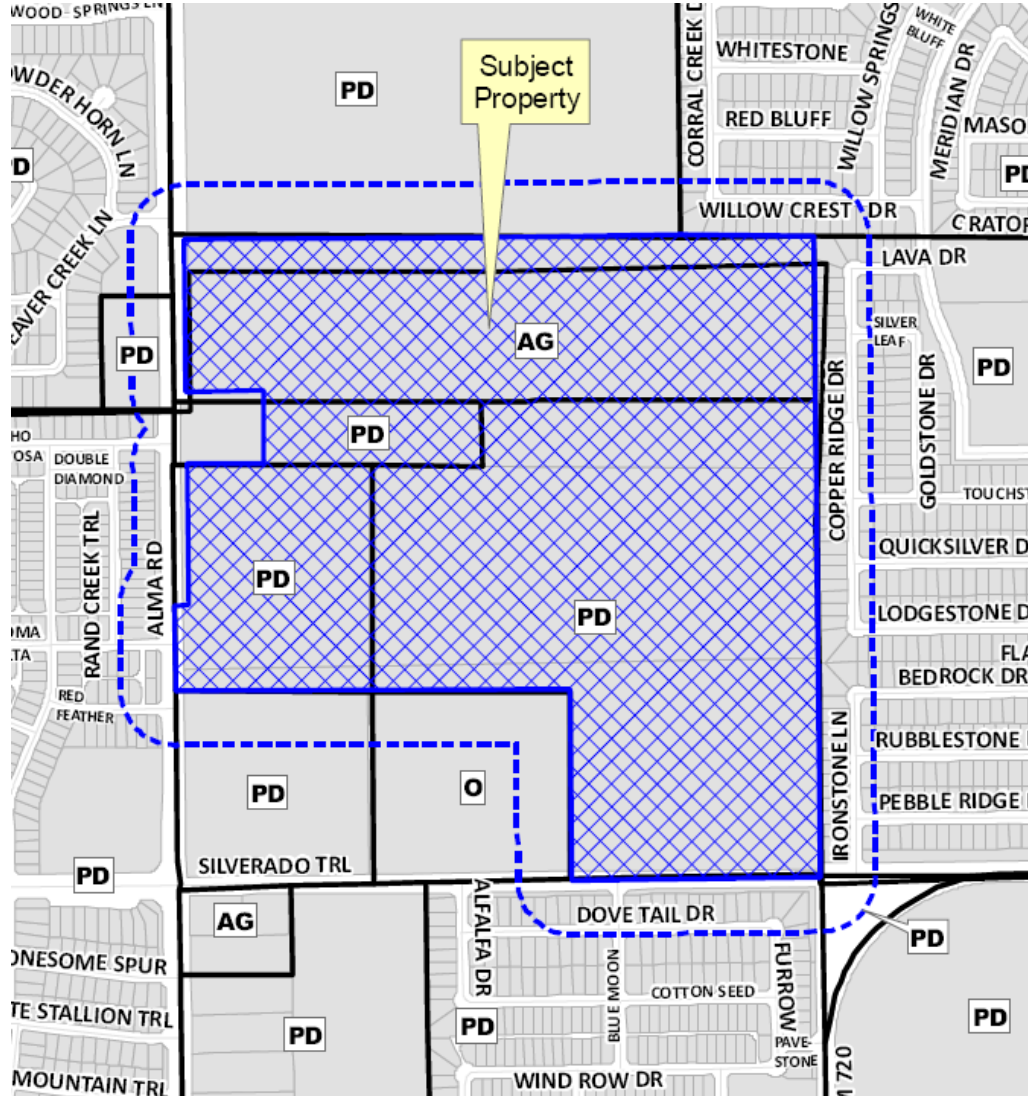


Case No. 11-133Z

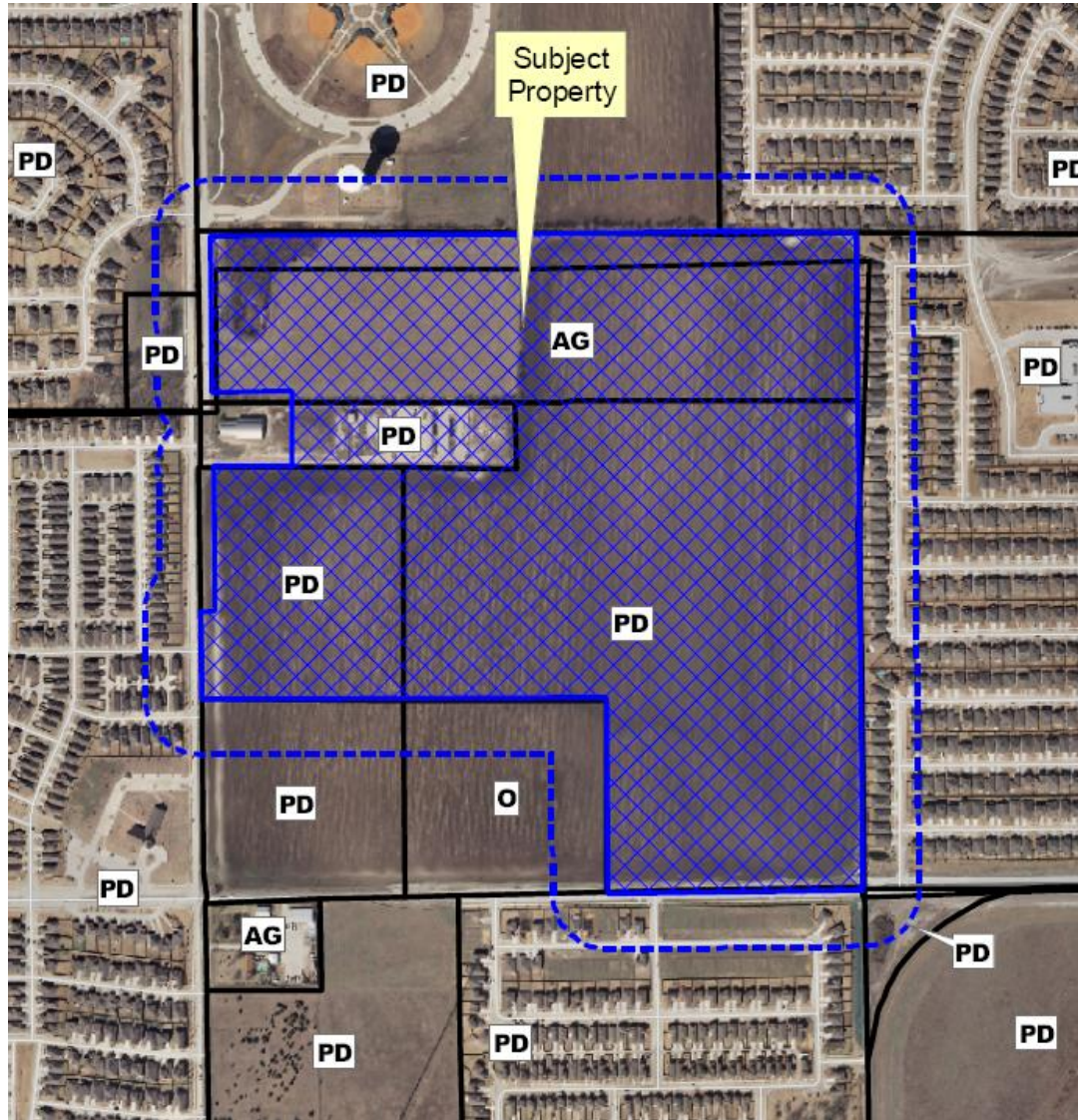
Stone Hollow



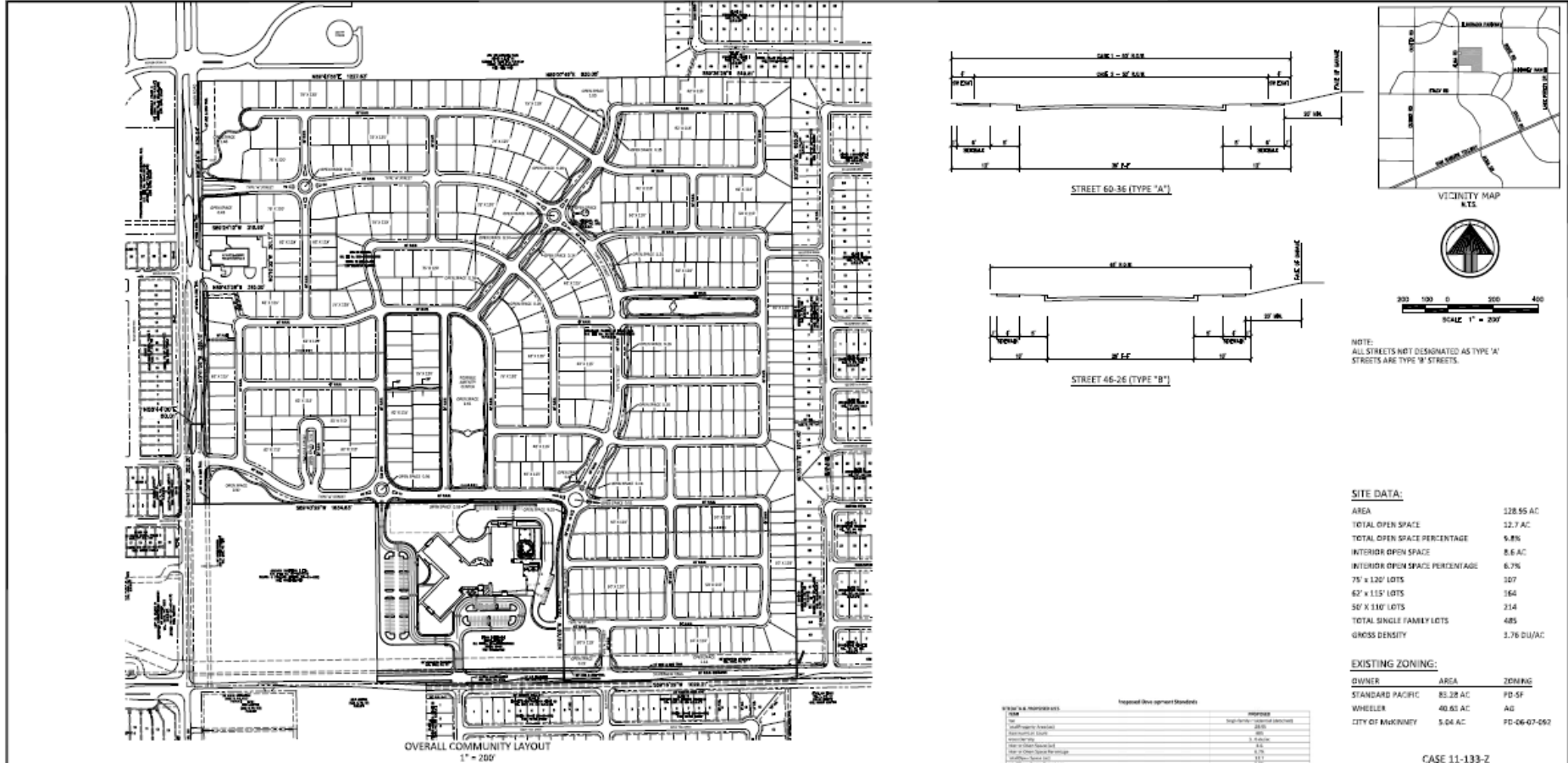
Location Map



Aerial Exhibit



Proposed General Development Plan



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	164
50' x 110' LOTS	214
TOTAL SINGLE FAMILY LOTS	485
GROSS DENSITY	3.76 DU/AC

EXISTING ZONING:

OWNER	AREA	ZONING
STANDARD PACIFIC	83.28 AC	PD-SF
WHEELER	40.63 AC	AG
CITY OF MCKINNEY	5.04 AC	PD-06-07-02

PROPOSED DEVELOPMENT STANDARDS

PROPOSED DEVELOPMENT STANDARD	PROPOSED
Minimum Lot Area	12,000 sq. ft. (minimum)
Minimum Lot Width	30 ft.
Minimum Lot Depth	30 ft.
Minimum Front Setback	10 ft.
Minimum Side Setback	5 ft.
Minimum Rear Setback	5 ft.
Minimum Front Yards	10 ft.
Minimum Side Yards	5 ft.
Minimum Rear Yards	5 ft.
Maximum Building Height	12 ft.
Maximum Floor Area Ratio (FAR)	0.25
Maximum Density	4.0 DU/AC
Maximum Single-Family Units per Acre	4.0
Maximum Single-Family Units per Lot	1
Maximum Single-Family Units per Block	10
Maximum Single-Family Units per Street	10
Maximum Single-Family Units per Subdivision	100
Maximum Single-Family Units per Tract	100
Maximum Single-Family Units per Phase	100
Maximum Single-Family Units per Parcel	1
Maximum Single-Family Units per Acre	4.0
Maximum Single-Family Units per Lot	1
Maximum Single-Family Units per Block	10
Maximum Single-Family Units per Street	10
Maximum Single-Family Units per Subdivision	100
Maximum Single-Family Units per Tract	100
Maximum Single-Family Units per Phase	100
Maximum Single-Family Units per Parcel	1

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 390
 CITY OF MCKINNEY, TEXAS

SHEET 3 OF 3
 SUBMITTED: 8-29-2011
 REVISED: 9-29-2011

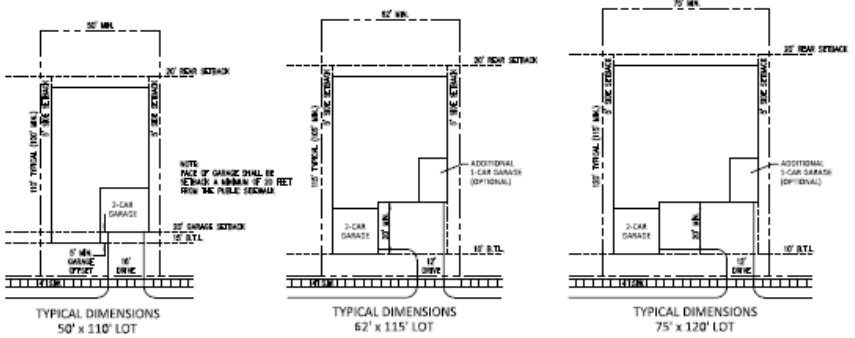
APPLICANT:
J. VOLK CONSULTING, INC.
 800 East Campbell Road, Suite 120
 Richardson, Texas 75081
 972.311.3105
 Texas Registration No. F-11962

This plan was received by the Planning Department on October 4, 2011.

OWNER:
 CITY OF MCKINNEY
 221 N. TENNESSEE
 MCKINNEY, TEXAS 75070
 972-547-7500

OWNER:
 T.J. WHEELER, JR.
 P.O. BOX 224922
 DALLAS, TEXAS 75222
 214-742-3800

OWNER:
 STANDARD PACIFIC OF TEXAS, INC.
 909 LAKE CAROLYN PARKWAY, SUITE 940
 IRVING, TEXAS 75039
 972-590-2430



TYPICAL DIMENSIONS
50' x 110' LOT

TYPICAL DIMENSIONS
62' x 115' LOT

TYPICAL DIMENSIONS
75' x 120' LOT

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' (20' for garage)	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. The offset may be part of the main structure, porch or combination thereof.
4. No lot coverage requirement is proposed.

Proposed Entry Exhibits



NORTH ALMA RD ENTRY

STONE HOLLOW



SOUTH ENTRY

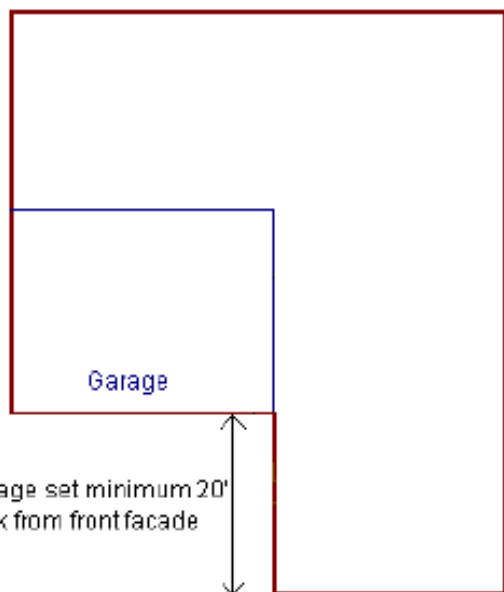
STONE HOLLOW



STONE HOLLOW Entry Sketch

Garage Offset Exhibit

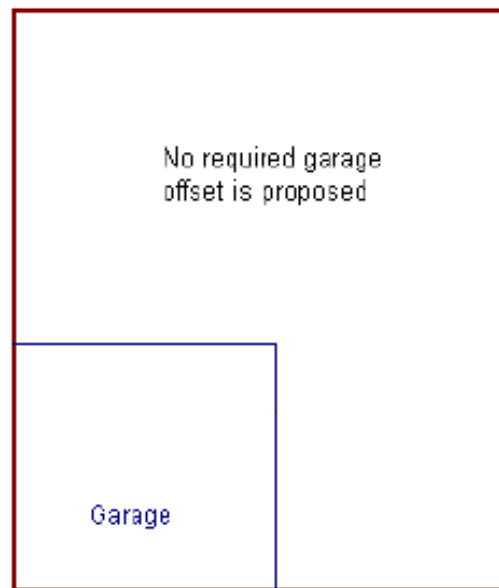
REC Requirement



Garage set minimum 20' back from front facade

5' - 16' Build-to-Line

Applicant Request



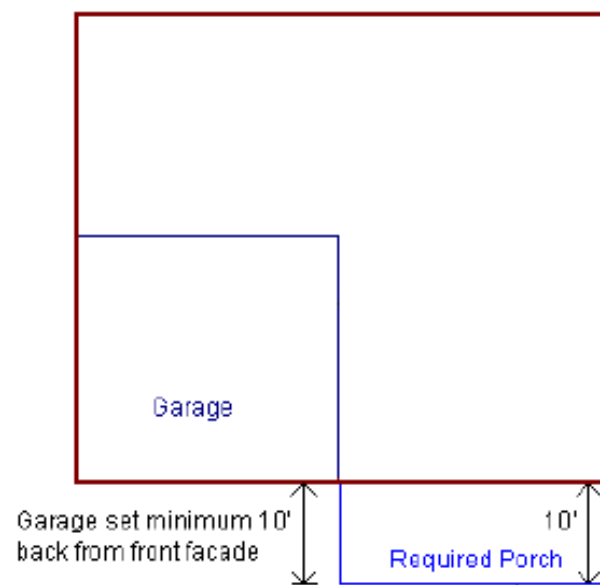
50' wide lot (typ)

No required garage offset is proposed

Garage

5' - 16' Build-to-Line

Staff Proposal



Garage set minimum 10' back from front facade

Required Porch

5' - 16' Build-to-Line

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 eliminating the required garage/façade offset for the proposed 50’ wide lots 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.