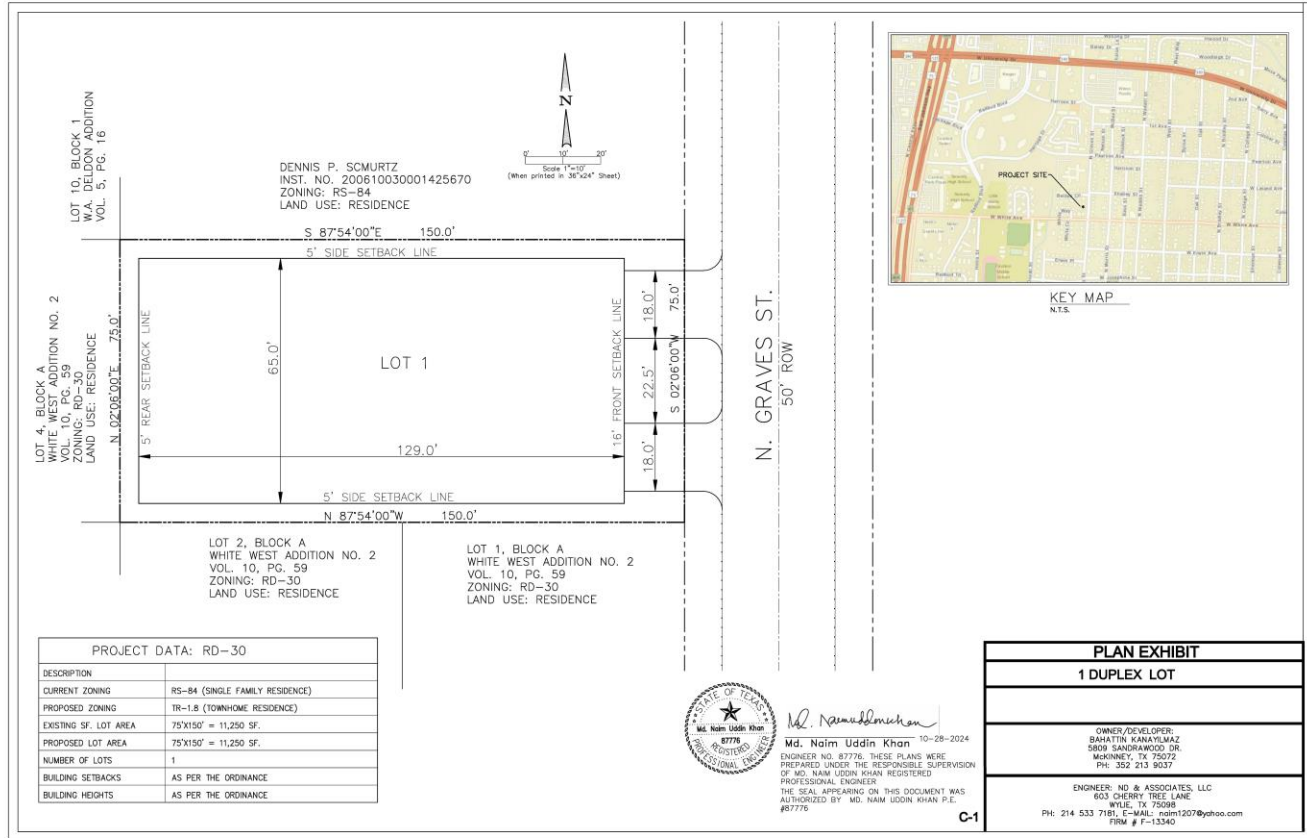


CASE NO. ZONE2024-0095 – Graves St. RS-84 to TR1.8

PROPOSED RES. DISTRICT TR1.8 (Townhomes)



PROJECT DATA: RD-30	
DESCRIPTION	
CURRENT ZONING	RS-84 (SINGLE FAMILY RESIDENCE)
PROPOSED ZONING	TR-1.8 (TOWNHOME RESIDENCE)
EXISTING SF. LOT AREA	75'x150' = 11,250 SF.
PROPOSED LOT AREA	75'x150' = 11,250 SF.
NUMBER OF LOTS	1
BUILDING SETBACKS	AS PER THE ORDINANCE
BUILDING HEIGHTS	AS PER THE ORDINANCE



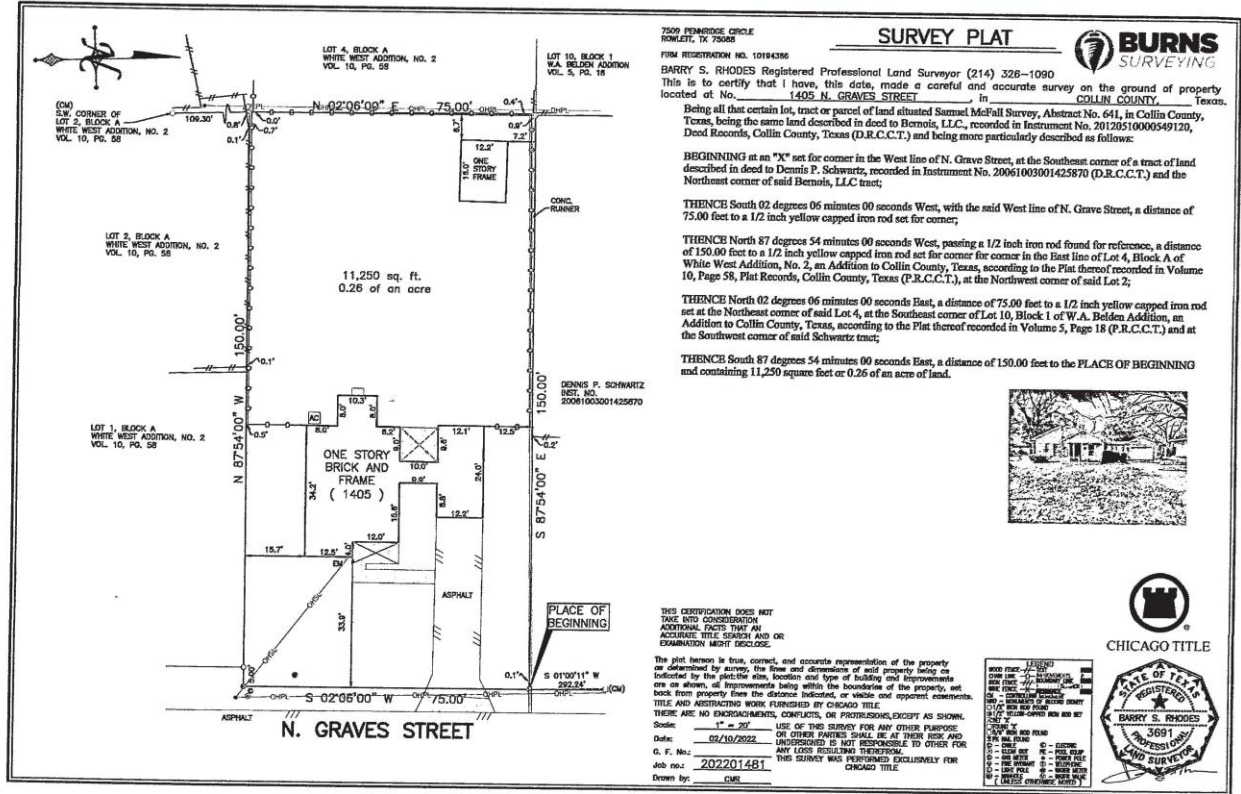
Md. Naim Uddin Khan
Md. Naim Uddin Khan
 10-28-2024
 ENGINEER NO. 87776; THESE PLANS WERE
 PREPARED UNDER THE RESPONSIBLE SUPERVISION
 OF MD. NAAM UDDIN KHAN REGISTERED
 PROFESSIONAL ENGINEER
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY MD. NAAM UDDIN KHAN P.E.
 #87776

PLAN EXHIBIT	
1 DUPLEX LOT	
OWNER/DEVELOPER:	10-28-2024
BAHATTIN KANATLIMAZ 2809 SANDRAWOOD DR. MCKINNEY, TX 75072 PH: 352.213.8537	
ENGINEER: ND & ASSOCIATES, LLC	
603 CHERRY TREE LANE WYLLIE, TX 75098 PH: 214.533.7181, E-MAIL: naim1207@yahoo.com FIRM # F-13340	

Land Survey:

TOTAL LAND: 0.26 AC.

1405 N. Graves St.
McKenney, Tx 75069
Collin County



7509 FRANKLIN CIRCLE
ROWLETT, TX 75088
FIRM REGISTRATION NO. 10184386

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1080
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at: No. 1405 N. Graves Street, in Collin County, Texas.

Being all that certain line, tract or parcel of land situated Summit McFall Survey, Abstract No. 641, in Collin County, Texas, being the same land described in deed to Bernois, L.L.C., recorded in Instrument No. 20120510006549120, Deed Record, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at an "X" set for corner in the West line of N. Graves Street, at the Southeast corner of a tract of land described in deed to Dennis P. Schwartz, recorded in Instrument No. 20061003001425870 (D.R.C.C.T.) and the Northeast corner of said Bernois, L.L.C. tract;

THENCE South 02 degrees 06 minutes 00 seconds West, with the said West line of N. Graves Street, a distance of 75.00 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 87 degrees 54 minutes 00 seconds West, passing a 1/2 inch iron rod found for reference, a distance of 150.00 feet to a 1/2 inch yellow capped iron rod set for corner in the East line of Lot 4, Block A of White West Addition, No. 2, an Addition to Collin County, Texas, according to the Plat thereof recorded in Volume 10, Page 58, Plat Records, Collin County, Texas (P.R.C.C.T.), at the Northwest corner of said Lot 2;

THENCE North 02 degrees 06 minutes 00 seconds East, a distance of 75.00 feet to a 1/2 inch yellow capped iron rod set at the Northeast corner of said Lot 4, at the Southeast corner of Lot 10, Block 1 of W.A. Belson Addition, an Addition to Collin County, Texas, according to the Plat thereof recorded in Volume 5, Page 18 (P.R.C.C.T.) and at the Southwest corner of said Schwartz tract;

THENCE South 87 degrees 54 minutes 00 seconds East, a distance of 150.00 feet to the PLACE OF BEGINNING and containing 11,250 square feet or 0.26 of an acre of land.



CHICAGO TITLE



Development Code:

I. TR1.8 – Townhome Residential

1. Purpose

The purpose of the TR1.8 zoning district is to accommodate high-density townhome residential development. This district is generally appropriate within the following placetype(s) in the ONE McKinney 2040 Comprehensive Plan: Urban Living, Mixed-Use Center, Entertainment Center, Transit-Ready Development, Historic Town Center – Residential, and Historic Town Center – Mix. The Townhome Residential zoning district may also be appropriate in the Suburban Living placetype in unique circumstances.

2. Standards

Table 2-8: TR1.8 Dimensional Standards [4]

Lot Dimensions (minimum) [1] [2] [3]		
A	Lot area (sq ft)	1,800
B	Lot width (ft)	22 [2]
C	Lot depth (ft)	80
Building Setbacks (minimum)		
D	Front (ft)	20 [5]
E	Rear (ft)	5 [5]
F	Side interior (ft)	5 [1]
	Side corner lot (ft)	15 [5]
Height (maximum)		
	Height (ft)	35

Other Key Standards

Special Setback Requirements & Encroachments for Residential Lots	\$204DD
Height Measurements and Exceptions	\$204EE
Table of Uses	\$205B
Use Definitions and Use-Specific Standards	\$205C
Landscaping	\$206A
Screening	\$206C
Vehicle Parking and Loading	\$206E
Building Separation (minimum)	
Building separation	10 feet

Notes

- [1] Setback may be reduced to zero feet, so long as, a minimum building separation of ten feet shall be maintained between buildings. If a zero-lot line product is to be constructed, this condition shall be applied on a block-by-block basis. The desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on a setback exhibit associated with an approved plat.
- [2] Lots less than 50 feet in width shall be accessed via alleys abutting the rear of the lot, as required by the Engineering Design Manual.
- [3] This district allows for meeting two of three minimum lot dimensions: area, width, or depth.
- [4] If detached single-family residential dwellings are constructed within these zoning districts, these dwellings shall adhere to the dimensional standards governing the "RS" Single-Family Residential district.
- [5] A minimum driveway length of 20 feet shall be provided from the garage door to the street or alley right-of-way line, as required by the Engineering Design Manual. The driveway length may be reduced if a variance is granted by the Director of Engineering and the number of required spaces is provided in an offsite common area or approved on-street parking per Table 2-39: Minimum Vehicle Parking and Stacking Requirements.



Figure 2-6: TR1.8 District Dimensional Standards

Sample Plan:

1 ST FLOOR



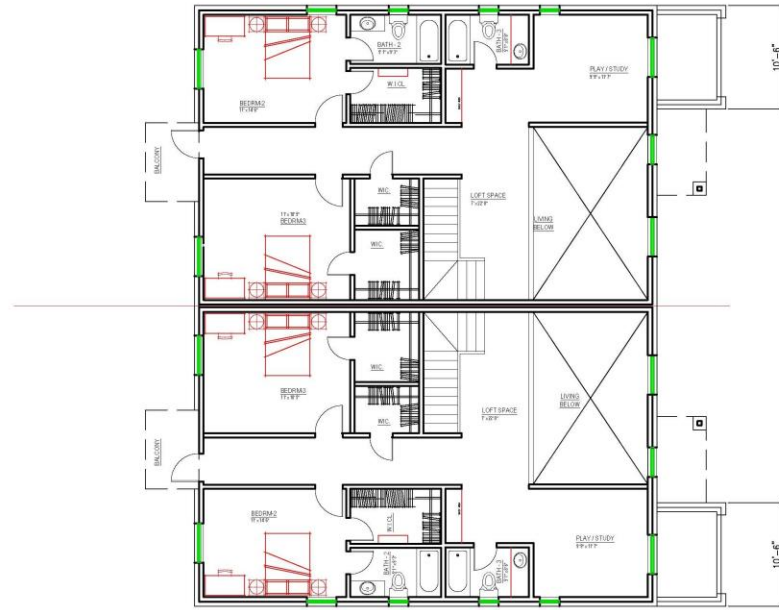
1ST FLOOR PLAN

MB / 1 1/2 B
1,276 sf + GARAGE 204 SF.

2,434 sf. TOTAL AREA + GARAGE 204 sf.

Sample Plan:

2 ND FLOOR



2ND FLOOR PLAN
2B / 2B
1,158 sf