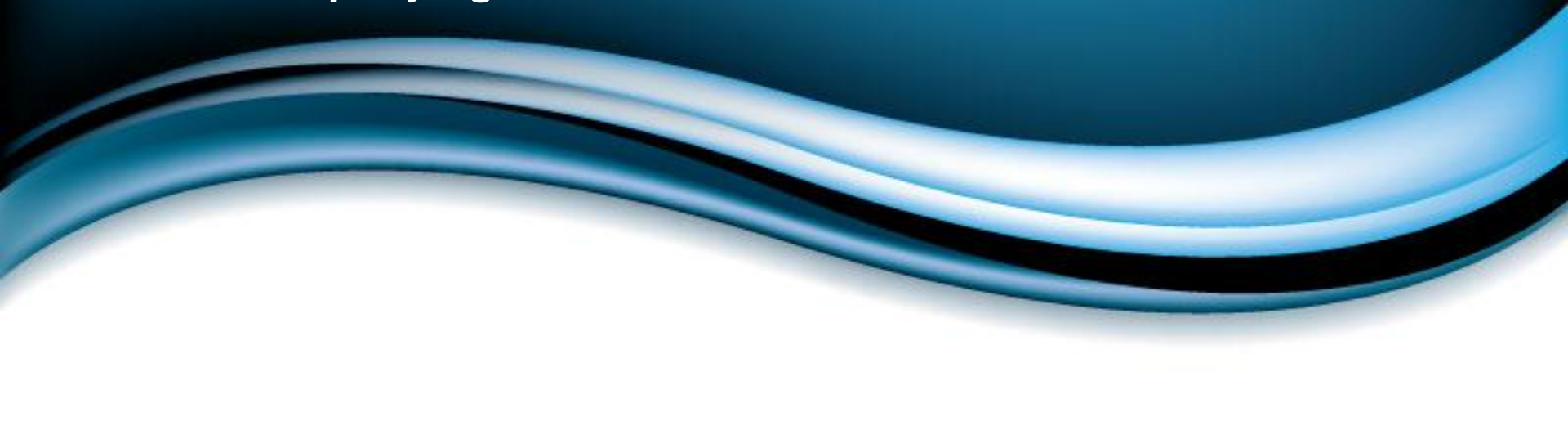
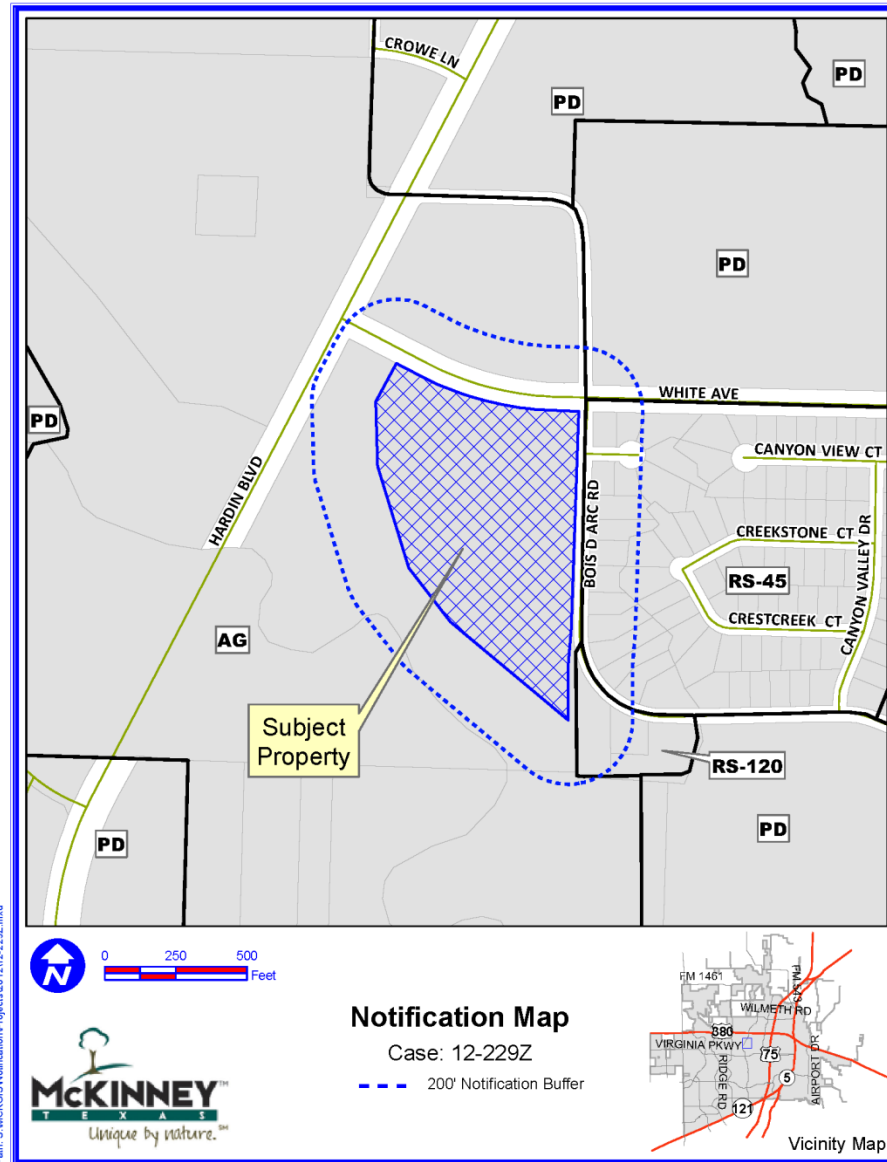


Case No. 12-229Z2

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Independent School District, for Approval of a Request to Rezone Less than 14 Acres from “AG” – Agricultural District to “PD” – Planned Development District, Generally to Modify the Development Standards for Single Family Residential Uses, Located Approximately 300 Feet East of Hardin Boulevard and on the South of White Avenue, and Accompanying Ordinance

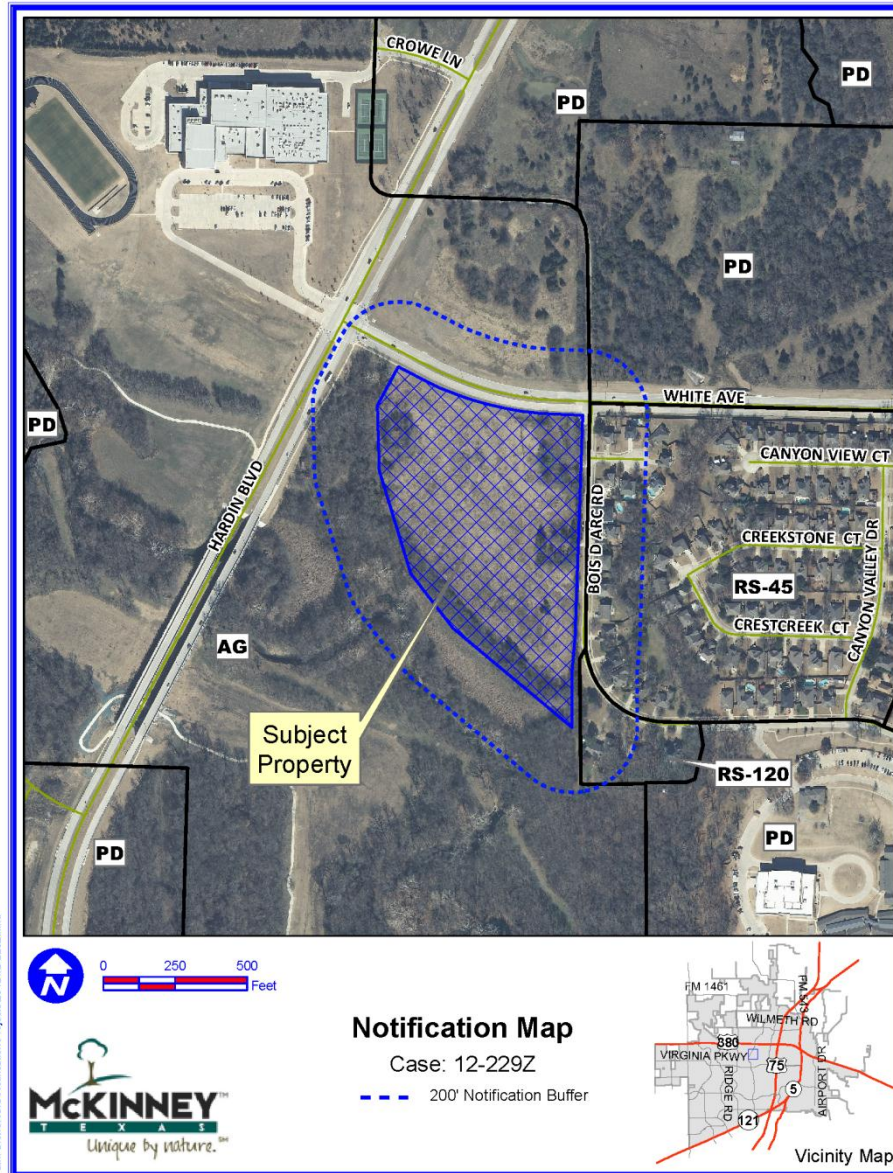


Location Map



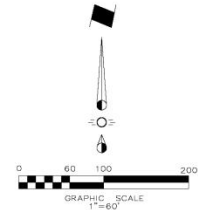
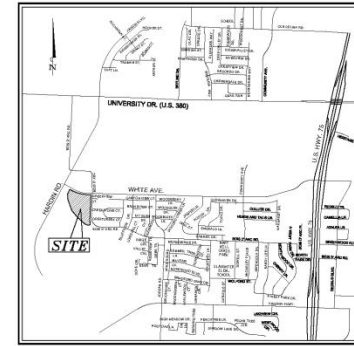
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

Aerial Exhibit



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Proposed Zoning Exhibit



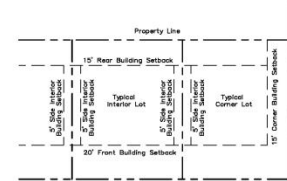
LEGEND

Color Code	Description	Quantity
[Blue Box]	65' x 82' Residential Lot	48
[Green Box]	Open Space	
[White Box]	Streets & Sidewalks	
[Yellow Box]	City Required Buffer Area	
[Brown Box]	ROW Dedication	

SITE DATA TABLE

Zoning:
 Existing: AG
 Proposed: RS-45

Area Information:
 13.137 Acres at White Ave. & Bobs O' Arc situated in the William Hunt Survey, Abstract 450 located in the City of McKinney, Collin County, Texas.



RECEIVED
 By aglushko at 11:07 am, Dec 27, 2012

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

Issue Date:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
 131 S. Timmons St. McKinney, Texas 75069
 972.242.4497 Fax No. 972.242.4495
 Drawn By: C.R.C.L. Checked By: C.B.C.L. Scale: 1" = 60'

ZONING EXHIBIT
 FIRESIDE VILLAGE
 13.137 ACRES
 WILLIAM HUNT SURVEY, ABSTRACT 450
 CITY OF MCKINNEY, TEXAS

Sheet No.
ZE
 Project No.
 12155

FIRESIDE VILLAGE ZONING EXHIBIT

Proposed Architectural Elevations



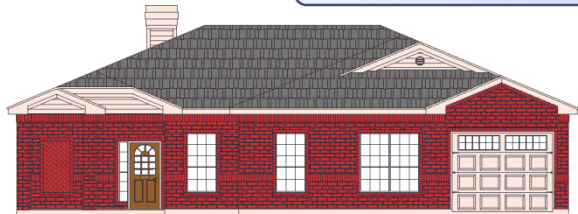
Custom Homes, LLC

5220 Spring Valley Road Ste: 204
Dallas, TX 75254-2489

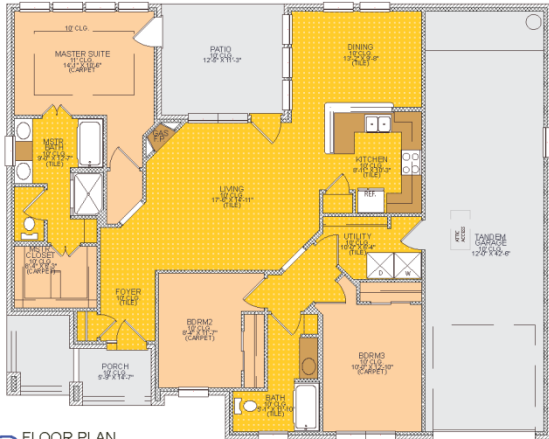
(O) 214-339-0031 bill@firesidecustomhomesllc.com (F) 972-347-3967

TABULATIONS	SQ. FT.
TOTAL A/C	1,531
GARAGE	361
PORCH	98
PATIO	140
TOTAL AREA	2,130

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By Kathy Wright at 10:51 am, Dec 11, 2012



1 FRONT ELEVATION
SCALE: NTS



2 FLOOR PLAN
SCALE: NTS

The Classic Series: "The Blue Bonnet (D)"



Custom Homes, LLC

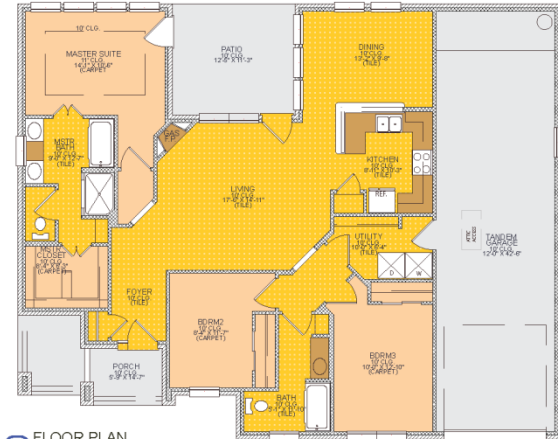
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Proposed Architectural Elevations

FIRESIDE

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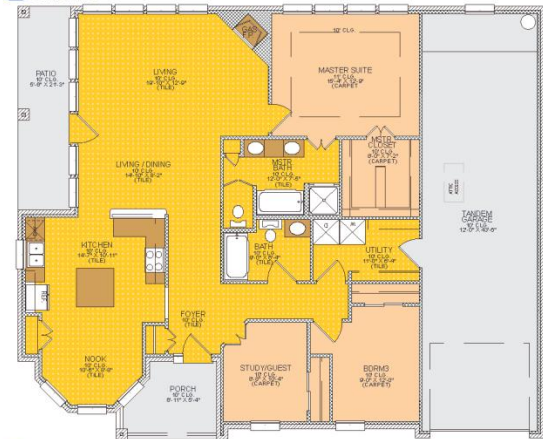
5220 Spring Valley Road Ste: 204
Dallas, TX 75254-2489

(O) 214-338-0031 bill@firesidecustomhomesllc.com (F) 972-347-3867

TABULATIONS	AREA	SQ. FT.
TOBLACK	1,641	
GARAGE	561	
PORCH	43	
WALK	113	
TOTAL AREA	2,362	



1 FRONT ELEVATION
SCALE: NTS



2 FLOOR PLAN
SCALE: NTS

The Heritage Series: "The Lone Star (B)"

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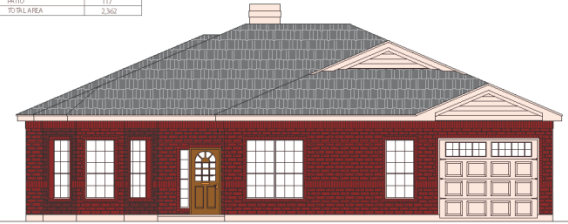
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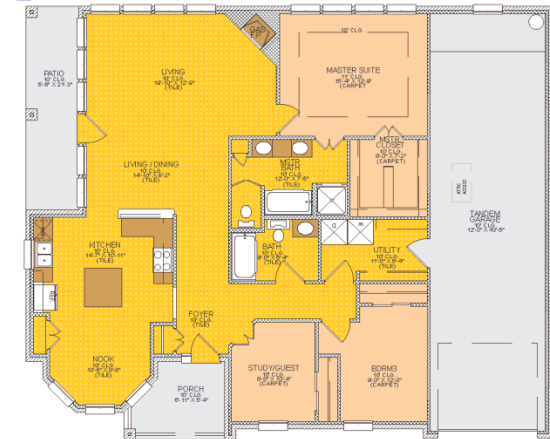
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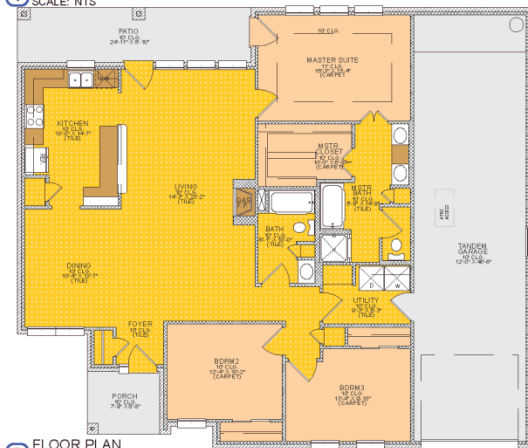
5220 Spring Valley Road Ste. 204
Dallas, TX 75254-2489

(C) 214-338-0031 bill@firesidecustomhomesllc.com (F) 972-347-3867

TABULATIONS	SQ. FT.
WALLS	1875
FOUNDATION	399
FLOOR	35
ROOF	150
TOTAL AREA	2,471



1 FRONT ELEVATION
SCALE: NTS



2 FLOOR PLAN
SCALE: NTS

The Classic Series: "The Texas Heritage (B)"

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By Kathy Wright at 10:52 am, Dec 11, 2012

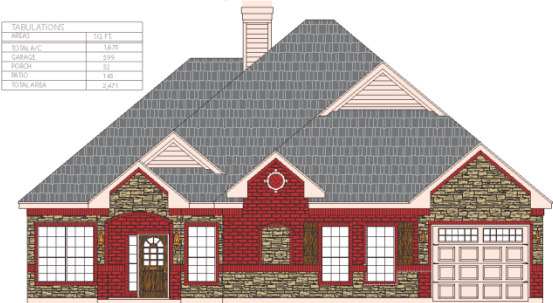
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Custom Homes, LLC

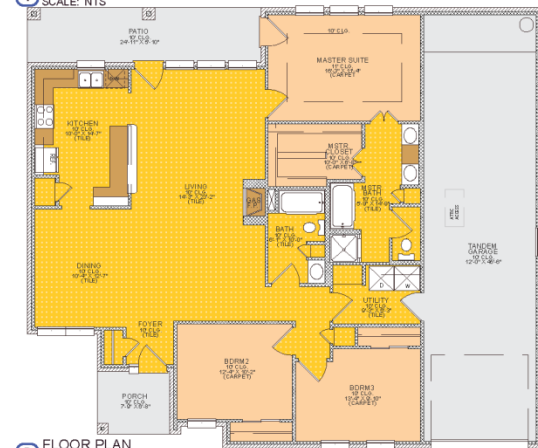
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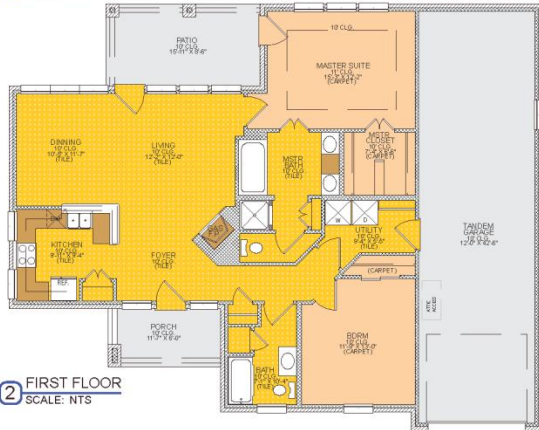
5220 Spring Valley Road Ste: 204
Dallas, TX 75254-2489

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TABULATIONS	
AREAS	SQ. FT.
TOTAL A.C.	1,325
GARAGE	262
PORCH	78
BATH	135
TOTAL AREA	2,002



1 FRONT ELEVATION
SCALE: NTS



2 FIRST FLOOR
SCALE: NTS

The Heritage Series: "The Yellow Rose (C)"

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By Kathy Wright at 10:53 am, Dec 11, 2012

FIRESIDE

Custom Homes, LLC

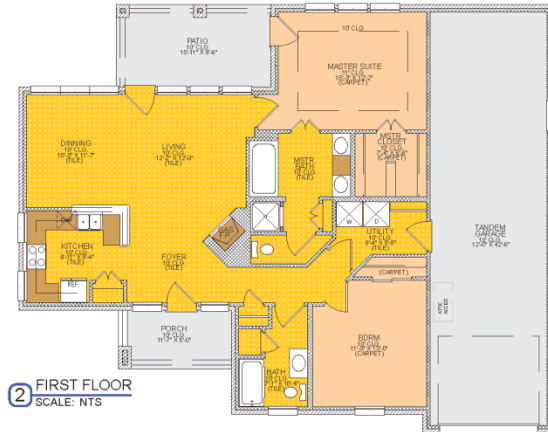
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SCALE: NTS



2 FIRST FLOOR
SCALE: NTS

The Classic Series: "The Yellow Rose (C)"

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By Kathy Wright at 10:52 am, Dec 11, 2012

Staff Recommendation

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