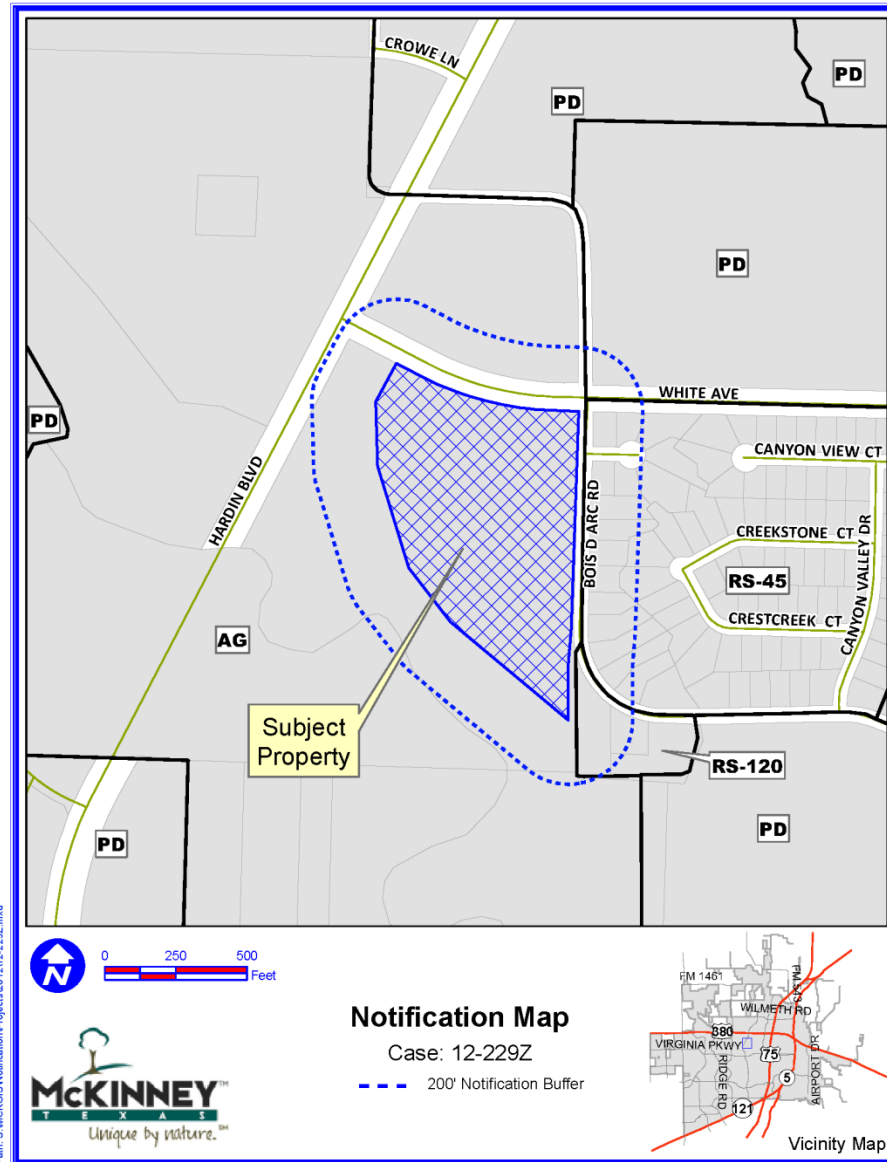


# Case No. 12-229Z

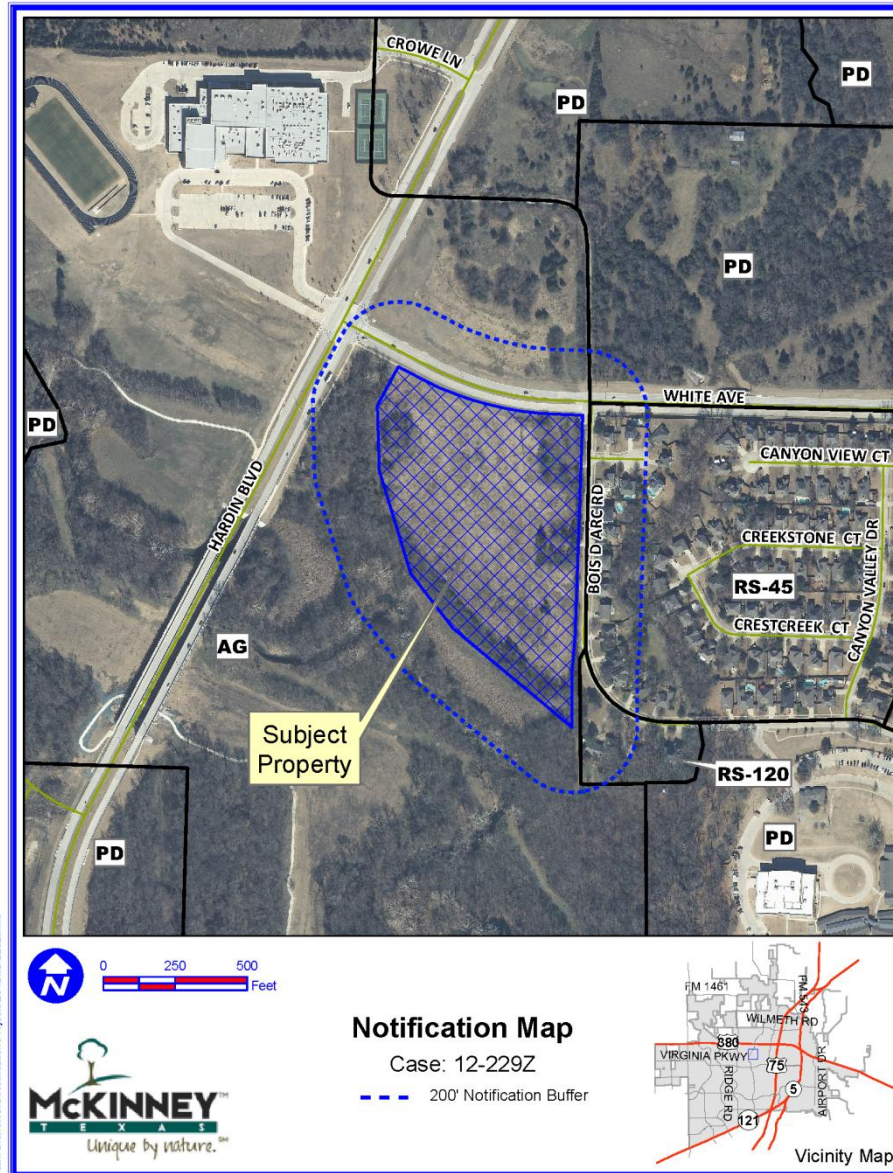
**Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of McKinney Independent School District, for Approval of a Request to Rezone Less than 14 Acres from “AG” – Agricultural District to “PD” – Planned Development District, Generally to Modify the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

# 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.

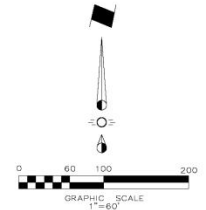
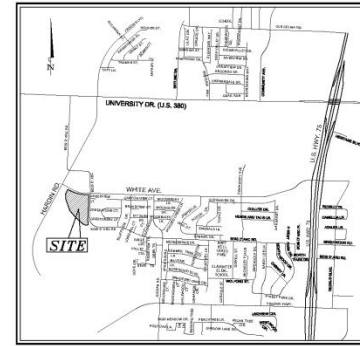
# Aerial Exhibit



Path: S:\MCKGIS\Notification\Projects\2012\12-229Z.mxd

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# Proposed Zoning Exhibit



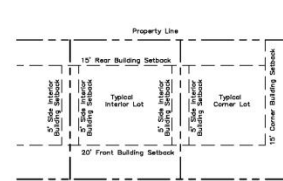
**LEGEND**

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	
[Grey Box]	ROW Dedication	

**SITE DATA TABLE**

**Zoning:**  
 Existing: AG  
 Proposed: RS-45

**Area Information:**  
 13.137 Acres at White Ave. & Bois D' 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 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.  
 121155

FIRESIDE VILLAGE ZONING EXHIBIT

# Proposed Architectural Elevations



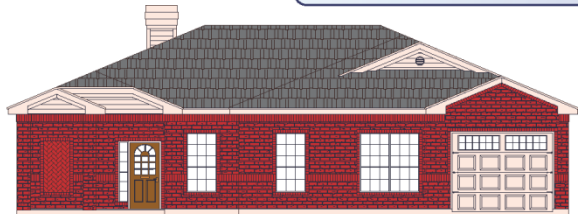
**Custom Homes, LLC**

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

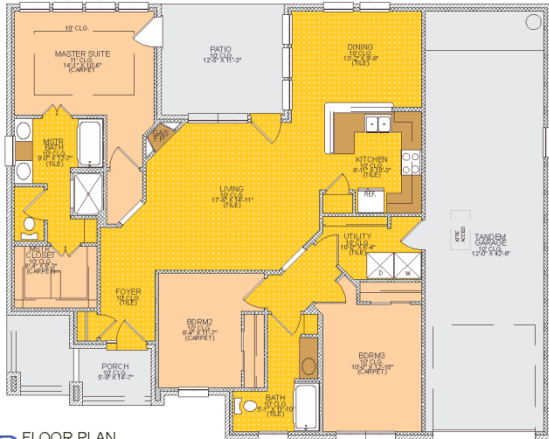
(O) 214-339-0031 bill@firesidecustomhomesllc.com (F) 972-347-3967

TABULATIONS	30 FT
TOTAL A/C	1.531
GARAGE	.961
PORCH	.98
PATIO	1.65
TOTAL AREA	2.530

**RECEIVED**  
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**

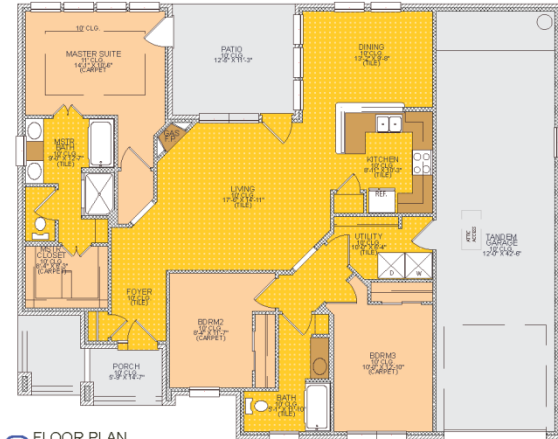
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2 FLOOR PLAN  
SCALE: NTS

**The Heritage Series: "The Blue Bonnet (D)"**

**RECEIVED**

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

# Proposed Architectural Elevations

# FIRESIDE

## Custom Homes, LLC

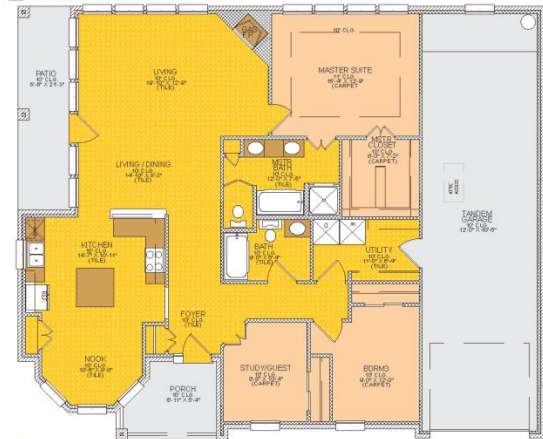
5220 Spring Valley Road Ste: 204  
Dallas, TX 75254-2489

(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



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

RECEIVED

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

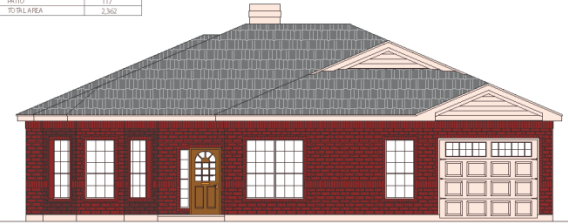
# FIRESIDE

## Custom Homes, LLC

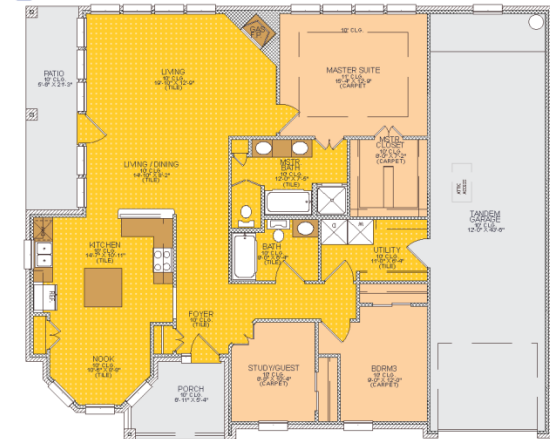
5220 Spring Valley Road Ste: 204  
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# Proposed Architectural Elevations

# FIRESIDE

## Custom Homes, LLC

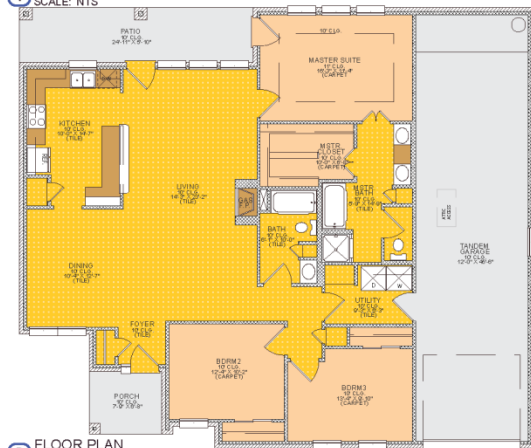
5220 Spring Valley Road Ste. 204  
Dallas, TX 75254-2489

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

TABULATIONS	50 FT
WALK	1875
STONELINE	339
POOR	35
W/CH	150
FOUR AREA	2,471



1 FRONT ELEVATION  
SCALE: NTS



2 FLOOR PLAN  
SCALE: NTS

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

**RECEIVED**

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

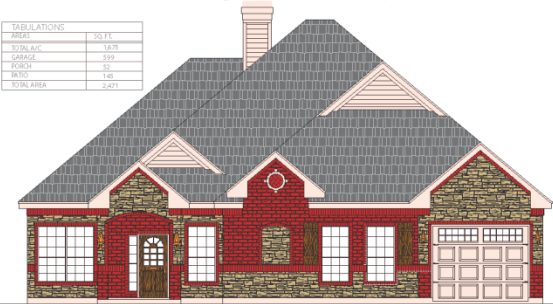
# FIRESIDE

## Custom Homes, LLC

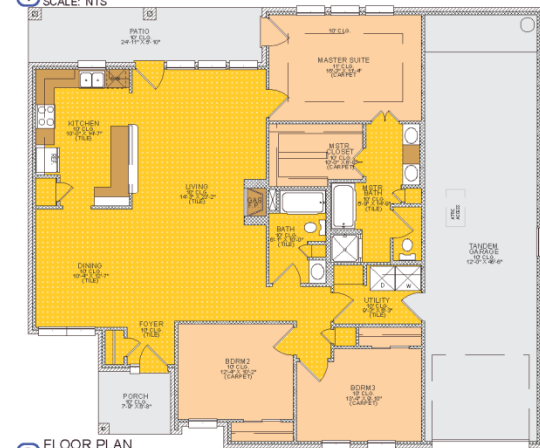
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SCALE: NTS

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

**RECEIVED**

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

# Proposed Architectural Elevations

# **FIRESIDE**

## **Custom Homes, LLC**

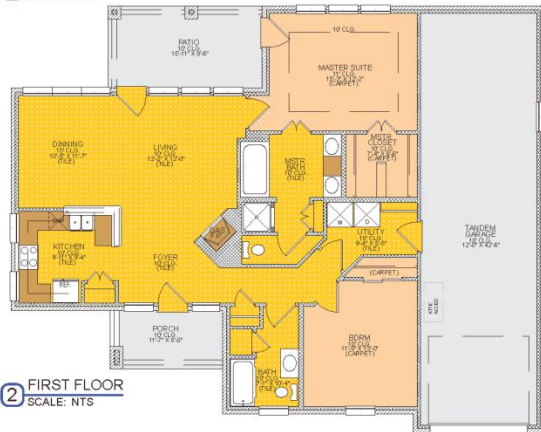
5220 Spring Valley Road Ste: 204  
Dallas, TX 75254-2489

(C) 214-338-0031 bill@firesidecustomhomesllc.com (F) 972-347-3887

TABULATIONS	
AREAS	SQ. FT.
TOTAL A.C.	1,323
GARAGE	262
PORCH	78
BATH	135
TOTAL AREA	2,007



1 FRONT ELEVATION  
SCALE: NTS



2 FIRST FLOOR  
SCALE: NTS

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

**RECEIVED**

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

# **FIRESIDE**

## **Custom Homes, LLC**

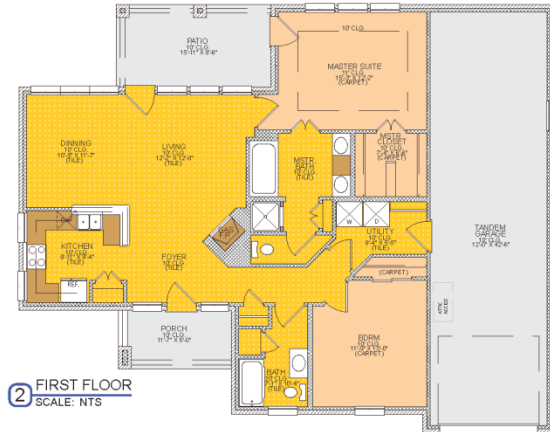
5220 Spring Valley Road Ste: 204  
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TOTAL AREA	2,007



1 FRONT ELEVATION  
SCALE: NTS



2 FIRST FLOOR  
SCALE: NTS

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

**RECEIVED**

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