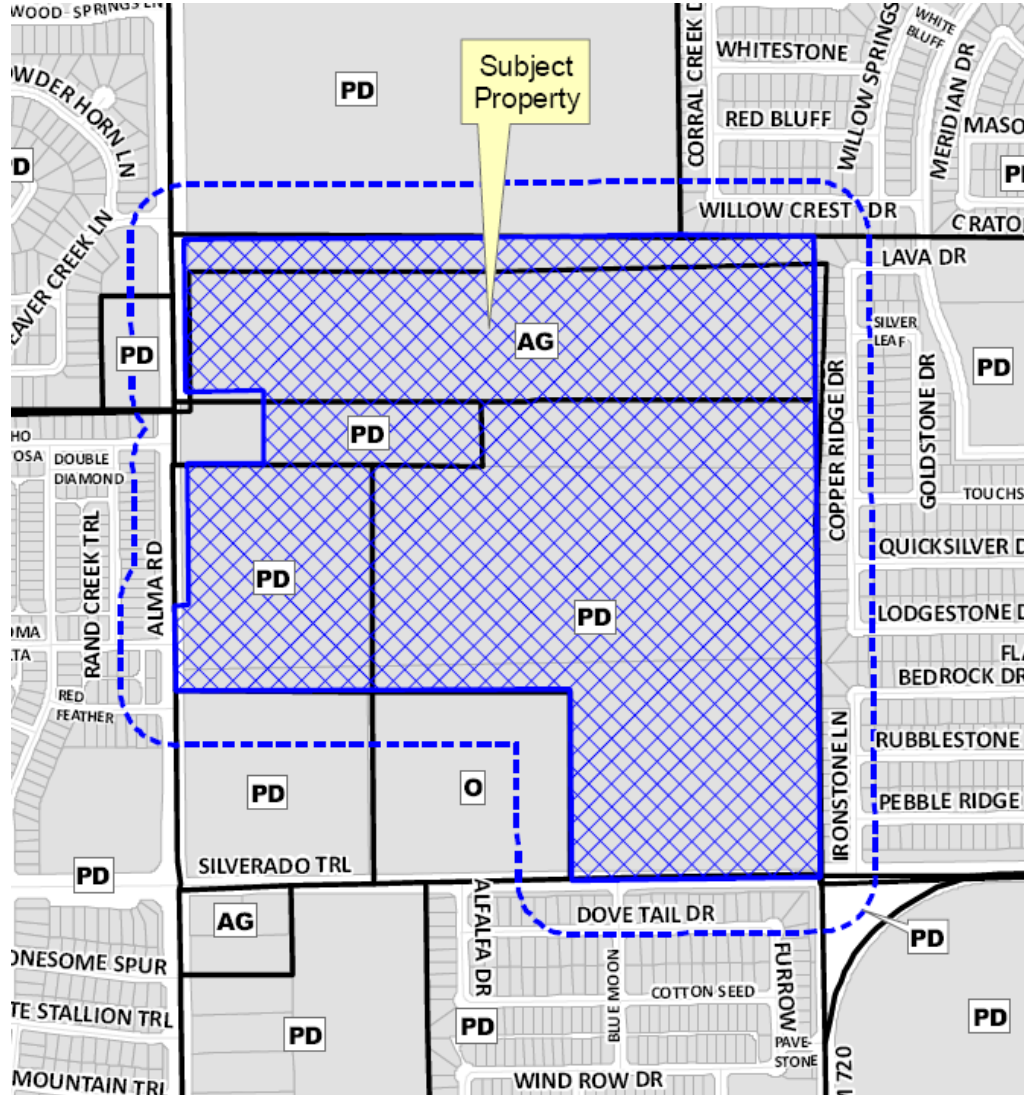


Case No. 11-133Z

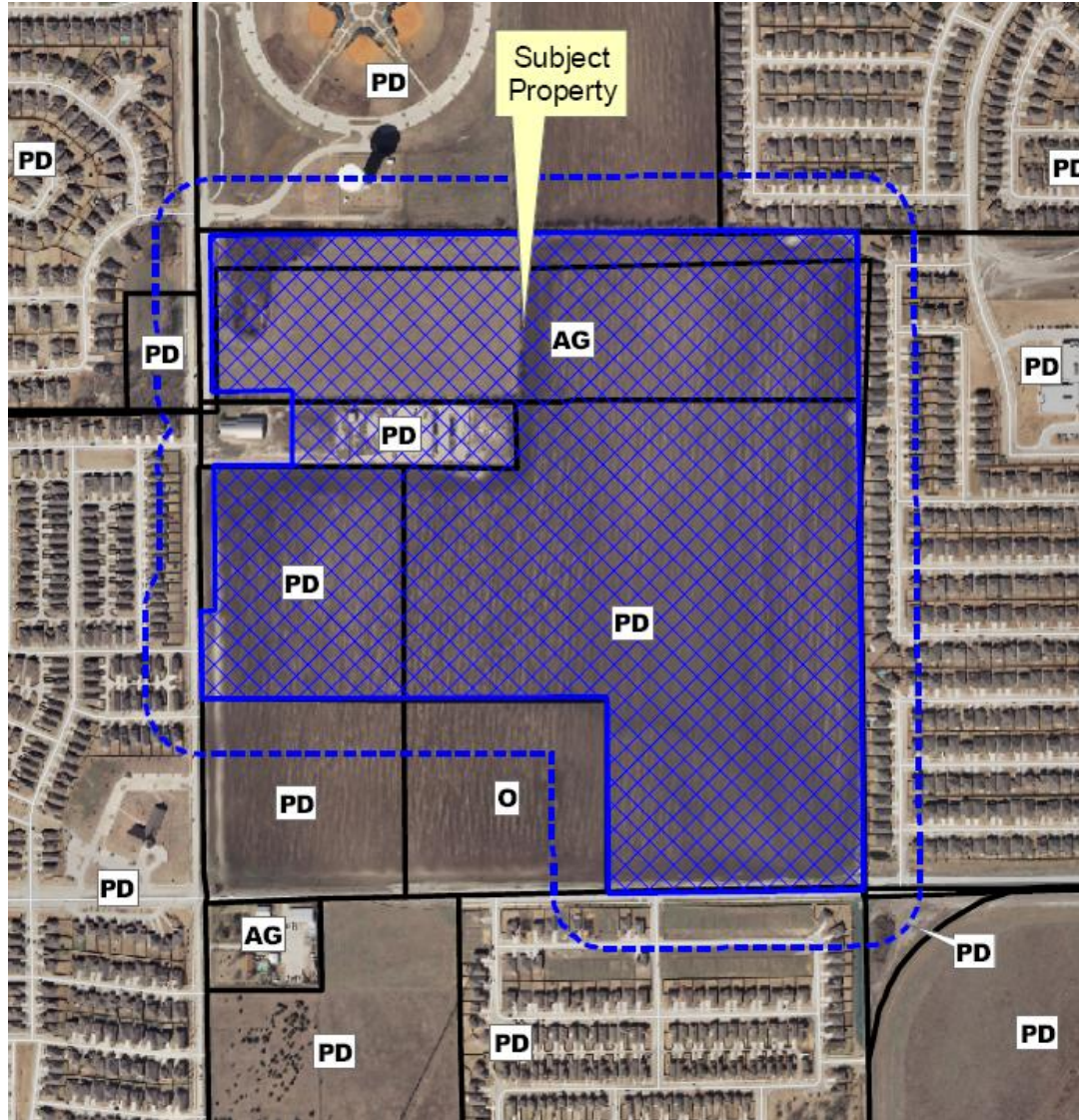
Stone Hollow



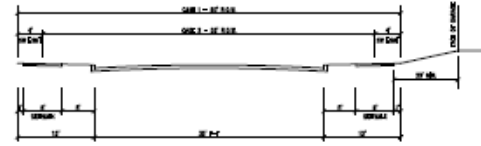
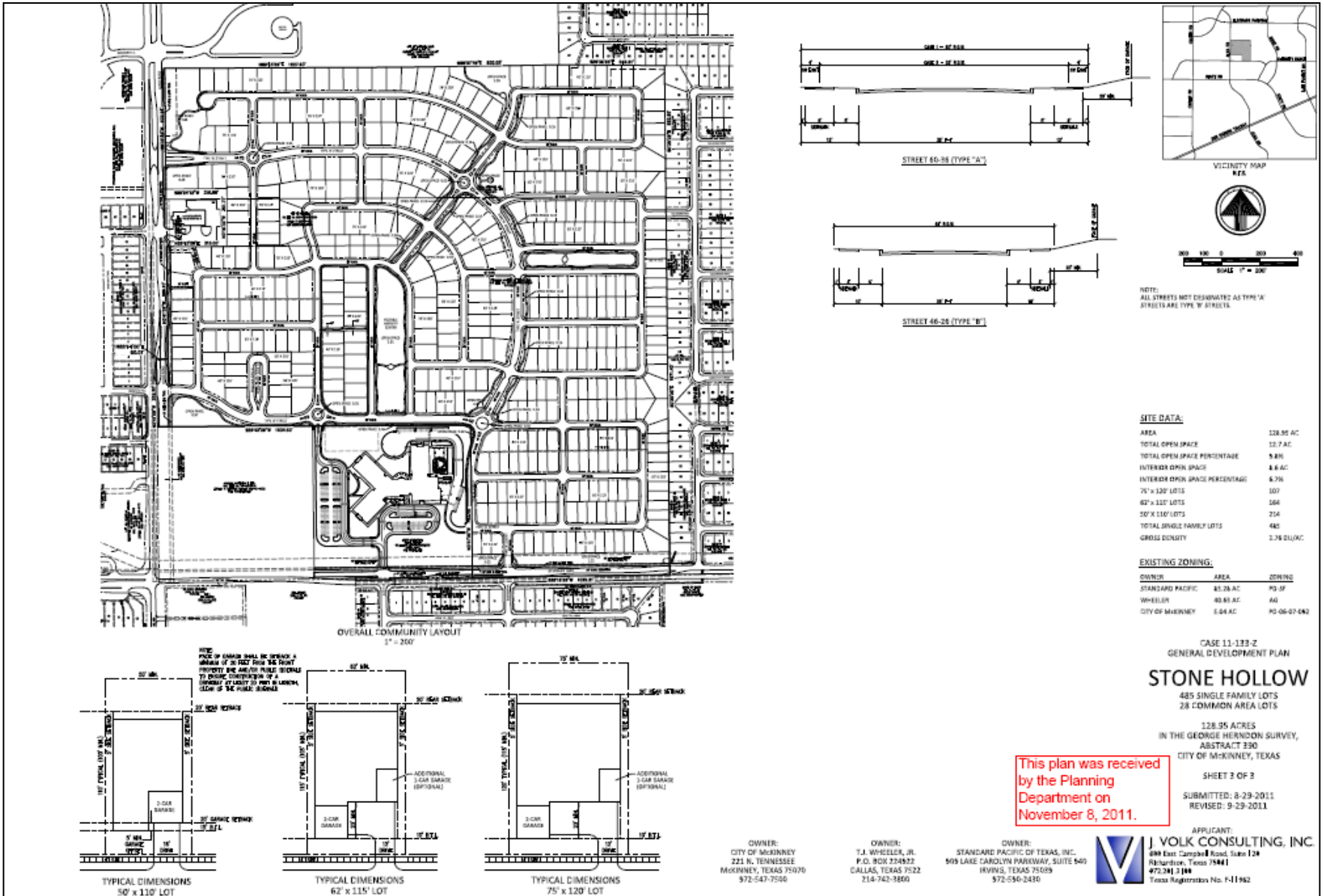
Location Map



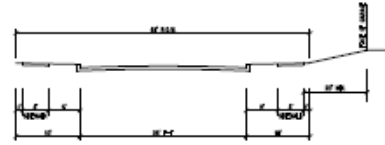
Aerial Exhibit



Proposed General Development Plan



STREET 60-65 (TYPE "A")



STREET 46-55 (TYPE "B")



VICINITY MAP
KEX



SCALE 1" = 200'

NOTE:
ALL STREETS NOT DESIGNATED AS TYPE "A"
STREETS ARE TYPE "B" STREETS.

OVERALL COMMUNITY LAYOUT
1" = 200'

SITE DATA:

AREA	128.95 AC
TOTAL OPEN SPACE	12.7 AC
TOTAL OPEN SPACE PERCENTAGE	9.8%
INTERIOR OPEN SPACE	8.6 AC
INTERIOR OPEN SPACE PERCENTAGE	6.7%
75' x 120' LOTS	107
62' x 115' LOTS	166
50' x 110' LOTS	214
TOTAL SINGLE FAMILY LOTS	485
GROSS DENSITY	3.76 DU/AC

EXISTING ZONING:

OWNER	AREA	ZONING
STANDARD PACIFIC	81.76 AC	PD-2F
WHEELER	40.85 AC	AO
CITY OF MCKINNEY	1.04 AC	PD-06-07-042

CASE 11-133-Z
GENERAL DEVELOPMENT PLAN

STONE HOLLOW

485 SINGLE FAMILY LOTS
28 COMMON AREA LOTS

128.95 ACRES
IN THE GEORGE HERNDON SURVEY,
ABSTRACT 230

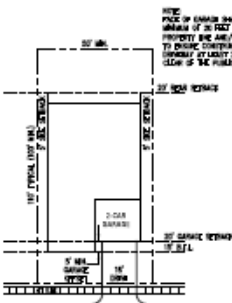
CITY OF MCKINNEY, TEXAS

SHEET 3 OF 3

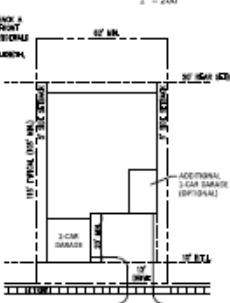
SUBMITTED: 8-29-2011
REVISED: 9-29-2011

APPLICANT:
VOLK CONSULTING, INC.
600 East Campbell Road, Suite 124
Richardson, Texas 75081
972.241.2100
Texas Registration No. F-11962

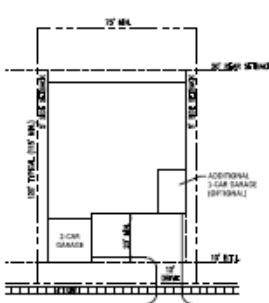
This plan was received
by the Planning
Department on
November 8, 2011.



TYPICAL DIMENSIONS
50' x 110' LOT



TYPICAL DIMENSIONS
62' x 115' LOT



TYPICAL DIMENSIONS
75' x 120' LOT

OWNER:
CITY OF MCKINNEY
221 N. TENNESSEE
MCKINNEY, TEXAS 75070
972-547-7590

OWNER:
T.J. WHEELER, JR.
P.O. BOX 224522
DALLAS, TEXAS 75222
214-742-3800

OWNER:
STANDARD PACIFIC OF TEXAS, INC.
509 LAKE CAROLYN PARKWAY, SUITE 540
IRVING, TEXAS 75029
972-550-2430

Proposed Development Standards

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	214	164	107
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'	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.

This document was received by
the Planning Department on
November 8, 2011.

Proposed Entry Exhibits



NORTH ALMA RD ENTRY



SOUTH ENTRY



Garage-Façade Offset Exhibit

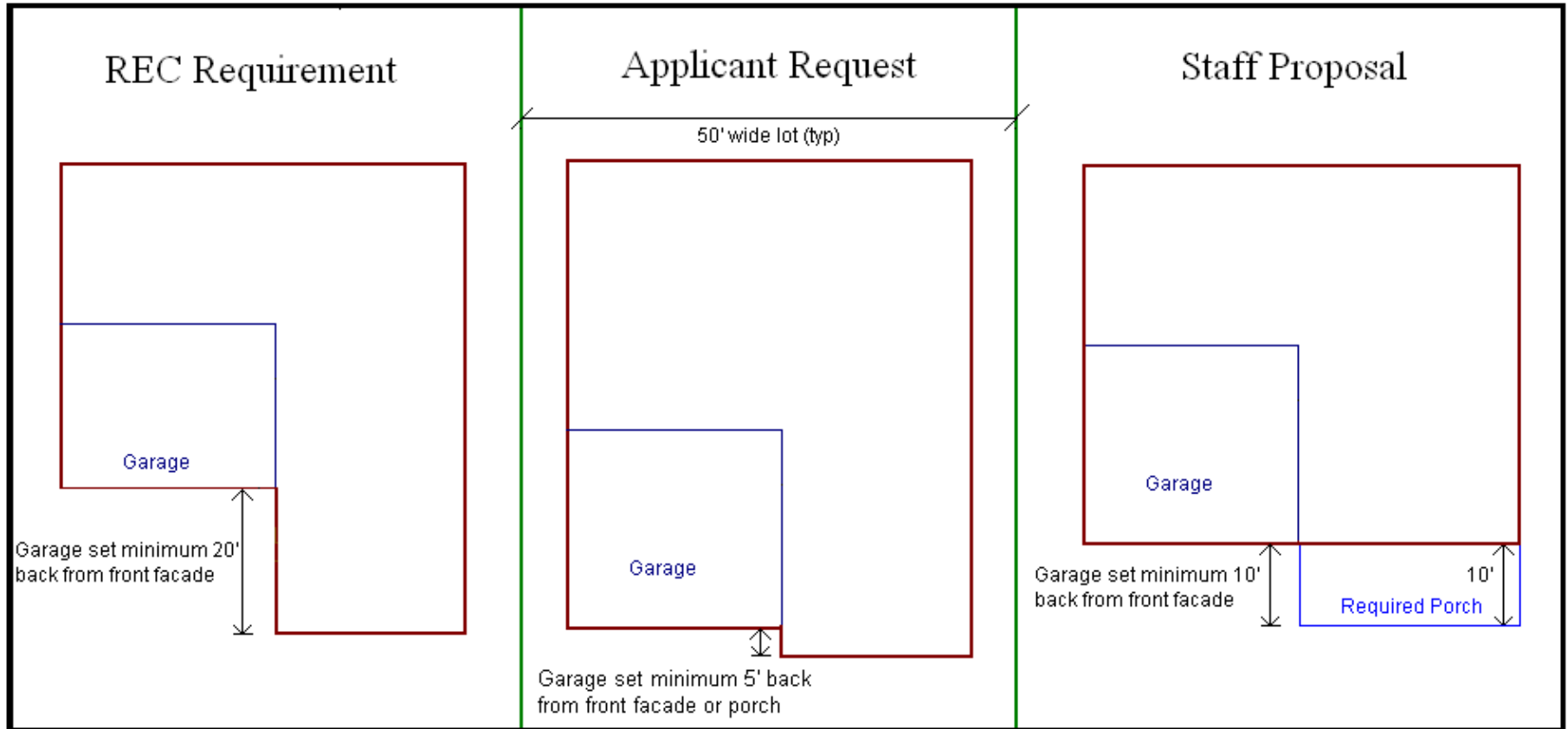


Exhibit not to scale

exhibit not to scale

Staff Recommendation

- Staff recommends denial of the proposed rezoning request due to nonconformance with the character prescribed by the “REC” – Regional Employment Center Overlay District. Staff feels that by reducing the required garage/façade offset for the proposed 50’ wide lots to five feet and for proposing a dead-end street, the rezoning request is in direct conflict with the design guidelines and intent of the REC.

Should the proposed rezoning request be approved, the following special ordinance provisions would be applicable:

Use and development of the subject property, shall conform to the “REC” – Regional Employment Center Overlay District, and as amended, except as follows:

- The subject property shall generally conform to the attached general development plan.
- The subject property shall develop in accordance with the attached development regulations.
- The subject property shall generally conform to the attached entryway exhibits.