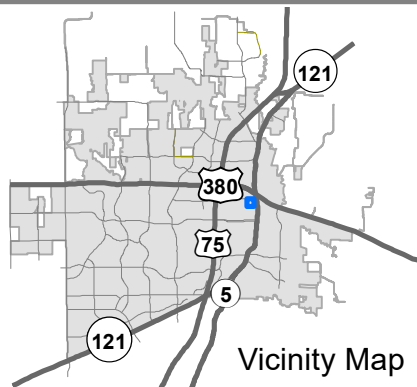
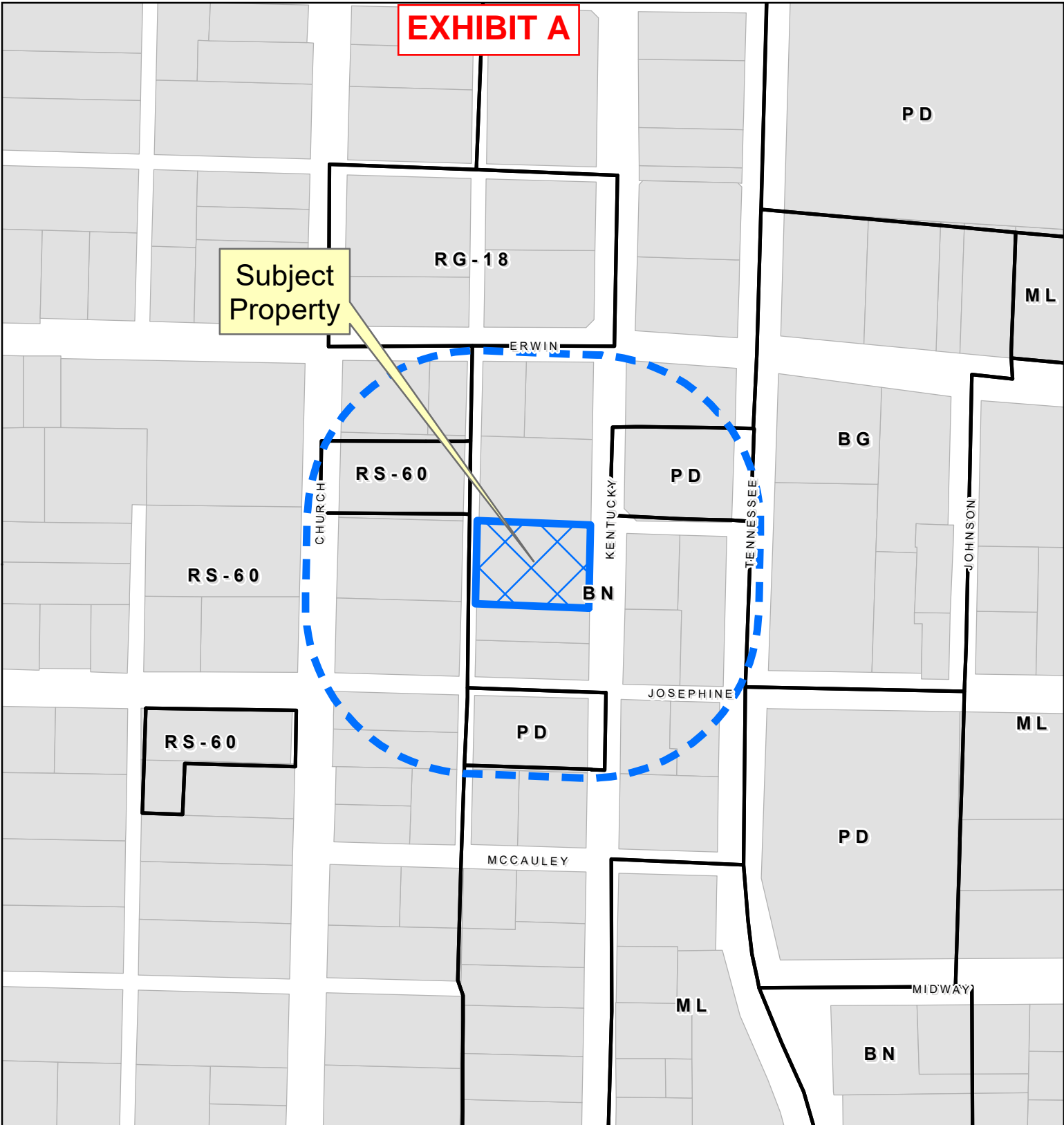


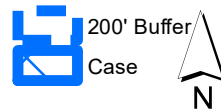
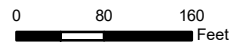
**EXHIBIT A**

Subject Property



# Property Owner Notification Map

ZONE2024-0035



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.



## EXHIBIT B

**BEING** a 16,498 square foot (0.3787 acre) tract of land situated in the WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, City of McKinney, Collin County, Texas, same being all of Lot 93, Block 23, of Colemans Addition, an Addition to the City of McKinney, Collin County, Texas, recorded in Volume 38, Page 608, Map Records, Collin County, Texas, further being that certain Tract I and Tract II of land conveyed to JOY DOBBS, by Special Warranty Deed recorded in Instrument Number 2023000127159, Official Public Records, Collin County, Texas, also being the South half of a 20' Alley located between Block 23 and Block 25, of said Addition, as abandoned by City of McKinney Ordinance Number 94-10-44, recorded in Clerk's No. 94-0104178, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the west right-of-way line of North Kentucky Street (50' R.O.W.), same being the southeast corner of said Lot 93, and being the northeast corner of Lot 92, Block 23, of said Addition;

**THENCE** North 87 degrees 47 minutes 46 seconds West, departing said west right-of-way line, along the common line of said Lots 93 and 92, for a distance of 150.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the east line of an 18' Alley, of said Addition, same being the southwest corner of said Lot 93, and the northwest corner of said Lot 92;

**THENCE** North 01 degrees 17 minutes 38 seconds East, along the common line of said 18' Alley and said Lot 93, passing at a distance of 100.00 feet, the northwest corner of said Lot 93, same being the southwest corner of the aforementioned Tract II, continuing for a total distance of 110.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the east line of said 18' Alley, same being the northwest corner of said Tract II, further conveyed to VILMA I. DELBREY, by Quitclaim Deed recorded in Instrument Number 2023000048894, Official Public Records, Collin County, Texas;

**THENCE** South 87 degrees 47 minutes 46 seconds East, departing the east line of said 18' Alley, along the common line of said Tract II and said VILMA I. DELBREY Tract, for a distance of 150.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the west right-of-way line of the aforementioned North Kentucky Street, same being the northeast corner of said Tract II and the southeast corner of said VILMA I. DELBREY Tract;

**THENCE** South 01 degrees 17 minutes 38 seconds West, along said west right-of-way line, passing at a distance of 10.00 feet, to a 1/2" iron rod found at the southeast corner of said Tract II, same being the northeast corner of the aforementioned Lot 93, continuing for a total distance of 100.00 feet to a **POINT OF BEGINNING** and containing 16,498 square feet or 0.3787 acres of land, more or less.

Vicinity Map



Justin & Dana Saffell Harsh  
Instr. No.: 20140627000660220  
Exist. Zoning: RS 60 SINGLE-FAMILY RESIDENTIAL

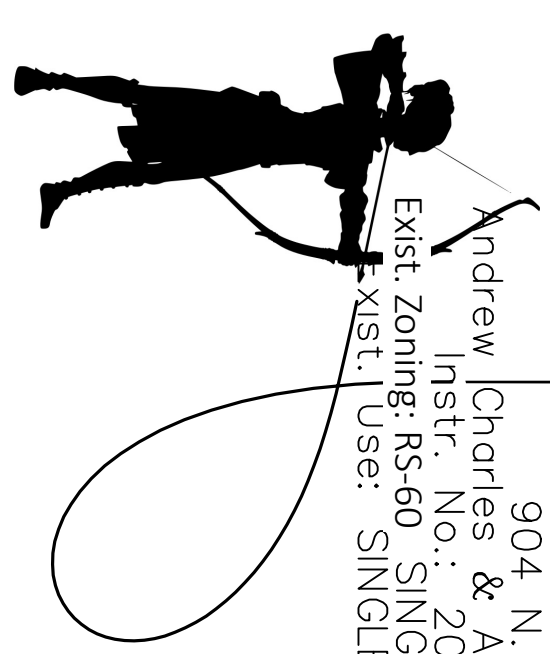
819 N. Kentucky St.  
VILMA I. DELBREY  
Instr. No. 20230005439  
Exist. Zoning: BN Neighborhood Business  
Exist. Use: SINGLE-FAMILY RESIDENTIAL

**EXHIBIT C**

908 N. Church St.  
Jonathan & Jessica Friwell  
Instr. No.: 20200908001503040  
Exist. Zoning: RS 60 SINGLE-FAMILY RESIDENTIAL  
Exist. Use: SINGLE-FAMILY RESIDENTIAL

North

904 N. Church St.  
Andrew Charles & Adriana Marcela Brannough  
Instr. No.: 20220318000441640  
Exist. Zoning: RS 60 SINGLE-FAMILY RESIDENTIAL  
Exist. Use: SINGLE-FAMILY RESIDENTIAL



Alley

N 01d17'38" E 110.00'

S 87d47'46" E 150.00'

LOT 93, BLOCK 23  
COLEMANS ADDITION  
VOL. 38, PG. 608  
M.R.C.C.T.

LAND USE: SINGLE FAMILY RESIDENTIAL  
EXISTING ZONING: BN (BUSINESS NEIGHBORHOOD)  
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

CALLLED 0.3787 ACRES  
ROCKBROOK DEVELOPMENT LLC  
INSTR. NO.: 2024000051986  
O.P.R.C.C.T.

P.O.B.  
N: 7127221.66 E: 2544703.43

N 87d47'46" W 150.00'

S 01d17'38" W 110.00'

**N. Kentucky Street**

**01 ZONING EXHIBIT**

SCALE 1"=10'-0"

813 N. Kentucky St.  
Karen C. Cathey, Trustee  
Vol. 2584, Pg. 345, D.R.C.C.T.  
Exist. Zoning: BN Neighborhood Business  
Exist. Use: Vacant Lot



**J Rose Architects & Planners**  
2120 Cosmos Way  
Argyle, TX 76226  
(940) 500-8984 T.  
jason@rosearchitectu.com

**Consultants:**

Civil Engineer:  
Oracle Engineering  
Matt Kostal, P.E.  
2204 Green Hill Drive  
McKinney, TX 75070  
(214) 226-5325 Tel.  
mattkostal@sbcglobal.net

Surveyor:  
Dunes Land Surveying, LLC  
Justin Davison, R.F., L.S.  
2112 Blackfoot Trail  
Mesquite, TX 75149  
(214) 311-0685 Tel.  
dustin@duenslandsurveying.com

Geotechnical Engineer:  
Rone Engineering  
Mark D. Grall, P.E.  
8908 Ambassador Row  
Dallas, TX 75241 Tel.  
(214) 430-9745 Tel.  
mgraj@roneengineers.com

**Project Title:  
Kostal Addition**

815 North  
Kentucky St  
McKinney,  
Texas  
75069

**Sheet Title:  
Zoning  
Exhibit**

Drawn by: **JRR**  
Date Created: **11-20-2024**

**ZE**

SHEET

Revised on: **11-20-2024**

# EXHIBIT D

## PD Development Regulations

The subject property (the "Property") shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

Tract(s). The Property shall be divided into one (1) tract as shown on the Zoning Exhibit attached hereto as Exhibit "C". The purpose of the Zoning Exhibit is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto.

### 1. Definitions

#### *Community Courtyard*

A shared courtyard, platted as a common area, centered among the primary dwelling units of the site and typically perpendicular to the street that acts as a private open space area. A Community Courtyard features landscaping and hardscaping in all areas not utilized by amenities.

#### *Cottage Courtyard Homes*

A group of four or more dwelling units consisting entirely of detached structures and/or duplexes arranged on individual lots so that their primary entrances face a central Community Courtyard.

#### *Right-of-Way-facing Façade*

The façade of a building that faces a public Right-of-Way. For traditional housing, this is identical to the 'front façade', but may not necessarily include the primary entrance for a Cottage Courtyard Home.

### 2. Permitted Uses

- Cottage Courtyard Homes<sup>1</sup>
- Single-Family Detached
- Agricultural or Ranching, Private or Wholesale
- Community Garden
  - The use shall not engage in the retail sale of any goods.
- Country Club
- Government Facilities (City, excluding airport uses)
- Recreation Area, Private
- Religious Assembly
  - Standards for any religious assembly providing temporary overnight lodging include:
    - The provision of temporary free overnight lodging is limited to a maximum of 30 nights per calendar year.
    - Facilities shall provide housing for no more than 14 guests per night.

- Provision of temporary lodging requires an annual permit for such accessory use issued by the Chief Building Official.
- School, Public, Private, or Parochial

<sup>1</sup> This use is intended to be mutually exclusive and cannot be combined with any of the other allowed uses in this ordinance. In the event that the Property does not develop as Cottage Courtyard Homes, all Standards in Section 4 (Space Limits) and Section 5 (Other Provisions to be Considered/Additional Uses and Requirements) shall be disregarded and all standards for the R6 – Single Family Residential District, and as amended, shall be utilized instead.

### 3. Permitted Accessory Uses

- Accessory Building, Detached
- Accessory Structure

### 4. Space Limits (If Developed as Cottage Court)

- Minimum Residential Lot Area: 3000 square feet.
- Minimum Lot Width: 22 feet.
  - 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.
- Minimum Lot Depth: 100 feet
- Minimum Front Yard Setback: 10 feet
  - Lots fronting the Community Courtyard : a ten foot encroachment zone shall be permitted between the front setback and the front property line within which porches, patios, and similar structures may be constructed.
- Minimum Rear Yard Setback: 20 feet
- Minimum Side yard setback of interior lots: 0 feet
- Maximum Height of structure: 35 feet
- Minimum Building Separation: 6 feet

### 5. Other Provisions to be Considered/Additional Uses and Requirements (if Developed as a Cottage Court)

- A. Each lot shall have access to a mutual Community Courtyard. The Community Courtyard shall be subject to the following requirements:
  - I. Shall be a minimum area of 750 square feet.
  - II. Shall be located adjacent to a public Right-of-Way.
  - III. Shall be maintained by a Homeowner's Association.
  - IV. Shall not be utilized for storage of any kind.
  - V. A site plan shall be submitted for the Community Courtyard.
  - VI. Shall include a paved pathway leading to the primary dwellings. Each primary entrance for each primary dwelling unit shall be oriented toward the Community Courtyard.
  - VII. Shall include at least 75% living landscaping and one canopy tree.
  - VIII. Shall include two of the following amenities:

- a. 50% or more of the Community Courtyard is covered by landscaping entirely comprised of edible vegetation (i.e. fruit trees, plants, groundcover/vines and ornamental grasses, etc.)
- b. A water feature such as a pond or fountain
- c. A shade structure that provides shade for at least one table with four seats
- d. Other amenities as approved by the Planning and Zoning Commission as part of the Site Plan approval process.

B. Vehicle Parking

- I. Minimum parking requirements: Four spaces for per primary dwelling unit, two of which must be enclosed on-site.

C. Landscaping Requirements

- I. A minimum of one (1) Canopy Tree shall be planted per lot.
  - a. Ornamental Trees may be substituted for Canopy Trees at a ratio of two (2) Ornamental Trees for each Canopy Tree.
  - b. Lots directly fronting onto the Community Courtyard are permitted to plant required Canopy Tree within the Community Courtyard Common Area Lot.

D. Architectural Standards

- I. A Façade Plan exhibit, shall be submitted prior to any new construction or exterior changes to a primary residence including the following information:
  - a. Title block including the contact information for the owner and architect, name of the project, address, and corresponding Residential Permit case number;
  - b. Architectural elevations in color; and;
  - c. Table with the following information for each elevation:
    - i. Percentages of exterior finishing materials on each elevation, excluding windows, doors, and trims;
    - ii. Percentages of accent colors on each elevation, including moldings, cornices, canopies, and awnings; and;
  - d. Window details for each window type to demonstrate conformance with fenestration requirements
- II. All new buildings shall be subject to approval by the Historic Preservation Officer, who shall make this determination subject to the following criteria:
  - a. A building should be designed and built in a way that generally aligns with the character of the surrounding neighborhood. The proposed buildings shall have a design that does not replicate existing historic structures within the City of McKinney and should complement the overall character of the surrounding neighborhood by not being intentionally oppositional to the overall neighborhood character.
  - b. New construction should use materials that are compatible with the historical residential structures found in the surrounding neighborhood. This may include lap siding, board & batten, or masonry.

- i. Contemporary interpretations of traditional details are encouraged. For example, contemporary details for porch railings and columns help provide visual interest and help convey the fact that the building is new.
- ii. Alternate Materials may be considered subject to the following criteria:
  - (a) Alternate materials that are similar in character to these traditional materials may be acceptable with appropriate detailing; alternative materials should appear similar in scale, proportion, texture, and finish to those used historically.
  - (b) Alternate materials shall have a proven durability for the regional climate and the situation and aspect of the building; those which merely create the superficial appearance of authentic, durable materials shall be avoided. The applicant shall provide documentation of the durability of any proposed alternate material.
- iii. New construction shall be compatible with the character of the historic district; however, new construction should be differentiated from the old and should not create a false sense of historic development, such as adding historical elements found on other properties.
- c. Roofs in this development shall be gable and hipped roofs with a minimum slope of 3:12.
- d. Architectural details include features such as cornices, brackets, columns, lintels, arches, roof crests, quoins, balustrades, doors, and windows. Window shutters, if included, must be functional rather than simply decorative. All Right-of-Way-facing facades on each residence shall include similar architectural details to those present on the facades facing the Cottage Courtyard.
- e. The rhythm of solids and voids (walls and doors/windows) shall be generally consistent with other nearby residential buildings.
- f. Scale is created by the architectural detailing that relates to the size of a human and by the building mass as it relates to open space. Detailing should be consistent with the size of the building. For example, a small house should not have massive or oversized details and decorations.