

ORDINANCE NO. 2011-12-___

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

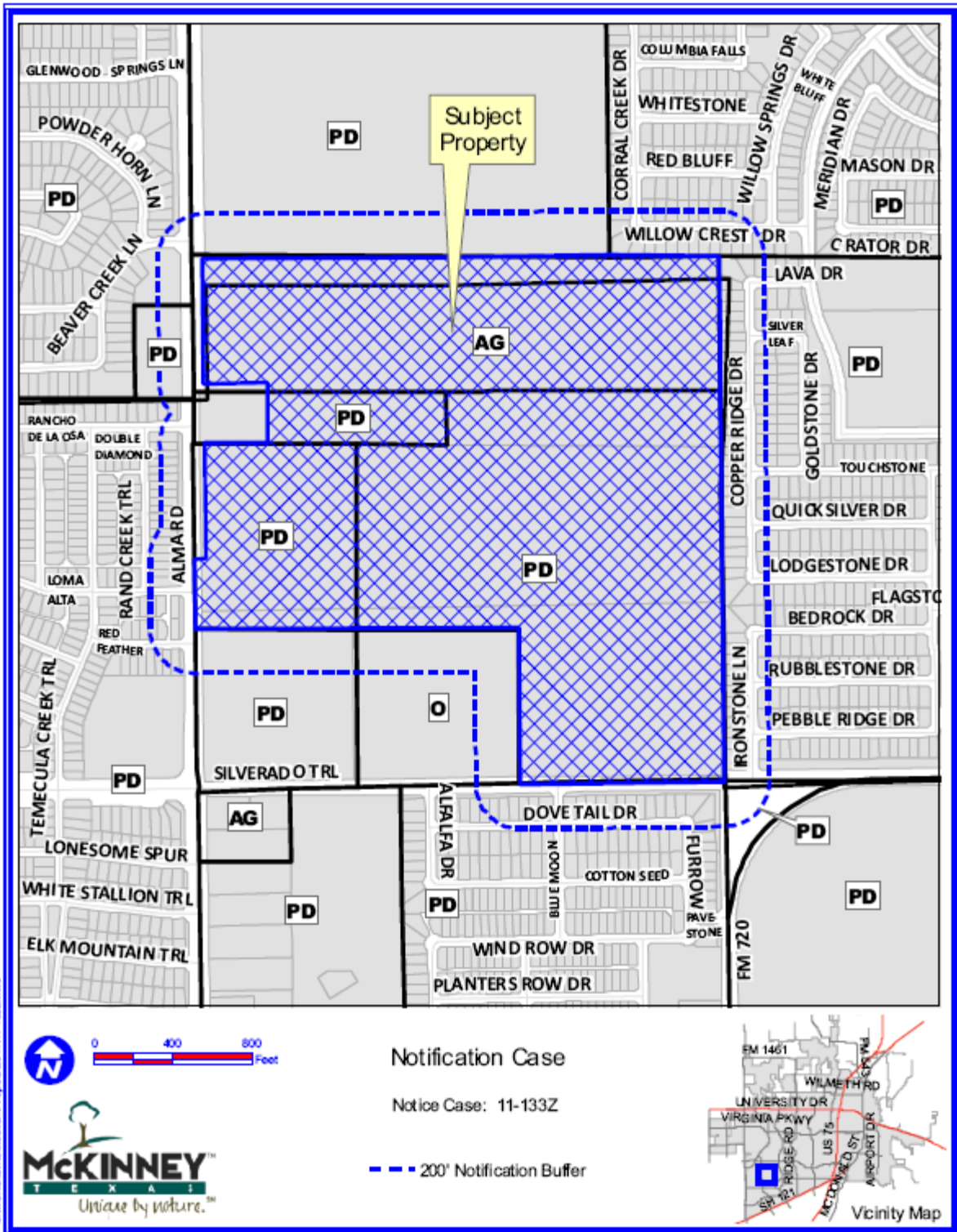
CORRECTLY ENROLLED:

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

DATE: _____

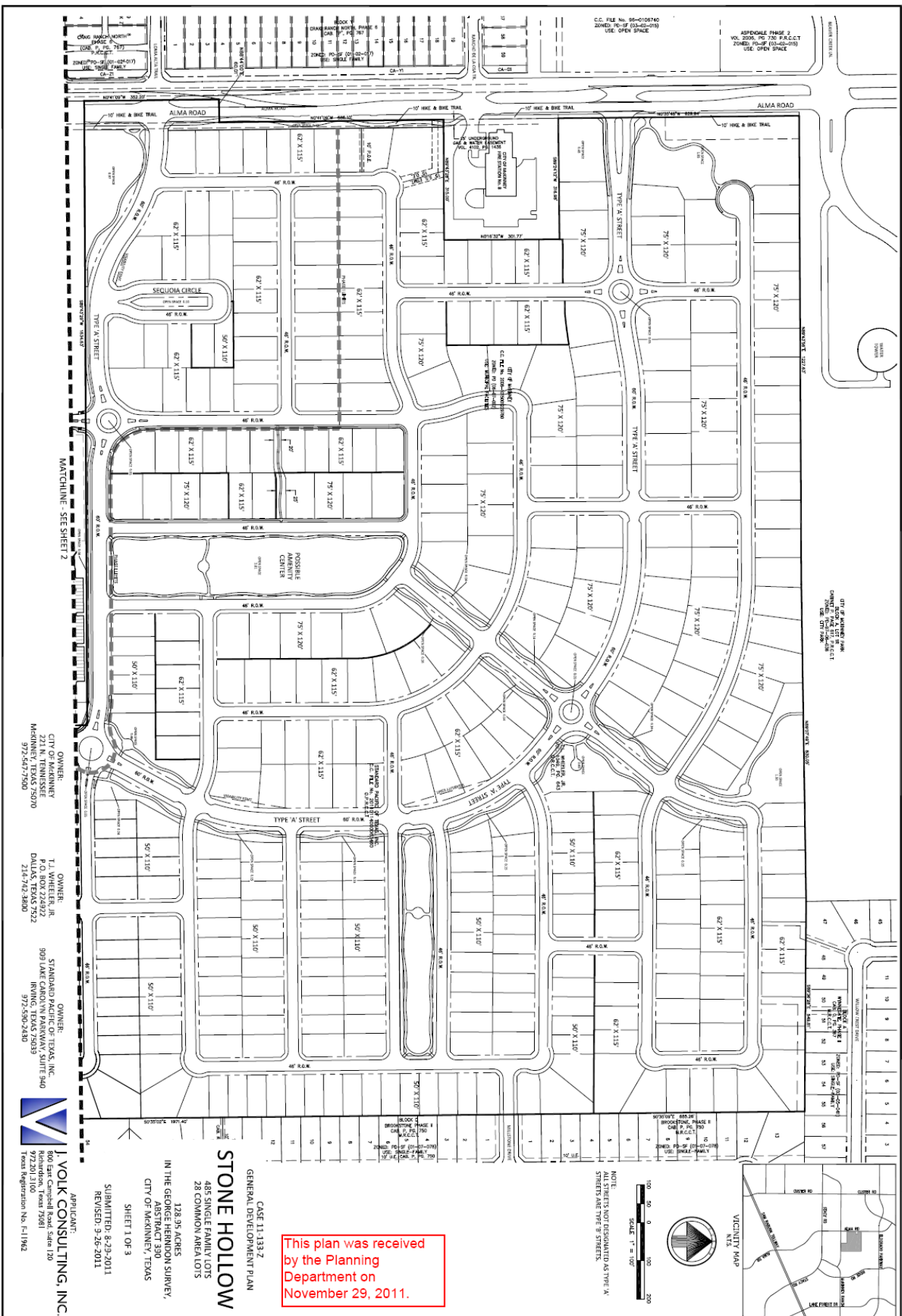
APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



DISCLAIMER: This map and information contained in it 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 variations which may exist.

EXHIBIT A



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

OWNER: CITY OF MARIANNE
 221 N. TENNESSEE
 MARION, MISSISSIPPI 39070
 972-547-2500

OWNER: T.L. WHEELER, JR.
 P.O. BOX 224922
 DALLAS, TEXAS 75224-9200
 214-742-3800

OWNER: STANDARD PACIFIC OF TEXAS, INC.
 909 LANE CANTON PARKWAY, SUITE 940
 IRVING, TEXAS 75039
 972-590-2430

APPLICANT: VOLK CONSULTING, INC.
 800 East Campbell Road, Suite 120
 Richardson, Texas 75081
 972-201-1100
 Texas Registration No. F-11942

CASE 11-133 Z
 GENERAL DEVELOPMENT PLAN
STONE HOLLOW
 488 SINGLE FAMILY LOTS
 28 COMMON AREA LOTS

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

SHEET 1 OF 3
 SUBMITTED: 8-29-2011
 REVISED: 9-26-2011

EXHIBIT B

STONE HOLLOW
Proposed Development Standards

SITE DATA & PROPOSED USES		PROPOSED
ITEM		
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 facade of the garage door to the front of the porch (or front building facade 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.



NORTH ALMA RD ENTRY

SAGE GROUP, INC.
 Master Planning
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 1525 N. GARDEN AVE., SUITE 200
 DENVER, CO 80202
 TEL: 303.733.4200



STONE HOLLOW

STANDARD PACIFIC HOMES

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
 Urban Design
 Landscape Architecture
 1333 N. Central Ave., Suite 200
 San Antonio, Texas 78203
 TEL: 817.242.3238

SOUTH ENTRY

STANDARD PACIFIC
 HOMES

STONE HOLLOW



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

EXHIBIT D