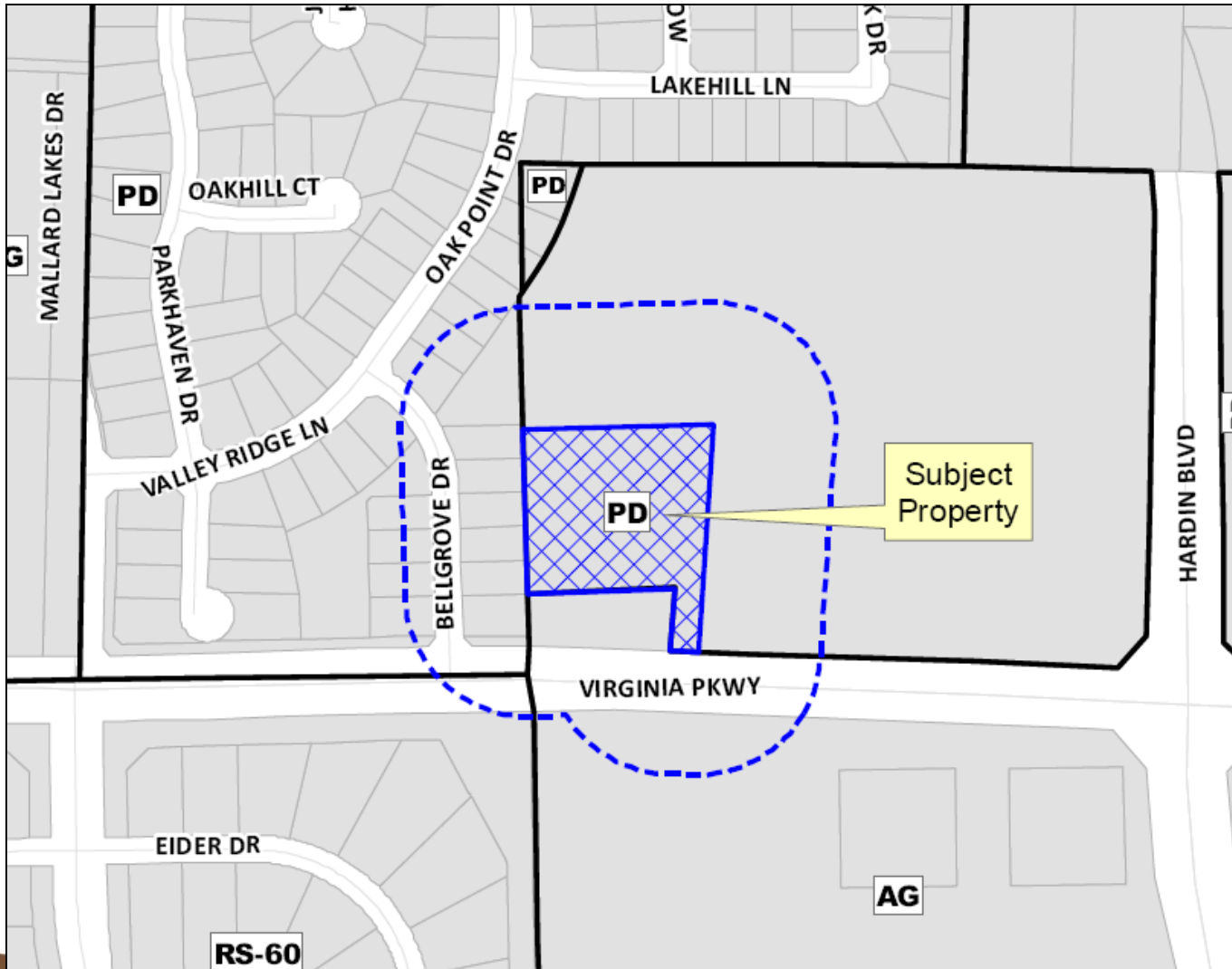


Case No. 11-068SP
City Elevated Water Storage
Tank

*Located on the North Side of
Virginia Parkway and
Approximately 850 Feet West of
Hardin Boulevard*

Location Map



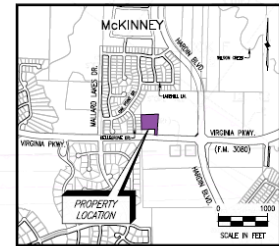
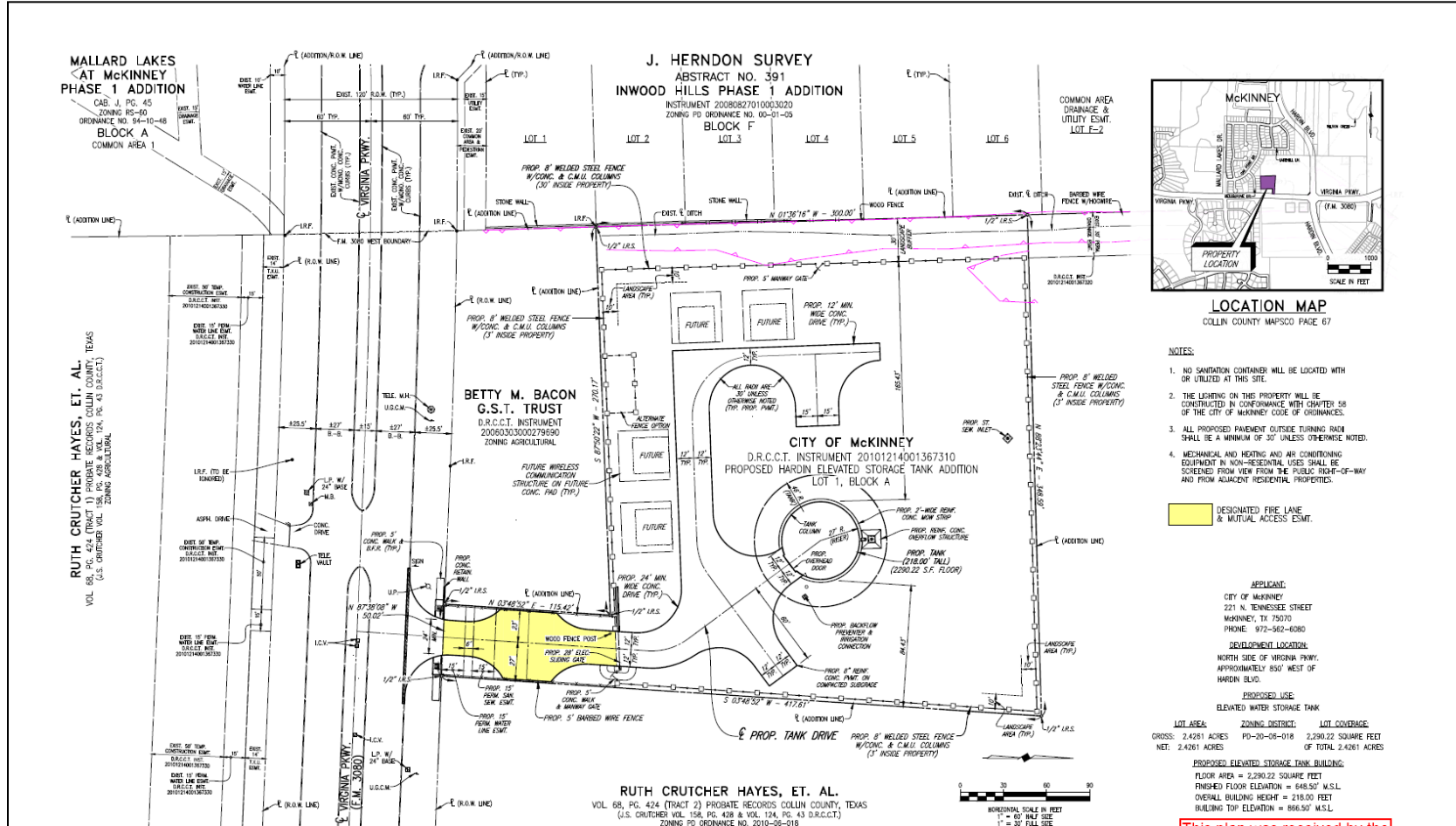
NEYTM
I E X A S

Unique by nature.SM

Aerial Exhibit



Proposed Site Plan



LOCATION MAP
COLLIN COUNTY MAPSCO PAGE 67

- NOTES:**
1. NO SANITATION CONTAINER WILL BE LOCATED WITHIN OR UTILIZED AT THIS SITE.
 2. THE LIGHTING ON THIS PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 3. ALL PROPOSED PAVEMENT OUTSIDE TURNING RAIN SHALL BE A MINIMUM OF 2" UNLESS OTHERWISE NOTED.
 4. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

DESIGNATED FIRE LANE & MUTUAL ACCESS ESMT.

APPLICANT:
CITY OF MCKINNEY
221 N. TENNESSEE STREET
MCKINNEY, TX 75070
PHONE: 972-562-6080

DEVELOPMENT LOCATION:
NORTH SIDE OF VIRGINIA PKWY.
APPROXIMATELY 850' WEST OF HARDIN BLVD.

PROPOSED USE:
ELEVATED WATER STORAGE TANK

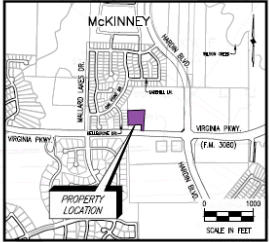
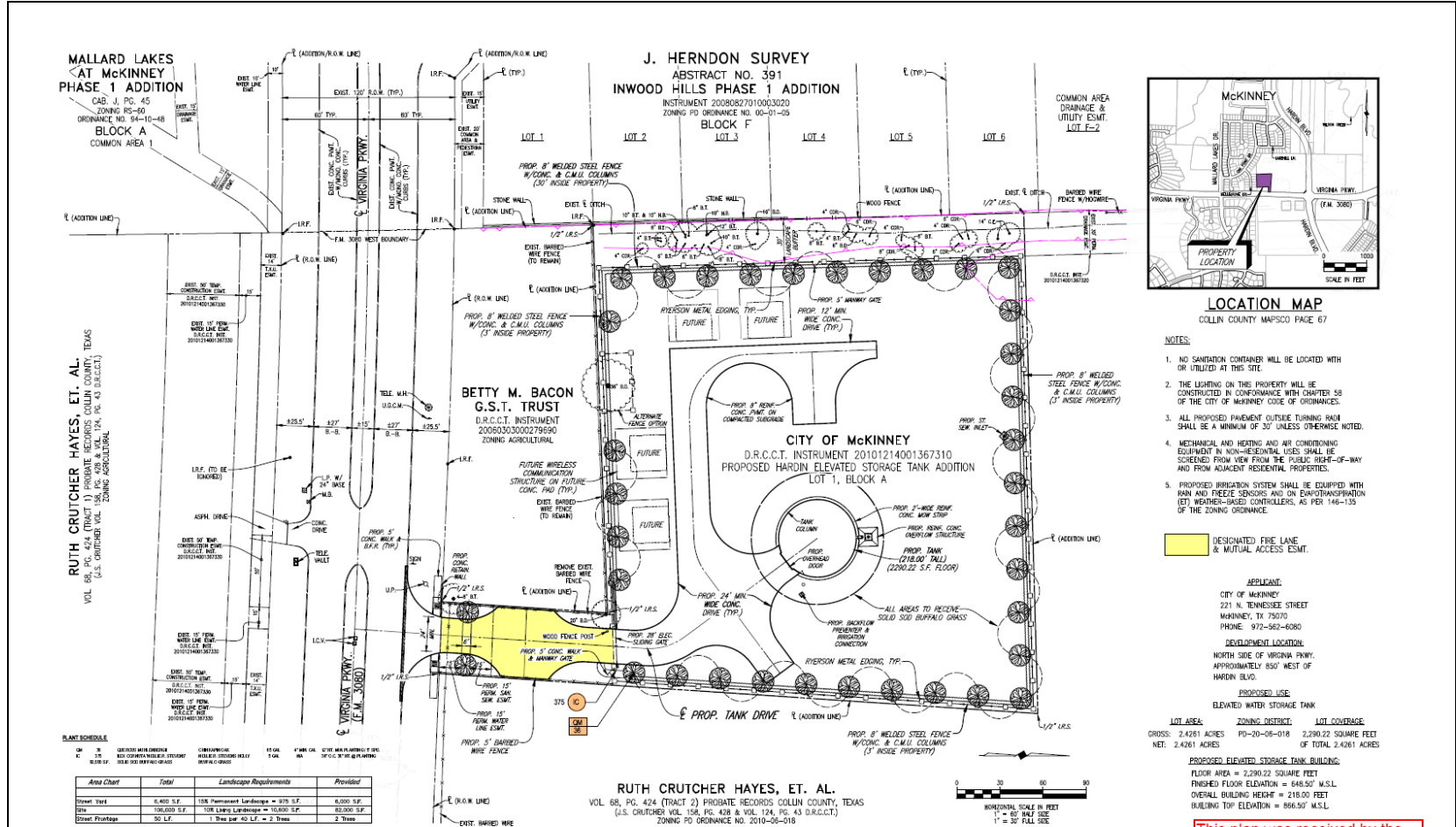
LOT AREA: 2,426.1 ACRES **ZONING DISTRICT:** PD-20-08-018 **LOT COVERAGE:** 2,290.22 SQUARE FEET OF TOTAL 2,426.1 ACRES

PROPOSED ELEVATED STORAGE TANK BUILDING:
FLOOR AREA = 2,290.22 SQUARE FEET
FINISHED FLOOR ELEVATION = 648.50' M.S.L.
OVERALL BUILDING HEIGHT = 218.00 FEET
BUILDING TOP ELEVATION = 866.50' M.S.L.

This plan was received by the Planning Department on May 10, 2011.

unique by nature.

Proposed Landscape Plan



LOCATION MAP
COLLIN COUNTY MAPSCO PAGE 67

- NOTES:**
1. NO SANITATION CONTAINER WILL BE LOCATED WITH OR UTILIZED AT THIS SITE.
 2. THE LIGHTING ON THE PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
 3. ALL PROPOSED PAVEMENT OUTSIDE TURNING RADIUS SHALL BE A MINIMUM OF 30' UNLESS OTHERWISE NOTED.
 4. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 5. PROPOSED IRRIGATION SYSTEM SHALL BE EQUIPPED WITH RAIN AND FREEZE SENSORS AND ON EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS, AS PER 146-135 OF THE ZONING ORDINANCE.

DESIGNATED FIRE LANE & MUTUAL ACCESS ESMT.

APPLICANT:
CITY OF MCKINNEY
221 N. TENNESSEE STREET
MCKINNEY, TX 75070
PHONE: 972-562-6080

DEVELOPMENT LOCATION:
NORTH SIDE OF VIRGINIA PKWY,
APPROXIMATELY 850' WEST OF
HARDIN BLVD.

PROPOSED USE:
ELEVATED WATER STORAGE TANK

LOT AREA: ZONING DISTRICT: **LOT COVERAGE:**
GROSS: 2.4261 ACRES PD-20-05-018 2,290.22 SQUARE FEET
NET: 2.4261 ACRES OF TOTAL 2.4261 ACRES

PROPOSED ELEVATED STORAGE TANK BUILDING:
FLOOR AREA = 2,290.22 SQUARE FEET
FINISHED FLOOR ELEVATION = 648.50' M.S.L.
OVERALL BUILDING HEIGHT = 218.00' FEET
BUILDING TOP ELEVATION = 866.50' M.S.L.

This plan was received by the
Planning Department on
May 10, 2011.

**MALLARD LAKES
<AT MCKINNEY
PHASE 1 ADDITION**
CAS. J. PG. 45
ORDINANCE NO. 94-10-48
BLOCK A
COMMON AREA 1

**J. HERNDON SURVEY
ABSTRACT NO. 391
INWOOD HILLS PHASE 1 ADDITION**
INSTRUMENT 20080827010003020
ZONING PD ORDINANCE NO. 00-01-029
BLOCK F

COMMON AREA
DRAINAGE &
UTILITY ESMT.
LOT F-2

RUTH CRUTCHER HAYES, ET. AL.
VOL. 68, PG. 424 (TRACT 2) PROBATE RECORDS COLLIN COUNTY, TEXAS
(S. CRUTCHER VOL. 158, PG. 428 & VOL. 124, PG. 43 D.R.C.C.T.)
ZONING PD ORDINANCE NO. 2010-06-018

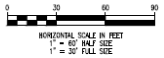
**BETTY M. BACON
G.S.T. TRUST**
D.R.C.C.T. INSTRUMENT
2006030300279690

**CITY OF MCKINNEY
D.R.C.C.T. INSTRUMENT 20101214001367310
PROPOSED HARDIN ELEVATED STORAGE TANK ADDITION
LOT 1, BLOCK A**

PLANT SCHEDULE

Area	Total	Landscape Requirements	Provided
Street Front	6,400 S.F.	15% Permanent Landscape = 960 S.F.	6,000 S.F.
Site	19,000 S.F.	10% Linear Landscape = 19,000 S.F.	82,000 S.F.
Street Frontage	50' L.F.	1 Tree per 40' L.F. = 2 Trees	2 Trees

RUTH CRUTCHER HAYES, ET. AL.
VOL. 68, PG. 424 (TRACT 2) PROBATE RECORDS COLLIN COUNTY, TEXAS
(S. CRUTCHER VOL. 158, PG. 428 & VOL. 124, PG. 43 D.R.C.C.T.)
ZONING PD ORDINANCE NO. 2010-06-018



Staff Recommendation

Staff recommends approval of the proposed site plan with the conditions listed in the staff report.