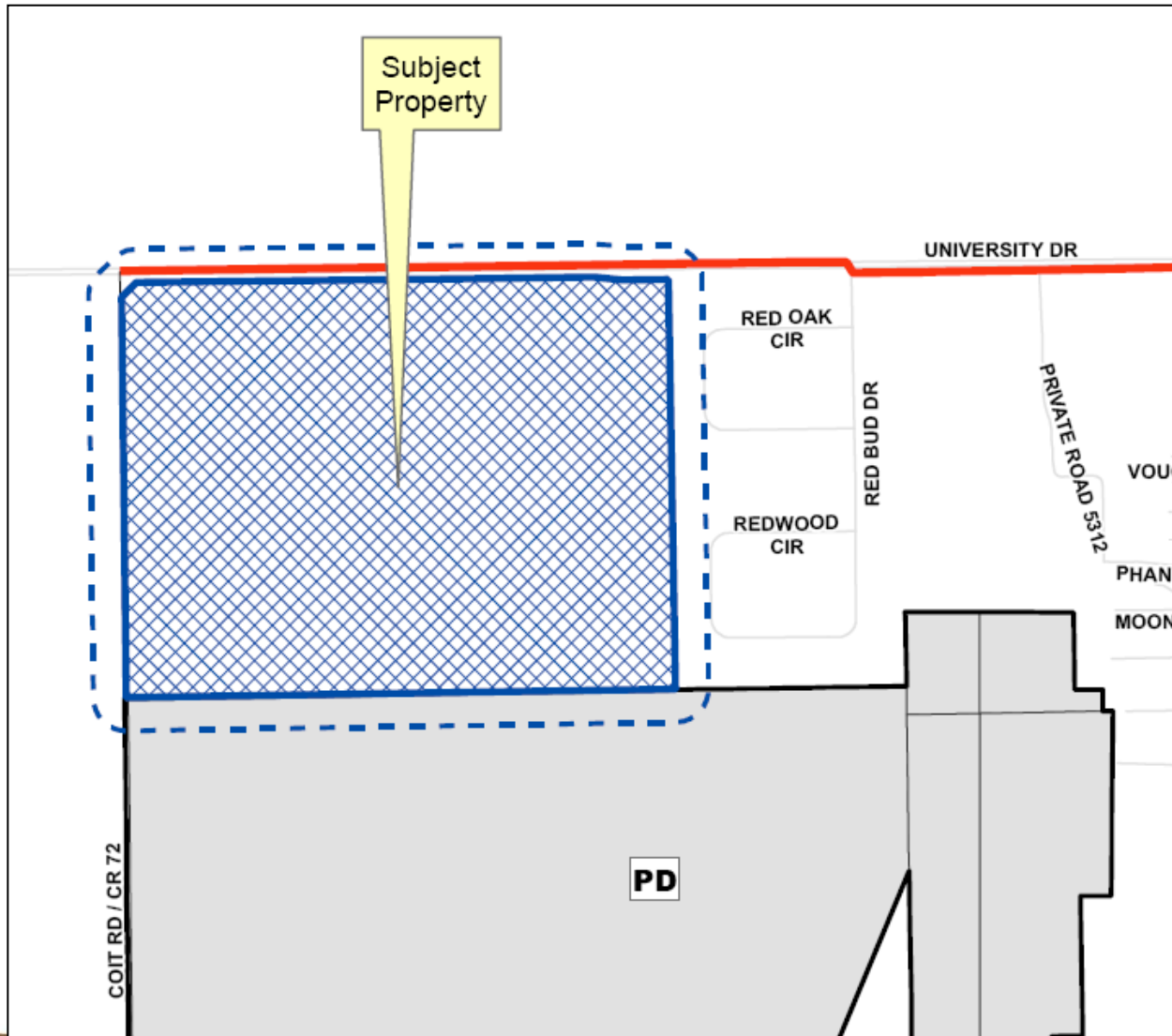


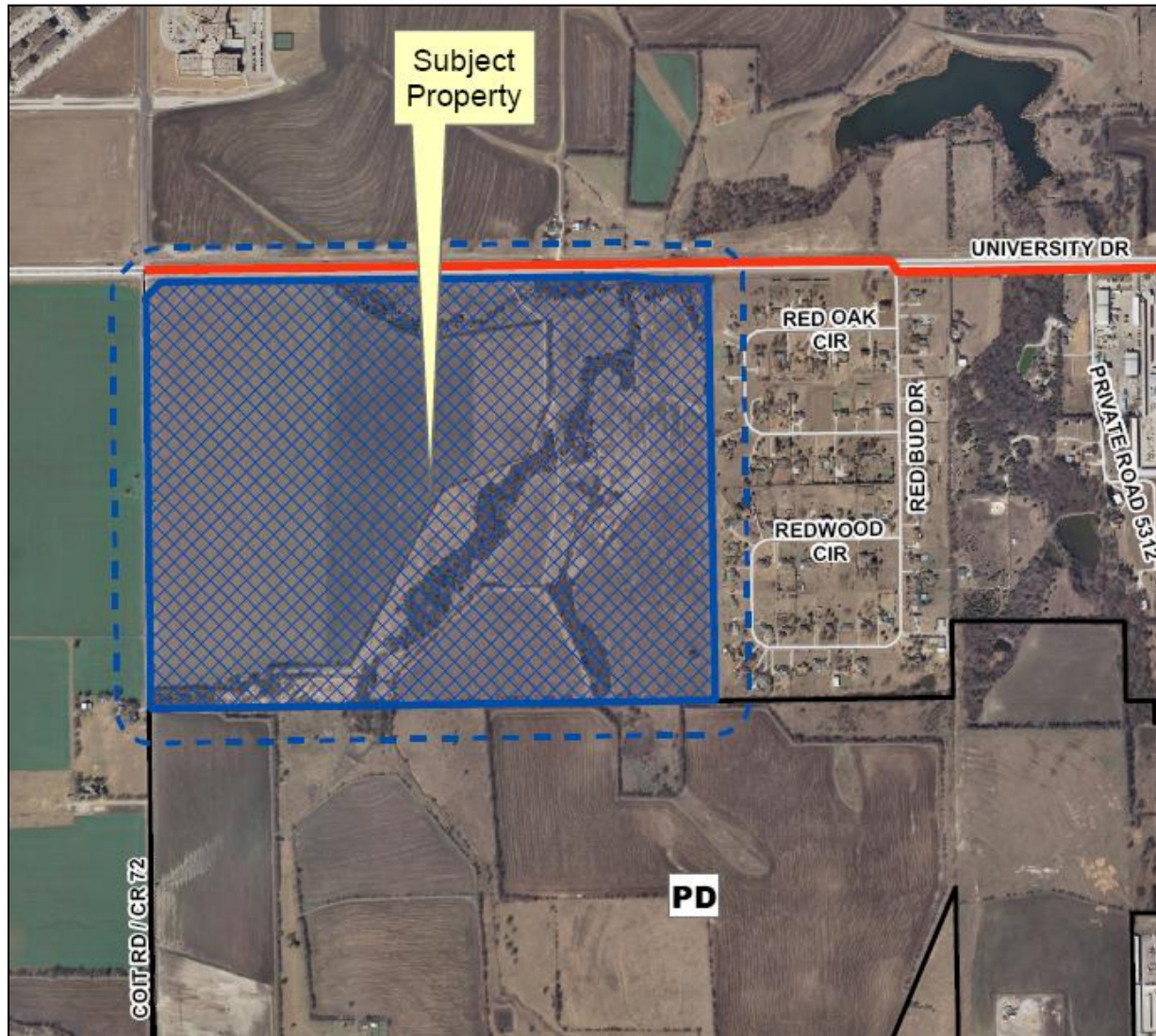
Case No. 10-064Z Planning Area 17

*Located on the Southeast Corner of
U.S. Highway 380 and Coit Road*

Location Map

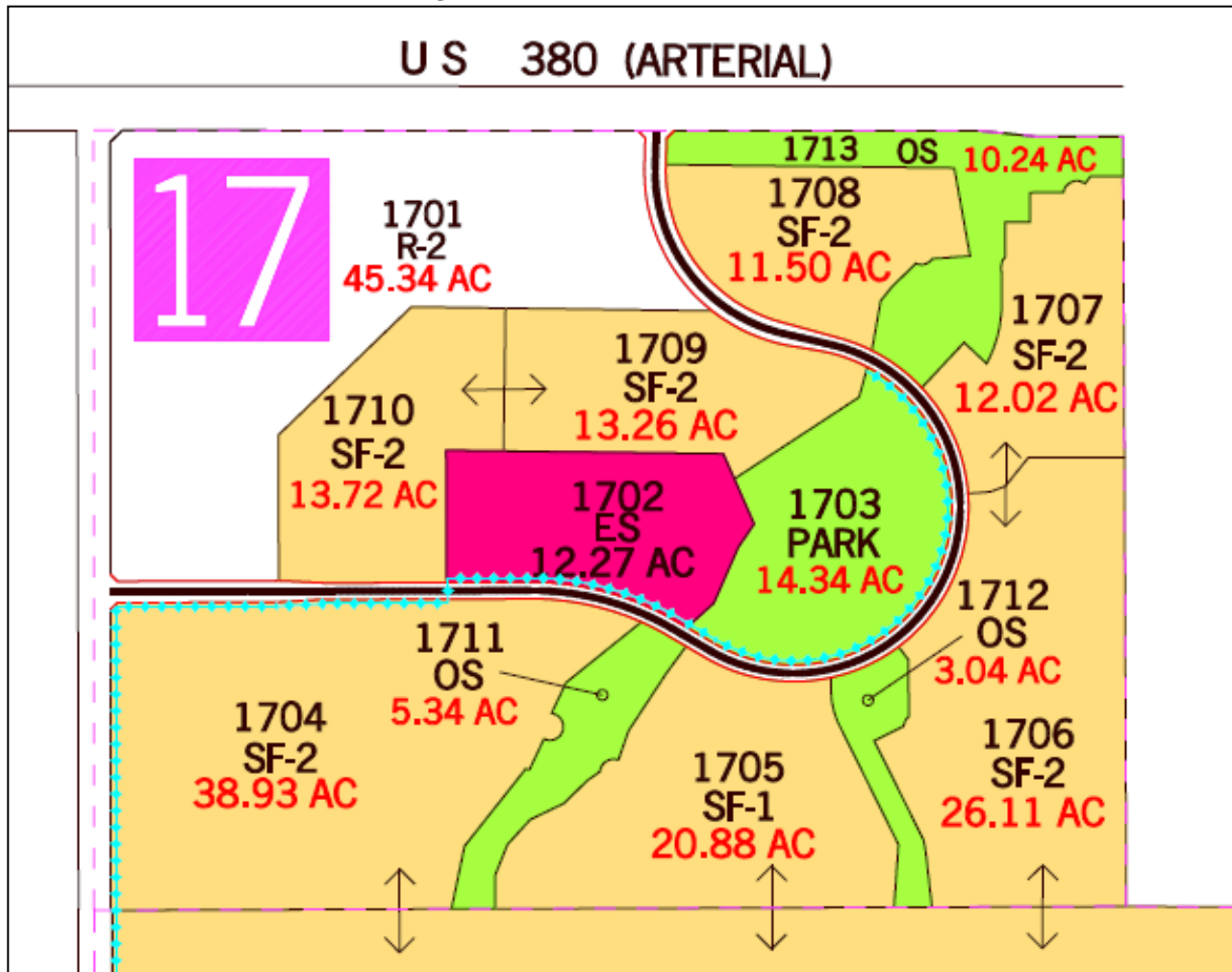


Aerial Exhibit

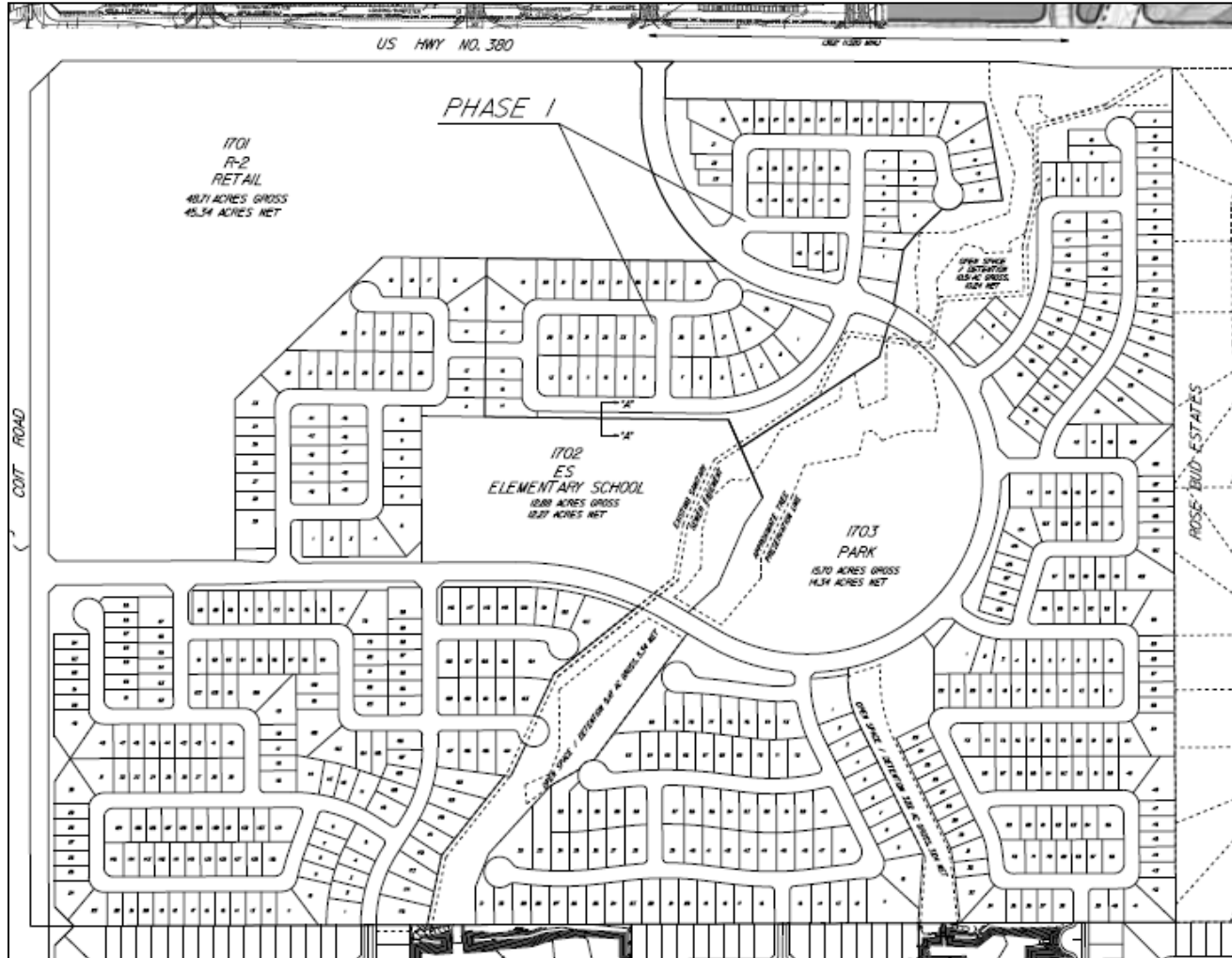


Proposed General Development Plan

(Planning Area 17 Portion Shown)



Proposed Concept Site Plan



Proposed Development Standards Matrix

(Planning Area 17 Portion Shown)

PLANNING AREA 17

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DUI/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1701	48.71	3.37	45.34	20.39	R-2	N/A	N/A	N/A	35'(f)	25'	0'(b)	0'(d)	50%	15'	0.75 FAR	N/A	N/A	N/A
1702	12.88	0.61	12.27	5.39	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1703	15.70	1.36	14.34	6.57	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1704	41.97	3.04	38.93	17.57	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.5	175	3	525
1705	21.25	0.37	20.88	8.89	SF-1	7200SF	60'	100'	35'	20'	20'(a)	5'	60%	15'	3.8	80	3	240
1706	26.54	0.43	26.11	11.11	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.9	129	3	387
1707	12.31	0.29	12.02	5.15	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.7	56	3	168
1708	12.45	0.95	11.50	5.21	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.2	48	3	144
1709	13.74	0.48	13.26	5.75	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	2.9	39	3	117
1710	14.15	0.43	13.72	5.92	SF-2	5500 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	3.6	49	3	147
1711	5.47	0.13	5.34	2.29	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1712	3.22	0.18	3.04	1.35	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1713	10.51	0.27	10.24	4.40	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	238.90	11.91	226.99	100.00												576		1,728

Total Project Number of Units 8,157

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning request with the following special ordinance provisions:

1. The subject property shall develop according to “PD” – Planned Development District No. 1621, and as amended, except as follows:
 - a. The subject property shall generally develop according to the attached Zoning Exhibits “A”, “B”, “C”, and “D”.
 - b. The side yard setback for lots within Parcel 1705 shall be a minimum of five feet.
 - c. The total exterior wall area shall not be less than one-hundred percent (100%) masonry on the front (excluding exterior wall areas built on top of a roof) and all other exterior wall areas shall total no less than seventy-five percent (75%) masonry beneath the top plate line on the sides (including side at corner) and rear of each residence. Masonry shall be defined as brick, stone, or synthetic stone material as provided for in Chapter 146-139 Architectural and Site Standards of the City of McKinney Zoning Ordinance.