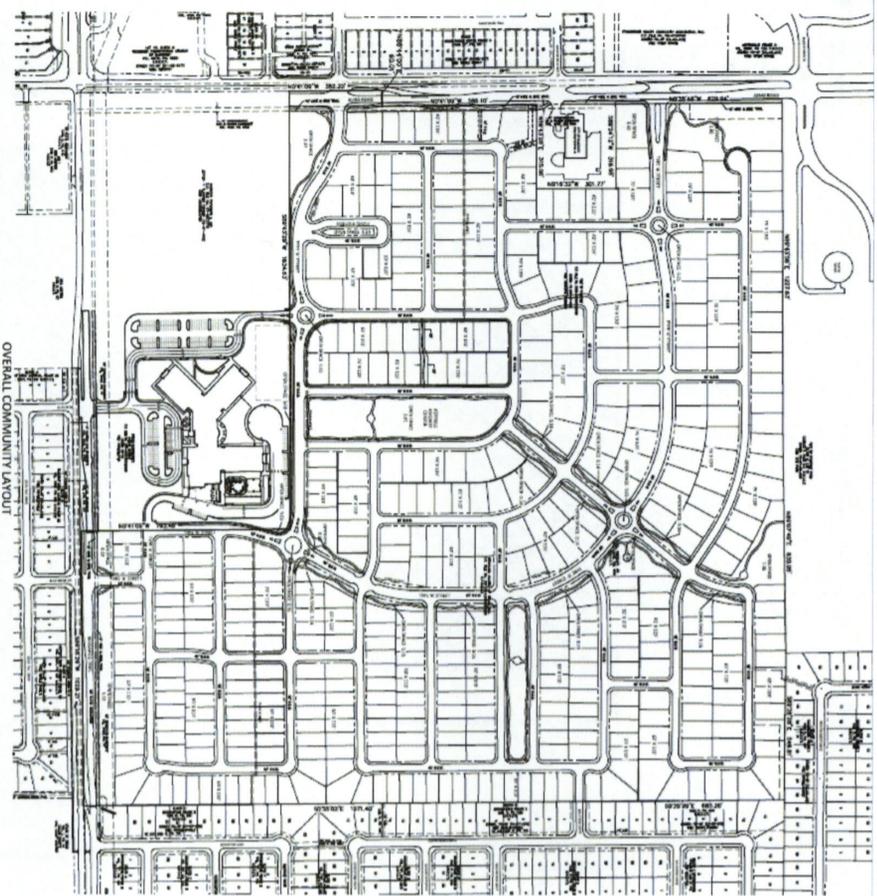
CORRECTLY ENROLLED:


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



OWNER: CITY OF MCKINNEY
 221 N. TENNESSEE
 MCKINNEY, TEXAS 75060
 972-547-7500

OWNER: T.J. WHEELER, JR.
 P.O. BOX 218922
 DALLAS, TEXAS 75222
 214-779-5800

OWNER: STANDARD PACIFIC OF TEXAS, INC.
 809 LAKE CADDISS PARKWAY, SUITE 940
 IRVING, TEXAS 75039
 972-500-5400

APPLICANT: I.V. VOLK CONSULTING, INC.
 800 East Campbell Road, Suite 120
 Wurstburg, Texas 75081
 972-201-1100
 Texas Registration No. F-11982

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

CASE 11-133 Z
 GENERAL DEVELOPMENT PLAN
STONE HOLLOW
 485 SINGLE FAMILY LOTS
 28 COMMON AREA LOTS
 128.35 ACRES
 IN THE GEORGE HERNDON SURVEY,
 ABSTRACT 390
 CITY OF MCKINNEY, TEXAS
 SHEET 3 OF 3
 SUBMITTED: 8-23-2011
 REVISED: 3-23-2011

SITE DATA:

AREA	128.35 AC
TOTAL OPEN SPACE	12.7 AC
TOTAL OPEN SPACE PERCENTAGE	9.8%
INTENTION OPEN SPACE	8.8 AC
INTENTION OPEN SPACE PERCENTAGE	6.7%
75' x 120' LOTS	106
62' x 115' LOTS	160
50' x 110' LOTS	219
TOTAL SINGLE FAMILY LOTS	485
CROSS STREET	3 IN DUAL

EXISTING ZONING:

OWNER	AREA	ZONING
STANDARD PACIFIC	33.38 AC	PD-3
WHEELER	46.61 AC	AO
CITY OF MCKINNEY	5.04 AC	PD-68-07-02

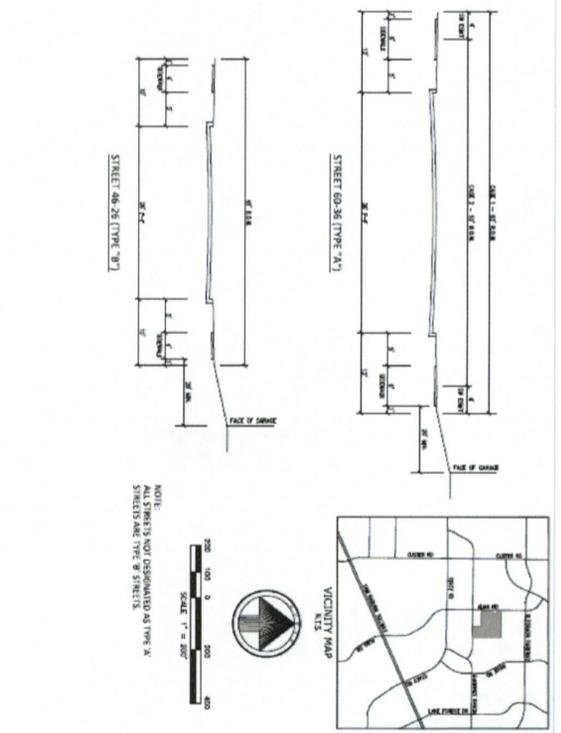
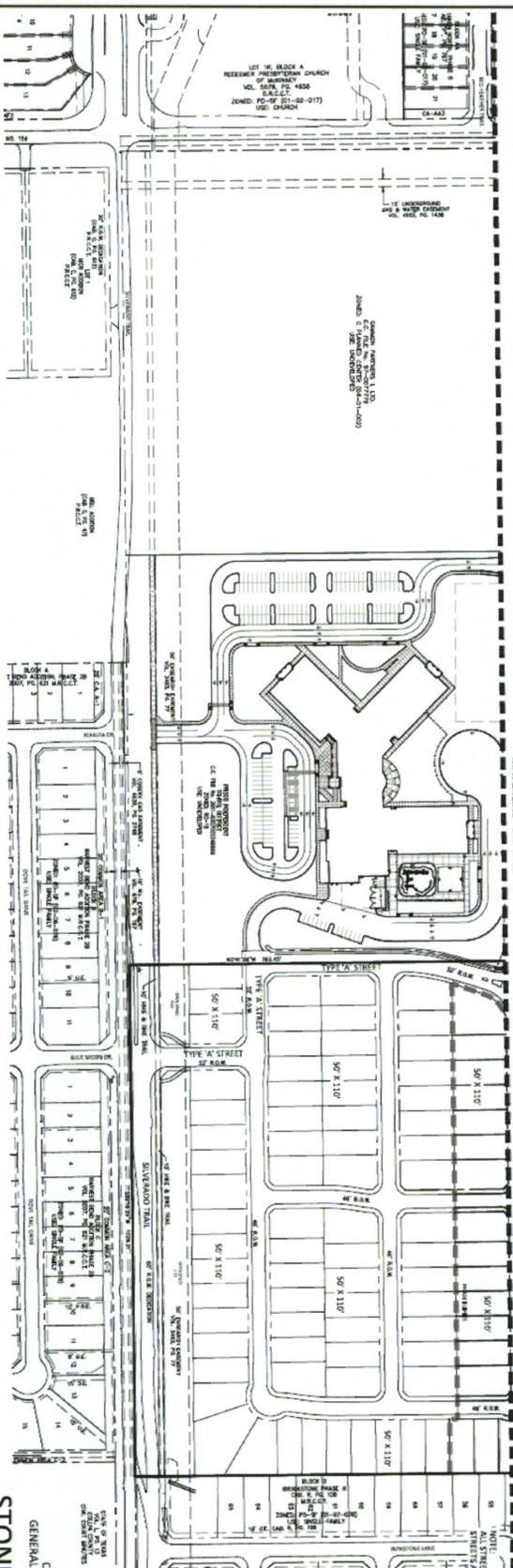


EXHIBIT B



MATCHLINE - SEE SHEET 1



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

STONE HOLLOW
GENERAL DEVELOPMENT PLAN

CASE 11-133-Z
48 SINGLE-FAMILY LOTS
28 COMMON AREA LOTS
128.95 ACRES
IN THE GEORGE HERNDON SURVEY,
ABSTRACT 390
CITY OF MCKINNEY, TEXAS
SHEET 2 OF 3
SUBMITTED: 8-29-2011
REVISED: 9-29-2011

OWNER:
CITY OF MCKINNEY
221 N. TENNESSEE
MCKINNEY, TEXAS 75069
972-567-7500

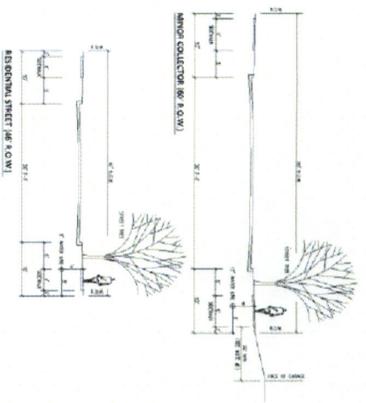
OWNER:
T.L. WHEELER, JR.
P.O. BOX 224922
DALLAS, TEXAS 75221
214-942-3800

OWNER:
STANDARD PACIFIC OF TEXAS, INC.
903 LANE CAROLINA PARKWAY, SUITE 940
IRVING, TEXAS 75039
972-590-2400

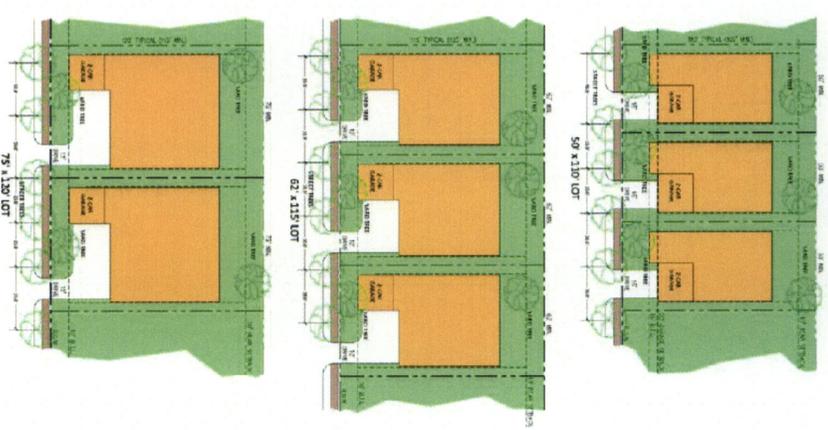
APPLICANT:
I VOLK CONSULTING, INC.
800 East Campbell Road, Suite 130
Richardson, Texas 75081
972-201-1100
Texas Registration No. F-11942

EXHIBIT B

EXHIBIT B



Street Sections



Lot Tree Details



Master Plan



Lot Summary			
	Phase 1 Lots	Future Phase Lots	Total Lots
50x110	37	122	160
62x115	38	105	160
75x120	1	374	106
Total	111	374	485

Legend	
	50x110
	62x115
	75x120
	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.

Developer:
Standard Pacific Homes

Planner:
SAE GROUP, INC.
12000 Old Katy Rd., Suite 200
Houston, Texas 77058
713-961-9200



Stone Hollow

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.

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2011.

EXHIBIT C

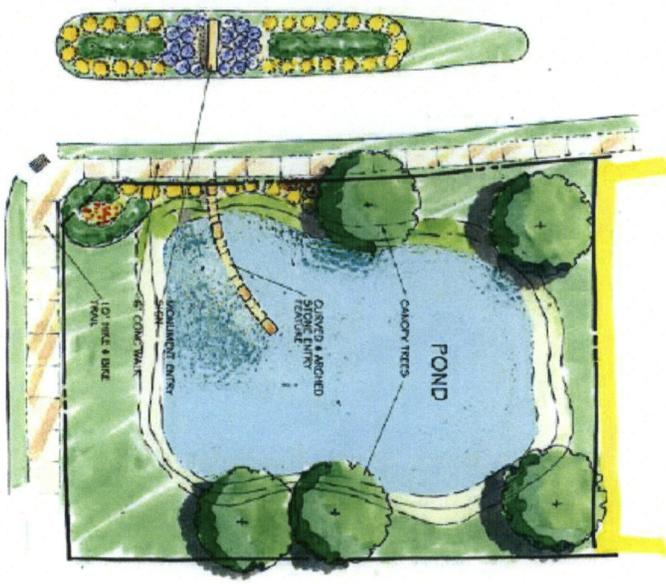
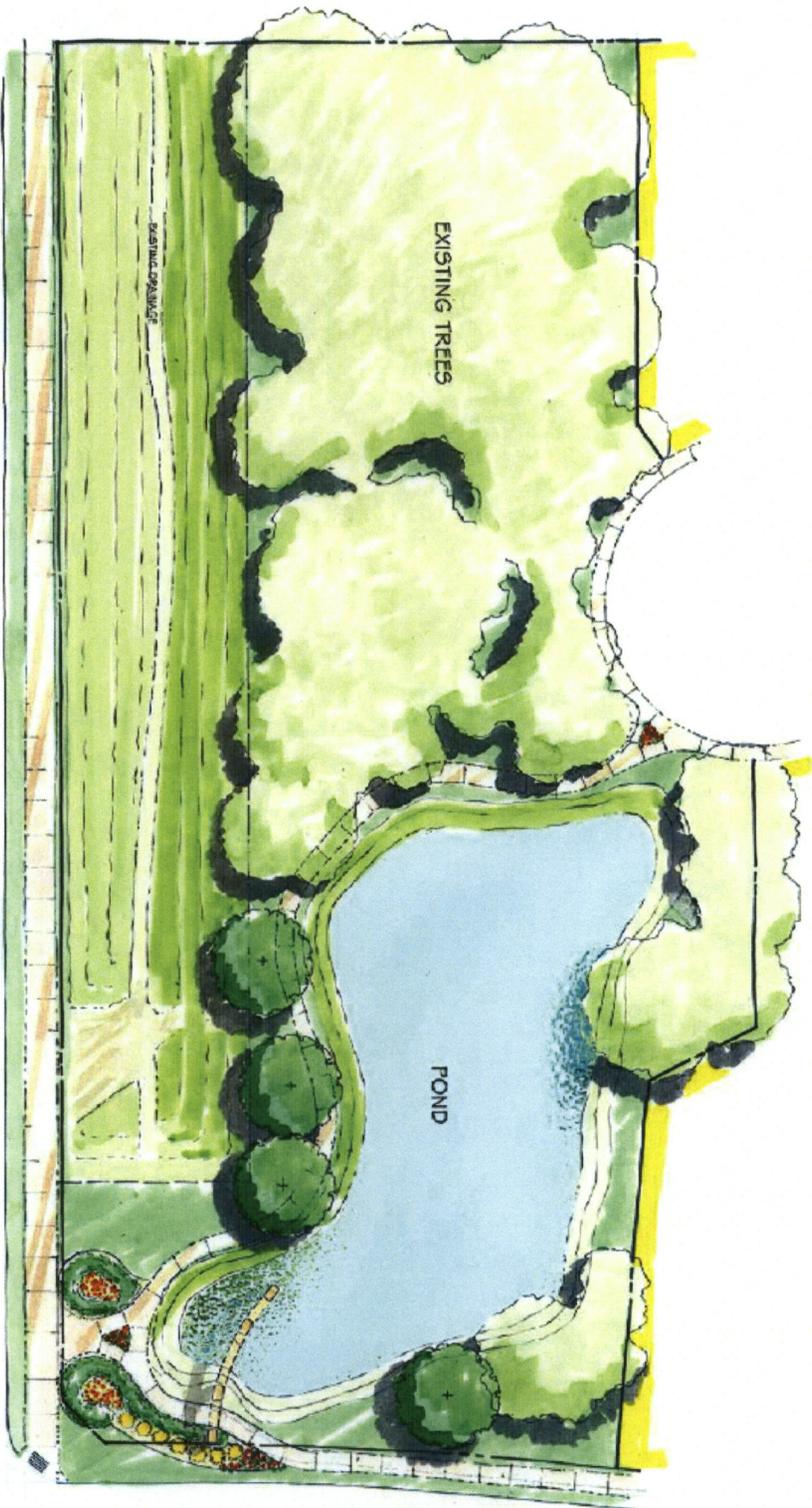

SAGE GROUP, INC.
 Landscape Architecture
 1313 N. Grand Ave., Ste. 200
 Norman, TN 37057
 TEL: 615-724-2424

NORTH ALMA RD ENTRY


STANDARD PACIFIC HOMES

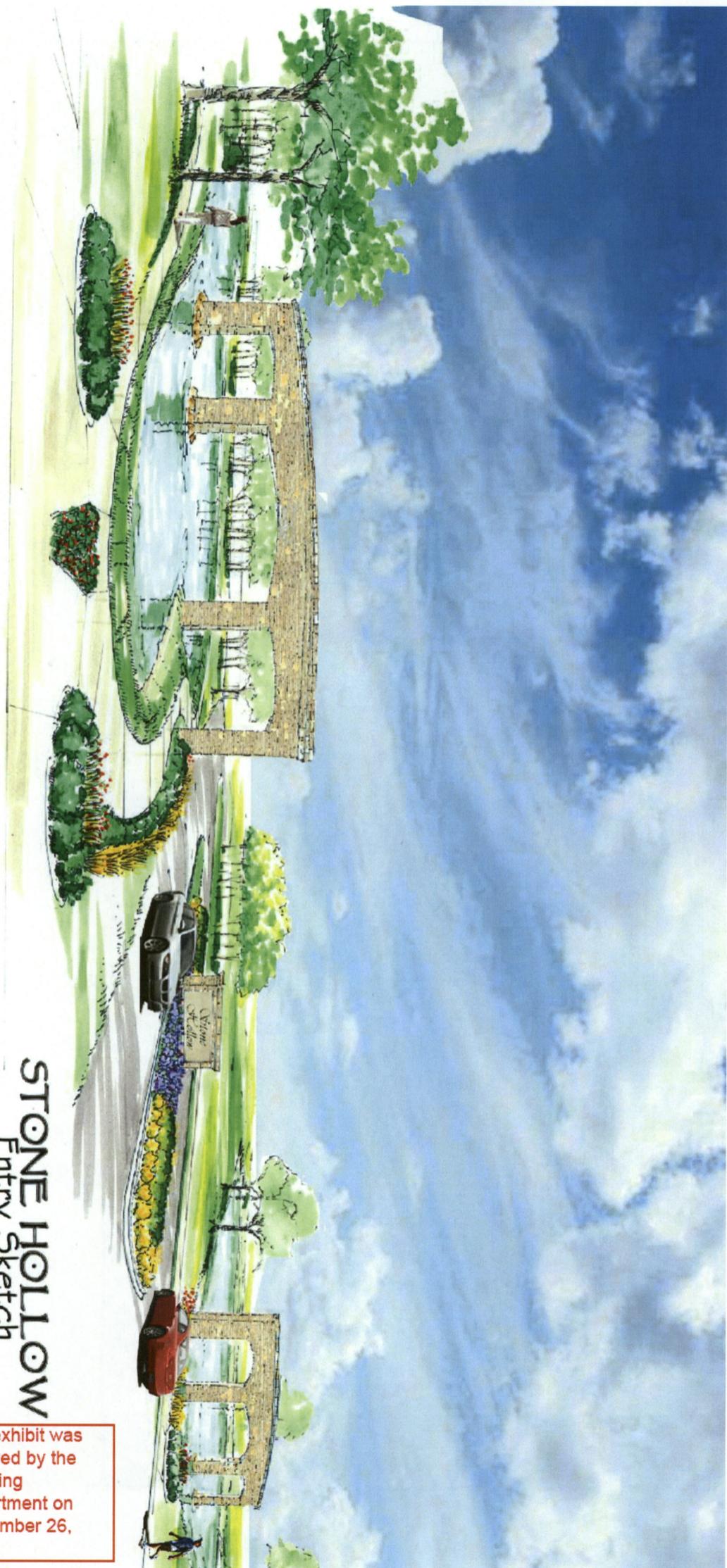
STONE HOLLOW

ALMA RD.



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

EXHIBIT D



STONE HOLLOW
Entry Sketch

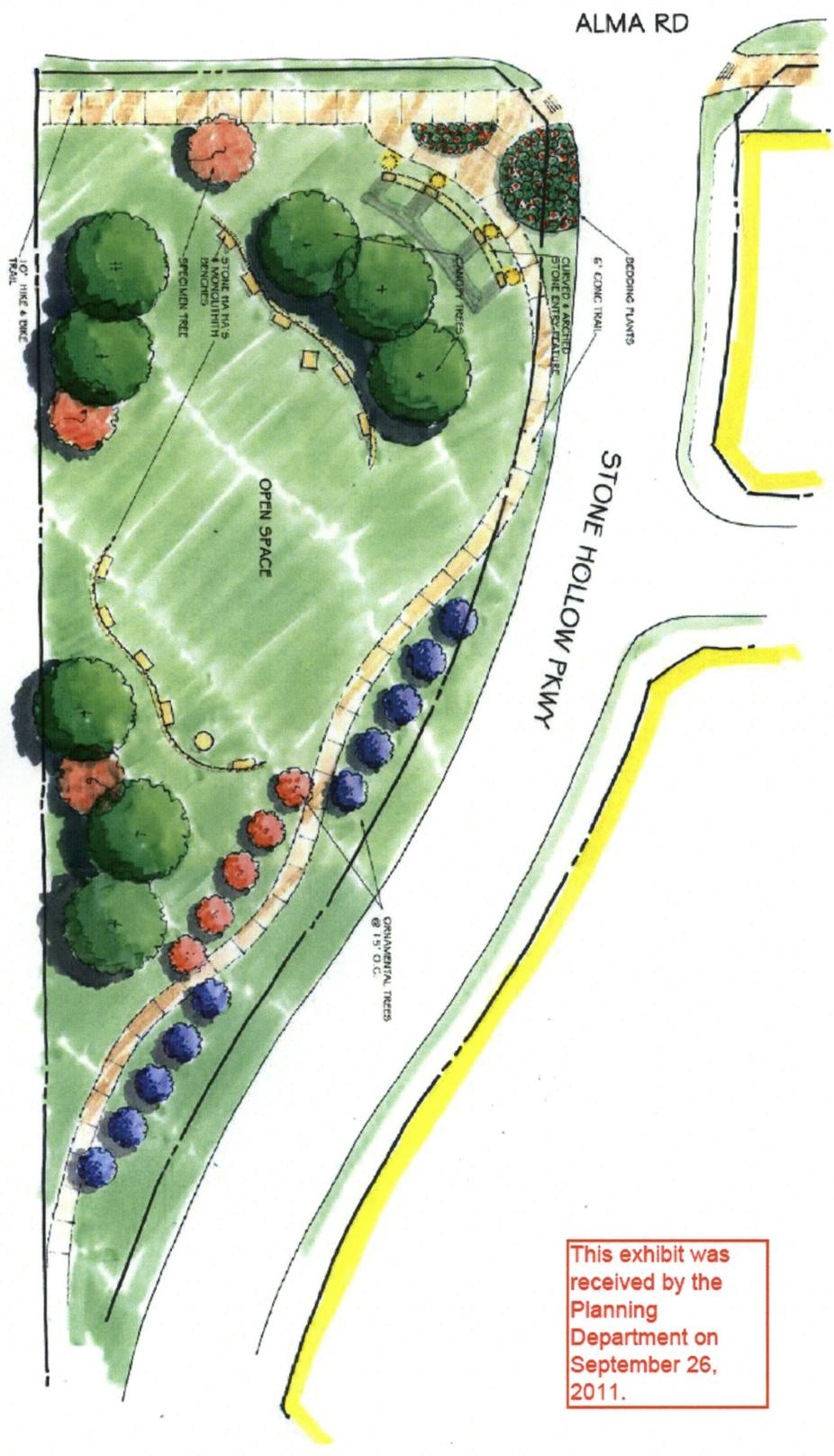
This exhibit was received by the Planning Department on September 26, 2011.


SAGE GROUP, INC.
 Master Planning
 Landscape Architecture
 1129 N. Central Ave., 2nd Floor
 Scottsdale, AZ 85261
 Tel: 480-343-1234

SOUTH ENTRY


**STANDARD PACIFIC
HOMES**

STONE HOLLOW



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

EXHIBIT D