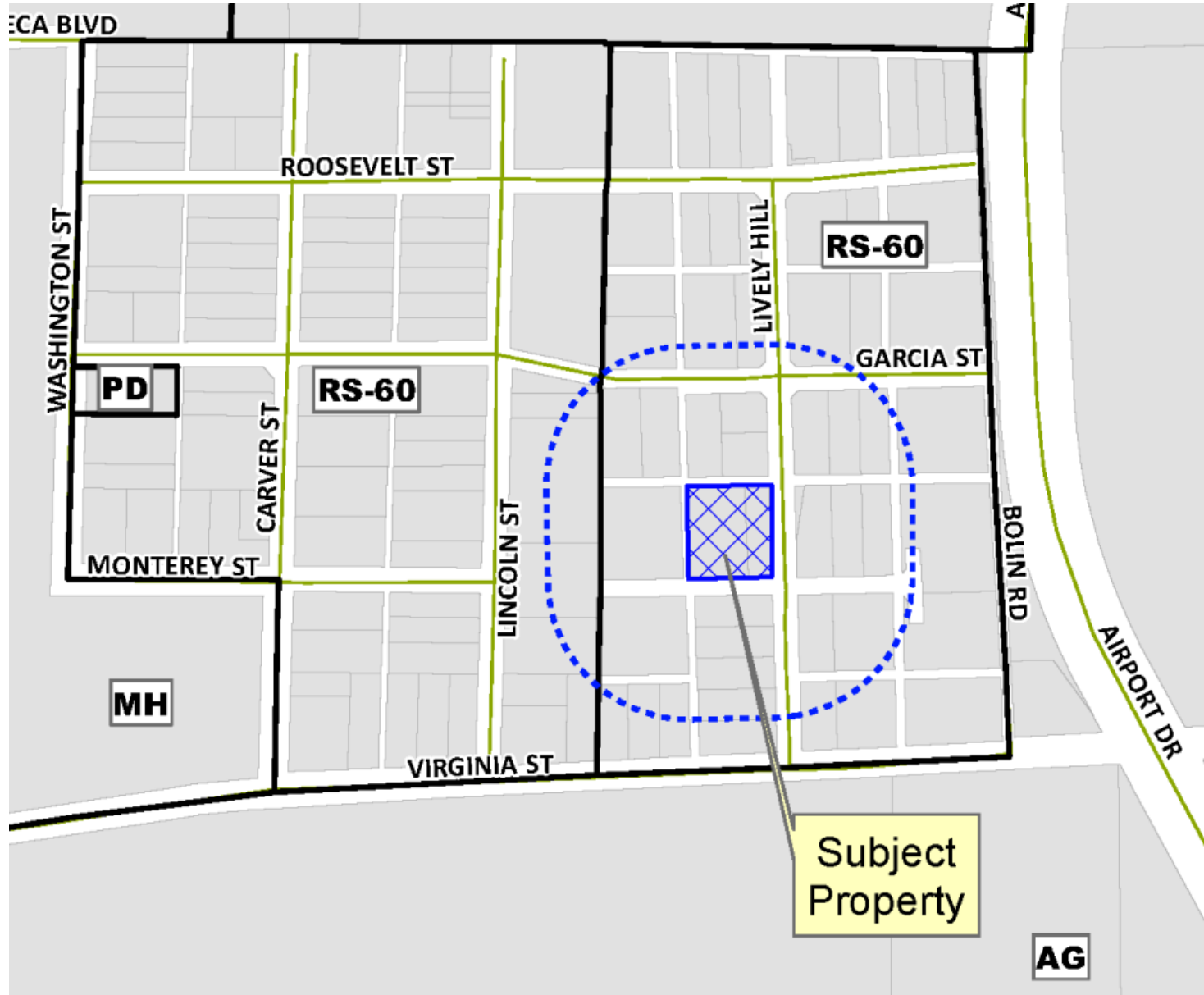


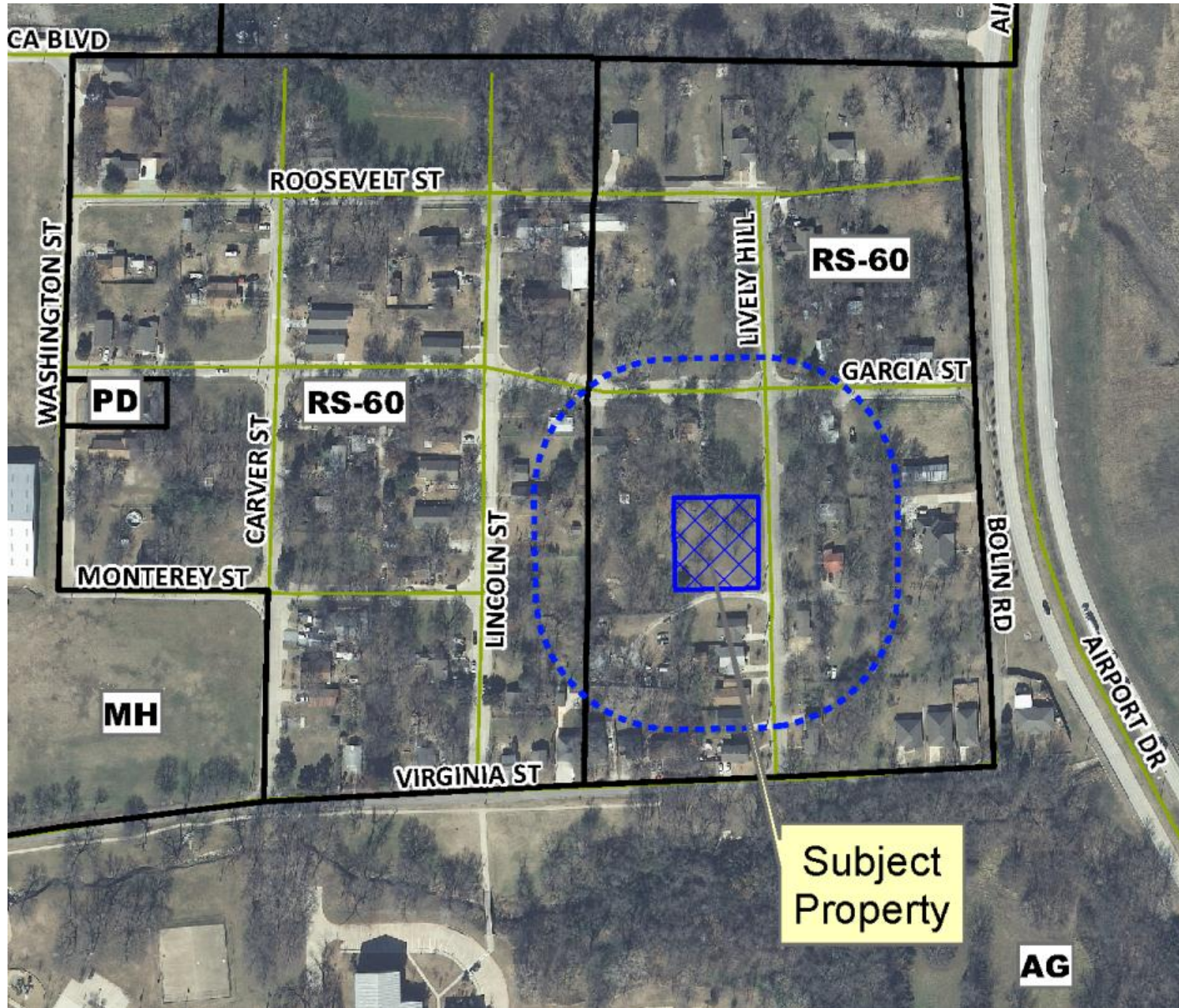
Case No. 12-175Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by North Collin County Habitat for Humanity, for Approval of a Request to Rezone Approximately 0.46 Acres from “RS 60” – Single Family Residence District to “PD” – Planned Development District, Generally to Modify the Development Standards, Located on the Northwest Corner of Lively Hill and Monterey Street

Location Map



Aerial Exhibit



Proposed Zoning Exhibit

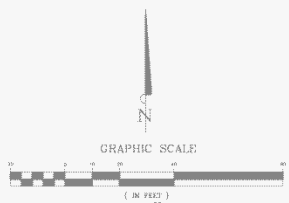
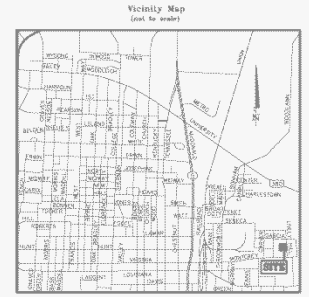


LEGEND

(C.M.) = Controlling Measurement
 (I.F.P.) = Offset from Plot Points
 (M.S.) = 1/2" Iron Rod with Yellow Plastic Cap
 (S.M.C.C.) = Steel Monument
 (D.R.C.C.) = Deed Records, Collin County, Texas
 (M.R.C.C.) = Map Records, Collin County, Texas
 (O.P.R.C.C.) = Official Public Records, Collin County, Texas

LEGEND

(C.M.) Controlling Measurement	(I.F.P.) Offset from Plot Points	(M.S.) 1/2" Iron Rod with Yellow Plastic Cap	(S.M.C.C.) Steel Monument	(D.R.C.C.) Deed Records, Collin County, Texas	(M.R.C.C.) Map Records, Collin County, Texas	(O.P.R.C.C.) Official Public Records, Collin County, Texas
(L.S.) Light Station	(W.V.) Water Valve	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra
(L.S.) Light Station	(W.V.) Water Valve	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra
(L.S.) Light Station	(W.V.) Water Valve	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra
(L.S.) Light Station	(W.V.) Water Valve	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra
(L.S.) Light Station	(W.V.) Water Valve	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra
(L.S.) Light Station	(W.V.) Water Valve	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra
(L.S.) Light Station	(W.V.) Water Valve	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra
(L.S.) Light Station	(W.V.) Water Valve	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra
(L.S.) Light Station	(W.V.) Water Valve	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra	(S.S.) Stationary Sander, Cleopatra



RECORDS AND RECORDS DISCUSSION

WATER VALVE, Stationary Sander, Cleopatra, in the corner of a block of land situated in the Wilson Drive Survey, Addition No. 2748, in the City of McKinney, Collin County, Texas, and being all of Lots 20, 4 and 5, Block 10, of DITTO & HIGHT ADDITION as recorded in Volume 7, Page 43, of the Map Records of Collin County, Texas (W.R.C.C.1), some being all of said blocks of land described by deed in McKinney Habitat for Humanity, Inc. as recorded under document No. 20112209388304, of the Deed Records of Collin County, Texas (D.R.C.C.1), said deed having more particularly described as follows:

BOUNDARY is a 1/2" iron rod with a white plastic cap stamped "M.S. 5082" set (Ditto) other referred to as a capped iron rod set at the intersection of said westerly monumented line of Lively Hill with the northerly monumented line of Monterey Street, said corner also being in the southerly line of said Lot 5.

TRINCH North 87°00'00" East, along the northerly monumented line of said Monterey Street, a distance of 134.00' to a capped iron rod set at the intersection of said northerly monumented line of Monterey Street and the easterly monumented line of Lot 12. Any right-of-way, said corner also being the southerly corner of said Lot 3.

TRINCH North 03°00'00" East, along said easterly monumented line of said 1/2" Alley right-of-way, same being the westerly line of said Lot 3, a distance of 148.00' to a capped iron rod set at the intersection of said 1/2" Alley right-of-way and the southerly monumented line of Lot 12. Any right-of-way, said corner also being the northerly corner of said Lot 3.

TRINCH North 87°00'00" East, along the southerly line of said 1/2" Alley right-of-way, same being the northerly line of said Lot 3, a distance of 132.00' to a capped iron rod set at the intersection of said 1/2" Alley right-of-way and the aforementioned easterly monumented line of Lively Hill.

TRINCH South 87°00'00" East, along said westerly monumented line of Lively Hill, a distance of 146.00' to the POINT OF BEGINNING one consisting 0.461 acres of land more or less.

Notes:

- The surveyor has relied on the subject deed shown herein with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions, or rights-of-way has been performed by the surveyor.
- Contours are based on the northerly line of Lot 10, Block 1, of the AMENDING PLAN OF DITTO & HIGHT ADDITION, as recorded in Volume 7, Page 746, of the Map Records of Collin County, Texas, said line being the southerly monumented line of Monterey Street.

Surveyor
 MICHAEL R. ARTHUR
 Registered Professional Land Surveyor
 2002, Collin County, Texas
 McKinney, Texas 75069

Surveyor
 North Texas Surveying, LLC
 1515 South McDowell St., Suite 110
 McKinney, Texas 75069
 (469) 424-2074
 www.northtexasurveying.com



ZONING EXHIBIT
 0.461 Acres
 All of Lots 3-5, Block 3
 DITTO & HIGHT ADDITION
 City of McKinney,
 Collin County, Texas

North Texas Surveying, L.L.C.
 Registered Professional Land Surveyors
 1515 South McDowell St., Suite 110
 McKinney, Texas 75069
 Ph. (469) 424-2074 Fax: (469) 424-1997
 www.northtexasurveying.com

Surveyor's Certification:
 This survey was completed without the benefit of a current site plan or other information.
 I, Michael R. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plot hereon represents an actual survey made on the ground and that the lines and dimensions shown on the same to the best of my knowledge, belief and no other conflicts, being based on the lines of this survey, except as shown.

Staff Recommendation

Staff recommends approval of the proposed rezoning request as outlined in the Staff Report