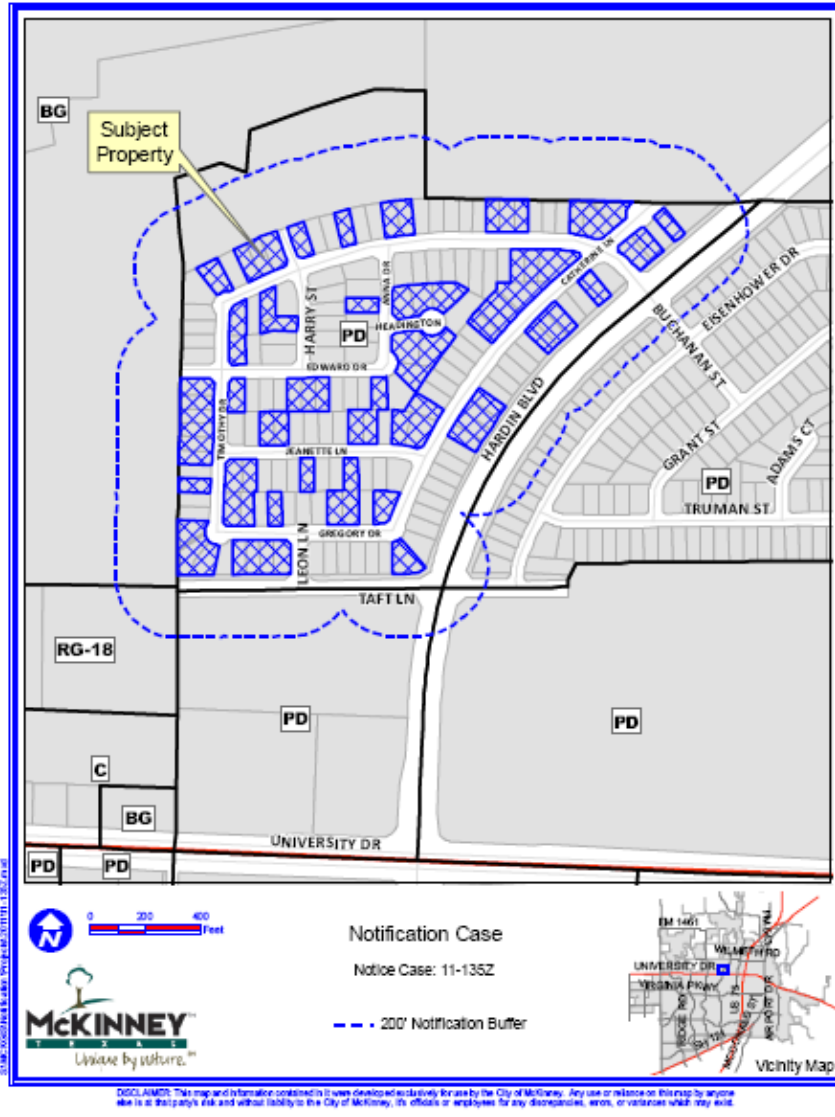


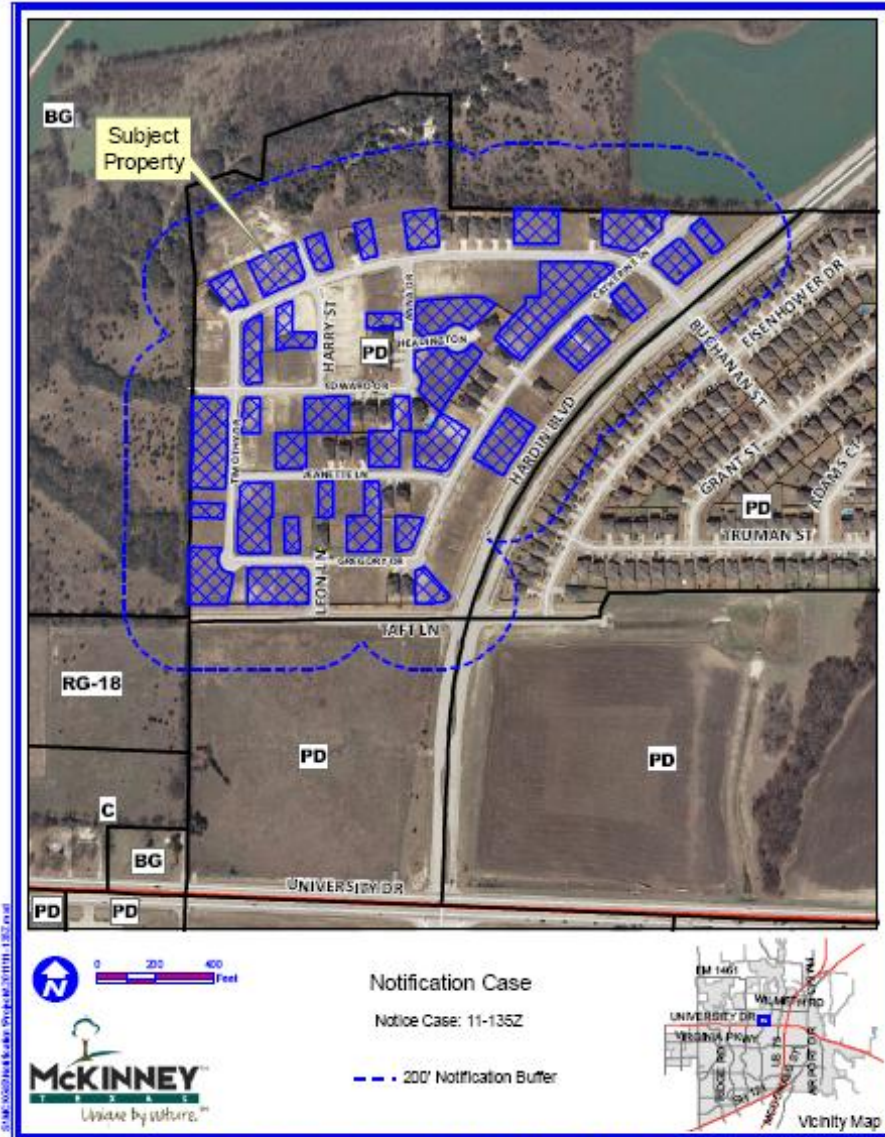
Case No. 11-135Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dunhill Homes, on Behalf of Graham Mortgage Corporation, for Approval of a Request to Rezone Approximately 13.07 Acres from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the West Side of Hardin Boulevard and Approximately 1,050 Feet North of U.S. Highway 380 (University Drive).

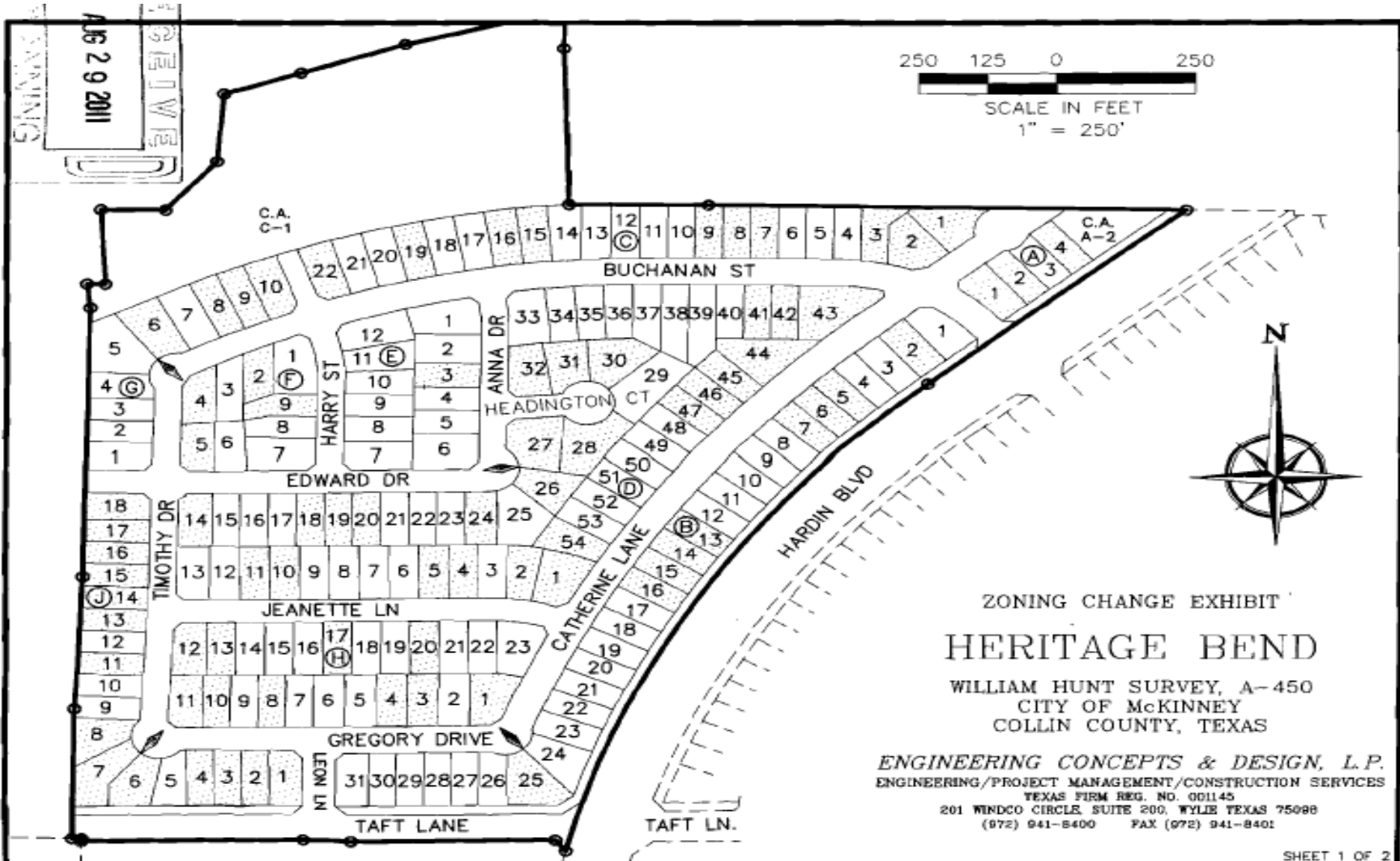
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



ZONING CHANGE EXHIBIT

HERITAGE BEND

WILLIAM HUNT SURVEY, A-450
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401

Special Ordinance Provisions

- a. The minimum rear yard setback shall be 20 feet.
- b. A covered patio may encroach into the rear yard setback no more than eight feet.
- c. Each single family dwelling unit shall have a minimum of 90% masonry on each side of the primary structure.
- d. A minimum of one canopy tree shall be provided in the front yard and a minimum of two canopy trees shall be provided in the rear yard of each single family lot.

Staff Recommendation

- Staff recommends approval of the rezoning request as outlined in the Staff Report