

..Title

Request by Applicant James West, representing Owners Susan and Eugene Johnson, to Consider/Discuss/Act on a Variance request to allow a 10' rear yard setback to the zoning ordinance requirement of 20' rear setback and to allow a 13' side at corner setback to the zoning ordinance requirement of 20' side at corner setback, for the property located at 617 W. Hunt Street, Lot 579B of the McKinney Outlets, shown as Abstract No. 88, T.T. Bradley Survey, **an addition to the City of McKinney, Texas.**

..Summary

BOARD OF ADJUSTMENT CASE NUMBER: BOA 21-01

MEETING DATE: March 10, 2021

DEPARTMENT: Development Services - Building Inspections

CONTACT: Rick Herzberger, Chief Building Official

RECOMMENDED BOARD ACTION: Consider this variance request based on the applicant statement on the BOA application.

ZONING: RD-30 with Traditional McKinney Neighborhood (TMN) overlay designation.

EXISTING CONDITIONS: This is a non-conforming corner lot, per depth of lot less than 100'

ITEM SUMMARY: The applicant/owner desires to construct a single-family home on this existing lot, yet due to some lot non-conformity concerns, a variance is requested for consideration by the Board. The placement of the structure meets the front setback of 20' but the rear setback of 20' restricts the placement of the structure, thus a request for 10' rear setback.

Since this is a corner lot with double frontage street access, the side setback of 20' restricts the placement of the structure, thus a request of a 13' setback from the side at corner. The intent in the zoning ordinance for a side at corner 20' setback, as opposed to a 15' setback, is to recognize the setbacks on structures facing this side street. A GIS rendering of these other 4 structures (204-210 Bradley) facing the side street is provided and shows the varied front setbacks. The input of the 200' property owners should be reviewed to determine if such variance will not seriously affect the adjoining property or the general welfare.

VARIANCE REQUESTED:

| ZONING ORDINANCE REQUIREMENTS | REQUESTED SETBACK | VARIANCE |
|--|-------------------|-------------|
| Rear Yard Setback – 20' setback | 10' setback | 10' setback |
| Side at double frontage corner lot – 20' setback | 13' setback | 7' setback |

APPLICANT'S BASIS FOR VARIANCE: See description on the application.

PUBLIC SUPPORT/OPPOSITION OF REQUEST:

To date, no letters of support and no letters of opposition have been submitted.

BOARD AUTHORITY:

Variances. The board shall have the power to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done, including the following:

1. Permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare; and
2. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this chapter relating to the construction or alterations of buildings or structures will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of this chapter as are in harmony with its general purpose and intent, but only when the board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the zoning ordinance as established by this chapter, and at the same time, the surrounding property will be properly protected.

BUILDING OFFICIAL STATEMENT:

The request has been field validated and I agree that the Board has the implied authority to consider this Variance by the Applicant/Owner

SUPPORTING MATERIALS:

- Board of Adjustment Application
- BOA Locator Map
- GIS map of Bradley houses and setbacks
- Zoning Exhibit
- Survey and Survey Site Plan
- COA from Historic preservation
- Newspaper notice and 200' notice

ACTION:

Approved

Denied

Tabled



BOARD OF ADJUSTMENT APPLICATION

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

APPEAL
 SPECIAL EXCEPTION
 VARIANCE
 TODAY'S DATE: 2-22-2021

****CONTACT INFORMATION****

PROPERTY LOCATION (Street Address): 617 w. Hunt Street

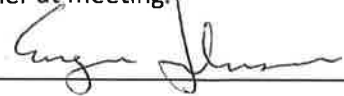
Subdivision: McKinney Outlets Lot: 579 B Block: Abstract 88 T.T. Bradley Survey

Property Owner: Susan and Eugene Johnson McKinney Texas Texas 70569
 (Name) (Address) (City, State, & Zip Code)

Gejo2@pm.me
(Email)

(Phone) 214 226 8359

Property Owner is giving James West authority to represent him/her at meeting.
 (Applicant Name)

Property Owner Printed Name: Eugene Johnson Property Owner Signature: 

Applicant: James West, Architect P.O. Box 806 McKinney Texas 75070
 (Name) (Address) (City, State, & Zip Code)
Tao75070@tx.rr.com 214 675 1559
 (Email) (Phone)

Please list types requested:

| Description | Ordinance Requirements | Requested Dimensions | Variance from Ordinance |
|----------------|------------------------|----------------------|-------------------------|
| Lot Size | | | |
| Lot Width | | | |
| Lot Depth | | | |
| Side Yard | | | |
| Side Yard | | | |
| Side at Corner | 20' minimum | 13' minimum | 7' |
| Front Yard | | | |
| Rear Yard | 20' minimum | 10' minimum | 10' |
| Driveway | | | |
| Other | | | |

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -

SPECIAL EXCEPTION -

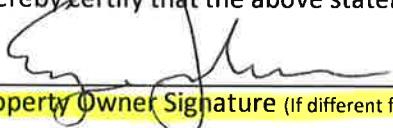
VARIANCE -

The lot depth minimum is less than 100' (94.2' per survey) and we feel like this non-conforming lot depth warrants a variance consideration of 10' to allow us to place the structure on the lot and meet the minimum 20' front setback.

The side at corner with double frontage requires a 20' side setback. Even though the lot width is conforming, we feel like a 13' side at corner setback will meet the structures facing N. Bradley and will not seriously affect any adjoining property or the general welfare. Please see the block site example showing the Bradley street house and setbacks. The front corner of the house will be 13'3" from the side at corner property line and the back corner of the house will be 14'3" from the side at corner property line. The requested 13' side at corner setback will compensate for any final survey related placement of the house while recognizing the other side setback of 7' to the property line. The survey shows an irregular shape due to this being a corner lot.

Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.



Property Owner Signature (If different from Applicant)

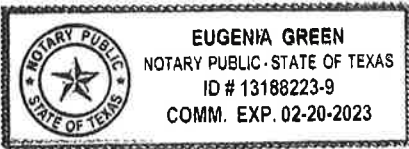

Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 22nd day of February, 20 21


Notary Public



(seal) My Commission expires: 02/22/23

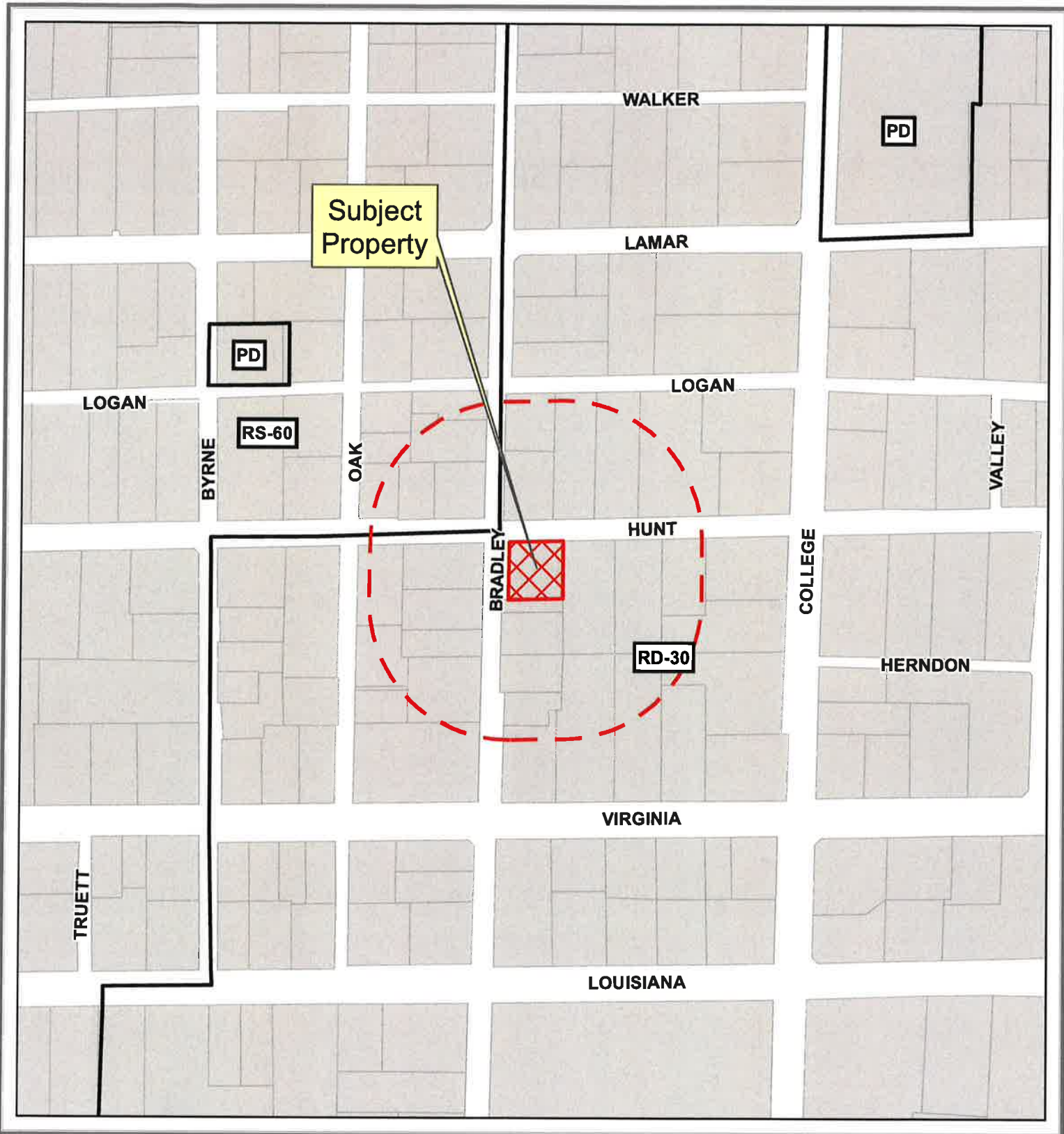
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*****OFFICE USE ONLY*****

Seeking an appeal or variance in accordance with Section 146-165, McKinney Zoning Ordinance

BOA Number: _____ **TOTAL FEE DUE:** \$50.00 (non-refundable)

Received by: _____ Signature: _____ Date: _____



Subject Property

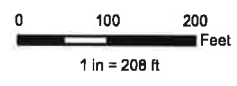


Vicinity Map

Board of Adjustments Map

617 W HUNT ST

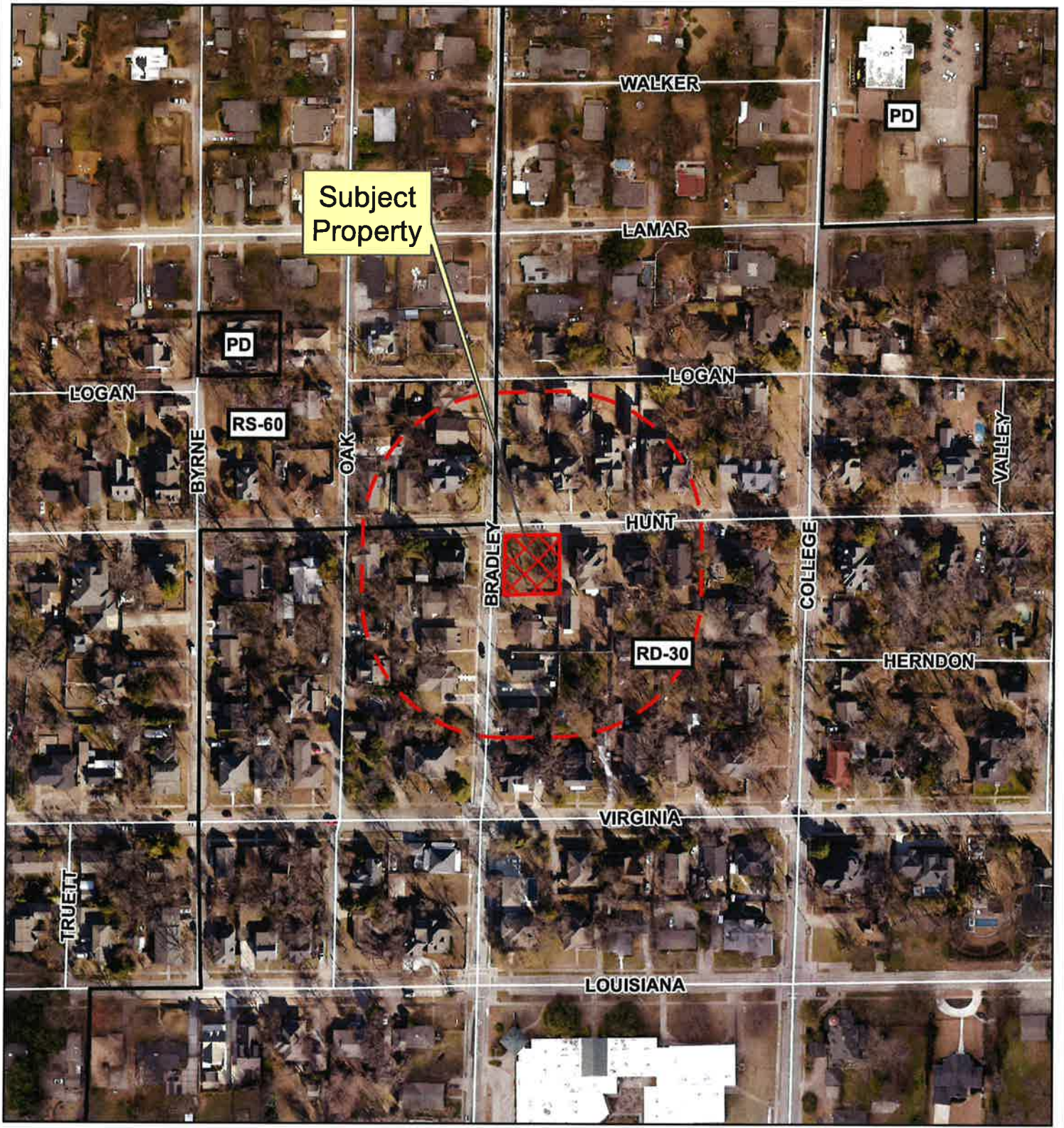
--- 200' Buffer



Source: City of McKinney GIS
Date: 2/23/2021

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.

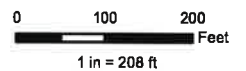




Board of Adjustments Map

617 W HUNT ST

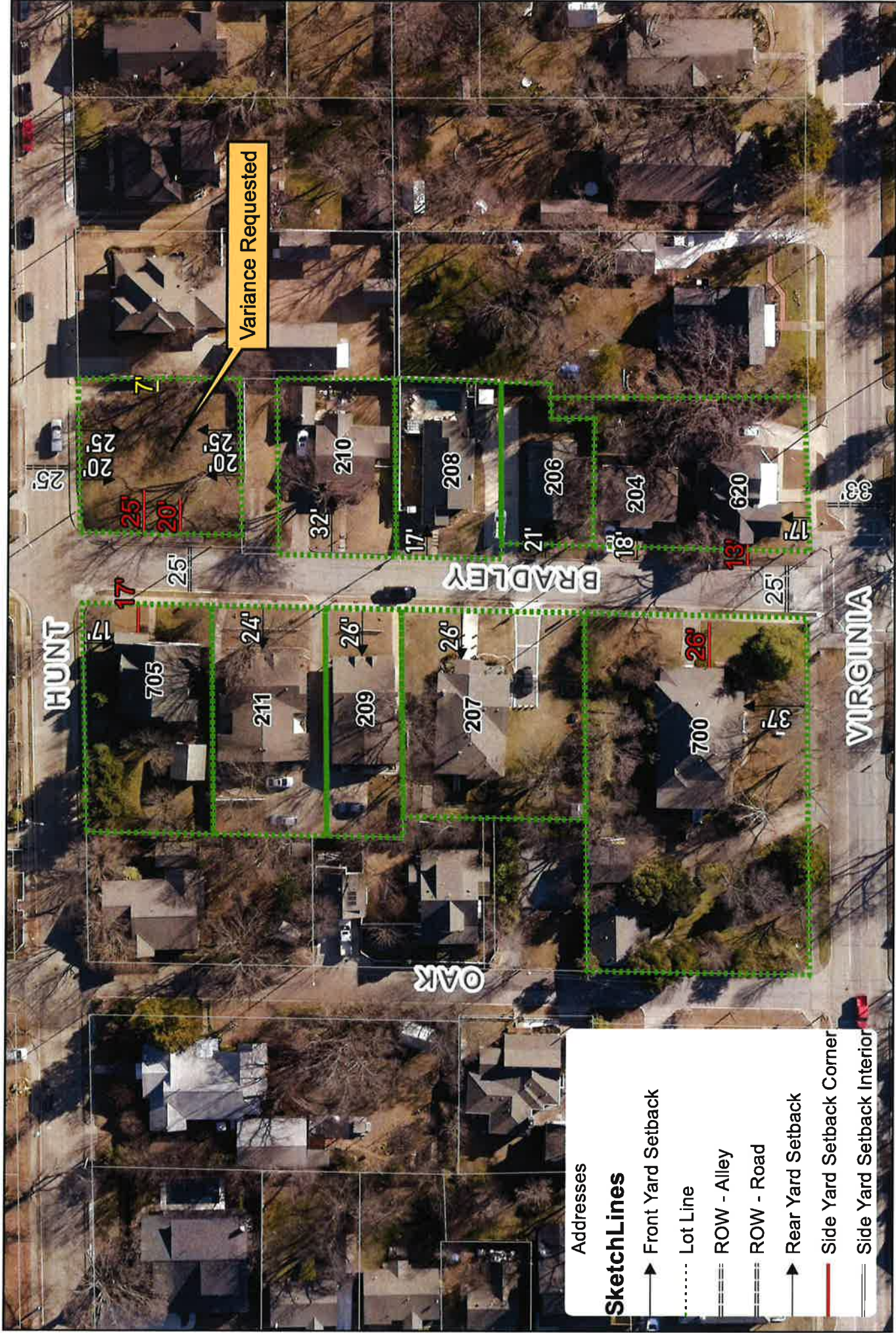
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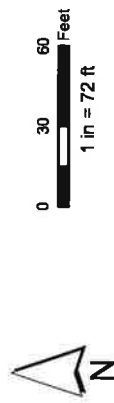


Variance Requested

Addresses

SketchLines

- Front Yard Setback
- Lot Line
- ==== ROW - Alley
- ==== ROW - Road
- Rear Yard Setback
- Side Yard Setback Corner
- Side Yard Setback Interior



Board of Adjustment

617 W Hunt St

Source: McKinney GIS
 Date: 2/23/2021

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Meets and Bounds Description: (0.189 Acres)

Being a tract of land, situated in the T. T. Bradley Survey, Abstract No. 86, in the City of McKinney, Collin County, Texas, and being all of that tract of land, described by deed to Susan Johnson and Eugene Johnson, as recorded under Document No. 20181015001296880, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a point for corner, at the intersection of the southerly monumented line of W. Hunt Street, and the easterly monumented line of N. Bradley Street, some being the northeasterly corner of said Johnson tract, from which an "X" cut in concrete found, bears South 89°50'13" West, a distance of 0.67';

THENCE North 88°44'10" East, along the southerly monumented line of W. Hunt Street, some being the northerly line of said Johnson tract, a distance of 87.28' to an "X" cut in concrete found for the northeasterly corner of said Johnson tract, some being the northwesterly corner of a tract of land, described by deed to Paul Rearden and wife, Deanna Rearden, as recorded under Document No. 20180525000640600, O.P.R.C.C.T.;

THENCE South 01°22'11" West, along the common line between said Johnson and Rearden tracts, a distance of 94.26' to a point for corner, being the southeasterly corner of said Johnson tract, some being the northeasterly corner of a tract of land, described by deed to Robert Arthur Blakey and wife, Susan Elaine Blakey, as recorded in Volume 4994, Page 4538, of the Deed Records, Collin County, Texas (D.R.C.C.T.), from which a 1/2" iron rod with a plastic cap stamped "LONE STAR" found, bears North 89°06'43" East, a distance of 0.34';

THENCE South 89°06'43" West, along the common line between said Johnson and Blakey tracts, a distance of 88.20' to a 1/2" iron rod with plastic cap stamped "LONE STAR" found for the southwesterly corner of said Johnson tract, some being the northwesterly corner of said Blakey tract, said corner also being in the easterly monumented line of N. Bradley Street;

THENCE North 01°59'50" East, along the easterly monumented line of said N. Bradley Street, some being the westerly line of said Johnson tract, a distance of 93.73' to the **POINT OF BEGINNING** and containing 0.238 square feet or 0.189 acres of land, more or less.

ABBREVIATIONS

- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "RPLS 5686" set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

SYMBOLS LEGEND

| | | | |
|--|------------------|-------|--------------------------|
| | Wire Fence | D4 WV | Water Valve |
| | Wood Fence | W M | Water Meter |
| | Chain Link Fence | FH | Fire Hydrant |
| | Concrete | CV | Irrigation Control Valve |
| | Asphalt | SSM | Sanitary Sewer Cleanout |
| | Light Standard | SDM | Sanitary Sewer Manhole |
| | Guy Wire/Anchor | SDM | Storm Drain Manhole |
| | Utility Pole | GM | Gas Meter |
| | Overhead Wires | OV | Gas Valve |

General Notes:

1. According to the Flood Insurance Rate Map of the City of McKinney, Collin County, Texas, Map No. 48065002804, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
2. The surveyor has relied on the herein described subject dead with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Bearings are based on the City of McKinney GPS Monument No(s). 40, 43 and 44 (surface distances shown). Grid to Surface conversion factor is 0.999844927, at base point 0,0.

Surveyor's Certification:

This survey was completed without the benefit of a current title commitment. I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category I-A, Condition II, Survey.

617 West Hunt Street
TOPOGRAPHIC SURVEY
 0.189 ACRES
T.T. BRADLEY SURVEY
 ABSTRACT NO. 88
 CITY OF MCKINNEY,
 COLLIN COUNTY, TEXAS



North Texas
 Surveying, L.L.C.

Registered Professional Land Surveyors

1010 West University
 McKinney, Tx. 75069
 Ph. (469) 424-2074 Fax: (469) 424-1977
 www.northtexasurveying.com
 Firm Registration No. 10074200

BOARD OF ADJUSTMENT CASE PACKET CHECKLIST – PLANNING & ZONING

BOA MEETING DATE: _____

PROPERTY ADDRESS: 617 W. Hunt BOA CASE# _____

• APPLICATION/FOLDER RECEIVED: DATE _____ BY _____

• FOLDER FORWARD TO PLANNING & ZONING: DATE _____ BY _____

• HISTORIC DISTRICT REVIEW / APPROVAL: DATE _____ BY _____

○ IN HISTORIC DISTRICT: YES YES NO _____

○ REQUIREMENTS/NOTES: _____

• PLANNING & ZONING REVIEW/APPROVAL: DATE _____ BY _____

○ SITE PLAN/PLAT VERIFIED: DATE 2/3/2021 BY KMcCutcheon

○ NOTES: MCKINNEY OUTLOTS, LOT 579B

• IS PROPERTY IN TMN: YES YES NO _____ DATE _____ BY _____

• ZONING ORDINANCE (REGULATIONS)/MCKINNEY MUNICIPAL CODE VERIFIED: DATE _____ BY _____

○ NOTES: _____

○ ZONING DISTRICT VERIFIED: DISTRICT RD-30 DATE 2/3/2021 BY KMcCutcheon

• SETBACKS (SCHEDULE OF SPACE LIMITS): DATE 2/3/2021 BY KMcCutcheon

○ LOT SIZE/AREA: MINIMUM 5000 ft TMN (IF APPLICABLE) MINIMUM (80%) = 4000 ft

○ LOT WIDTH: MINIMUM 50 ft TMN (IF APPLICABLE) MINIMUM (90%) = 45 ft

○ LOT DEPTH: MINIMUM 100 ft TMN (IF APPLICABLE) MINIMUM (90%) = 90 ft

○ FRONT YARD: MINIMUM 25 ft TMN (IF APPLICABLE) MINIMUM (80%) = 20 ft

○ DOUBLE FRONT YARD (IF APPLICABLE): MINIMUM 25 ft TMN (IF APPLICABLE) MINIMUM (80%) = 20 ft

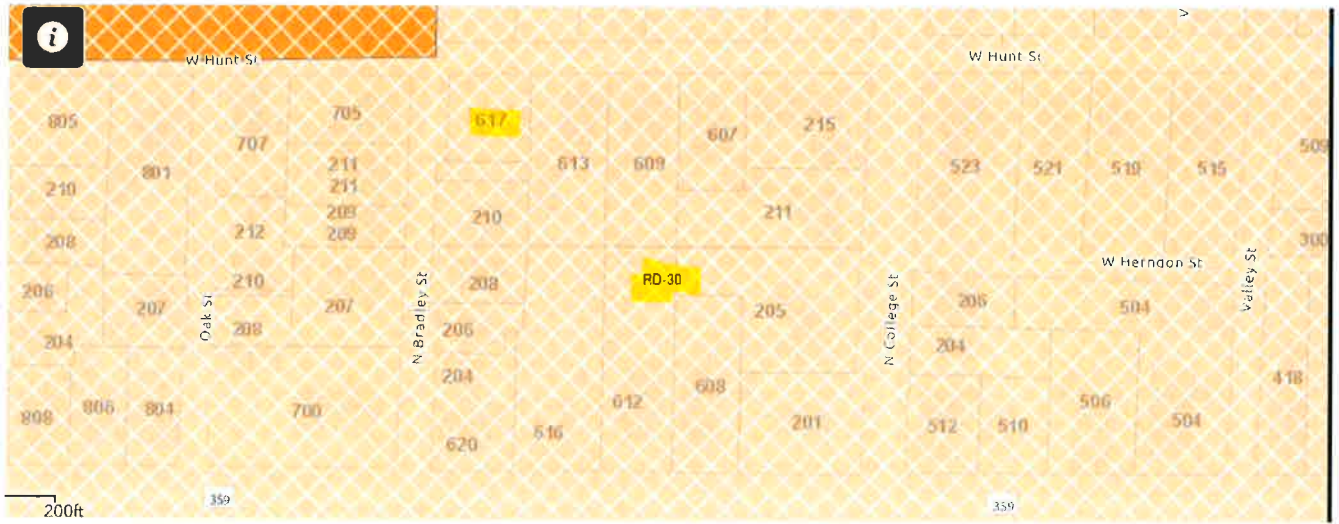
○ REAR YARD: MINIMUM 25 ft TMN (IF APPLICABLE) MINIMUM (80%) = 20 ft

○ SIDE YARD: MINIMUM 7 ft TMN (IF APPLICABLE) MINIMUM no reduction 7'

○ SIDE YARD OF INTERIOR LOT: MINIMUM 7 ft TMN (IF APPLICABLE) MINIMUM no reduction 7'

- SIDE YARD OF CORNER LOT: MINIMUM NA TMN (IF APPLICABLE) MINIMUM (80%)
- DOUBLE SIDE YARD OF CORNER LOT (IF APPLICABLE): MINIMUM 25 TMN (IF APPLICABLE) MINIMUM (80%) = 20
- DRIVEWAY: MINIMUM _____ TMN (IF APPLICABLE) MINIMUM _____
- ALLEY VERIFIED: DATE _____ BY _____
 - ABANDONED YES _____ NO NO
 - REQUIREMENTS/NOTES _____
- OTHER (SQUARE FOOTAGE): MINIMUM _____ TMN (IF APPLICABLE) MINIMUM _____
- ZONING MAP INCLUDED: DATE _____ BY _____
- FINAL COMPLETED DATE AND RETURNED TO BUILDING INSPECTIONS: DATE _____ BY _____

617 W. Hunt



ZONING REGULATIONS

App. F, § F-1

APPENDIX F. SCHEDULES

Section F-1. Schedule of space limits.

| Zoning District | Space Limits | | | | | | | | | | |
|-----------------|------------------------|-------------------|-------------------|----------------------------|---------------------------|--|--|-----------------------------|----------------------|--------------------------|---|
| | Minimum lot area | Minimum lot width | Minimum lot depth | Minimum front yard setback | Minimum rear yard setback | Minimum side yard setback of interior lots | Minimum side yard setback of corner lots | Maximum height of structure | Maximum lot coverage | Maximum Floor Area Ratio | Maximum density (dwelling units per gross acre) |
| AG | 10 acre | 150' | n/a | 35' | 35' | 20' | 25' | 35' | n/a | n/a | n/a |
| RED-1 | 1 acre | 150' | 150' | 35' | 35' | 20' | 35' | 35' | n/a | n/a | 1.0 |
| RED-2 | 2 acre | 200' | 200' | 50' | 50' | 30' | 50' | 35' | n/a | n/a | 0.5 |
| RS 120 | 12,000 sq. ft. | 80' | 120' | 30' | 25' | 10' | 15' | 35' | n/a | n/a | 3.5 |
| RS 84 | 8,400 sq. ft. | 70' | 110' | 25' | 25' | 10' | 15' | 35' | n/a | n/a | 5.0 |
| RS 72 | 7,200 sq. ft. | 60' | 100' | 25' | 25' | 6' | 15' | 35' | n/a | n/a | 6.0 |
| RS 60 | 6,000 sq. ft. | 50' | 100' | 25' | 25' | 5' | 15' | 35' | n/a | n/a | 7.0 |
| RS 45 | 4,500 sq. ft. | 40' | 100' | 20' | 20' | (1) | 15' | 35' | n/a | n/a | 8.0 |
| RD 30 | (1) | 50' | 100' | 25' | 25' | 7' | 15' | 35' | n/a | n/a | 14.5 |
| RG 27 | 2,700 sq. ft. | 25' | 100' | 20' | 20' | (1) | 15' | 35' | n/a | n/a | 14.5 |
| RG 25 | (1) | 50' | 100' | 25' | 25' | 7' | 25' | 35' | n/a | n/a | 17.0 |
| RG 15 (18) | (1) | (1) | (1) | (1) | (1) | (1) | (1) | (1) | 50% | (1) | (1) |
| MF-1 | 3,600 sq. ft. per unit | 60' | 100' | 35' | (1) | (1) | 35' | 35' (2 stories) | 50% | n/a | 12.0 |
| MF-2 | 2,700 sq. ft. per unit | 60' | 100' | 35' | (1) | (1) | 35' | 35' (2 stories) | 50% | n/a | 16.0 |
| MF-3 | 2,100 sq. ft. per unit | 60' | 100' | 35' | (1) | (1) | 35' | 35' (2 stories) | 50% | n/a | 20.0 |
| MP | (1) | (1) | (1) | (1) | (1) | (1) | (1) | 35' | n/a | n/a | 8.0 |
| NC | 7,000 sq. ft. | 60' | 100' | 25' | (1) | (1) | 25' | 35' | 40% | 0.4 : 1.0 | n/a |
| BN | 7,500 sq. ft. | 50' | (1) | 25' | 20' | (1) | (1) | 35' | 70% | 0.6 : 1.0 | n/a |
| BG | (1) | (1) | (1) | (1) | 10' | (1) | 15' | 45' | 95% | 2.0 : 1.0 | n/a |
| C | 0' | 0' | 0' | 25' | (1) | (1) | 15' | 55' | 50% | 1.0 : 1.25 | n/a |
| O-1 | 7,000 sq. ft. | 60' | 100' | 25' | (1) | (1) | 25' | 35' | 50% | 0.5 : 1.0 | n/a |
| O | 0' | 0' | 0' | 50' | (1) | (1) | (1) | (1) | 50% | 1.0 : 1.0 | n/a |
| BC | 10,000 sq. ft. | 80' | 100' | 25' | (1) | (1) | 25' | 45' | 70% | 1.0 : 1.0 | n/a |
| ML | (1) | 50' | 0' | 25' | 0' | 0' | 20' | (1) | 75% | 1.0 : 1.0 | n/a |
| MH | (1) | 50' | 0' | 20' | 0' | 0' | 10' | (1) | 50% | 1.0 : 1.0 | n/a |
| AP | 0' | 0' | 0' | 25' | (1) | (1) | 15' | 45' | n/a | n/a | n/a |
| GC | (1) | (1) | (1) | (1) | (1) | (1) | (1) | (1) | (1) | 12.0 : 1.0 | (1) |
| PD | (2) | (2) | (2) | (2) | (2) | (2) | (2) | (2) | (2) | (2) | (2) |
| MTC | (1) | (1) | (1) | (1) | (1) | (1) | (1) | (1) | (1) | (1) | (1) |
| SF12 | 12,000 sq. ft. | 80' | 120' | 25' (3) | 20' | 10' | 20' | 35' | n/a | n/a | 3.2 (5) |
| SF16 | 10,000 sq. ft. | 70' | 110' | 25' (3) | 20' | 10' | 20' | 35' | n/a | n/a | 3.2 (5) |
| SF8 | 8,000 sq. ft. | 60' | 100' | 20' (3) | 15' (7) | 7' | 15' (7) | 35' | n/a | n/a | 3.2 (5) |
| SF7.2 | 7,200 sq. ft. | 50' | 90' | 20' (3) | 15' (7) | 5' | 15' (7) | 35' | n/a | n/a | 3.2 (5) |
| SF5 | 5,000 sq. ft. (4) | 40' (6) | 80' | 20' (3) | 15' (7) | 0' (10) | 15' (7) | 35' | n/a | n/a | 3.2 (5) |
| DR (9) | 6,000 sq. ft. | 40' (6) | 80' | 20' | 15' (7) | 5' | 15' (7) | 35' | n/a | n/a | 6.4 |
| TH (9) | 2,700 sq. ft. | 25' (6) | 80' | 20' | 15' (7) | 10' between buildings | 15' (7) | 35' | n/a | n/a | 8.0 (1) |
| SO | 10,000 sq. ft. | 50' | 50' | 20' | 0' | 0' | n/a | 35' | 70% | n/a | n/a |

| Zoning District | Space Limits | | | | | | | | | | |
|-----------------|------------------|-------------------|-------------------|----------------------------|---------------------------|--|--|-----------------------------|----------------------|--------------------------|---|
| | Minimum lot area | Minimum lot width | Minimum lot depth | Minimum front yard setback | Minimum rear yard setback | Minimum side yard setback of interior lots | Minimum side yard setback of corner lots | Maximum height of structure | Maximum lot coverage | Maximum Floor Area Ratio | Maximum density (dwelling units per gross acre) |
| RO | 10,000 sq. ft. | 50' | 50' | 20' | 0' | 0' | n/a | 55' (8) | 90% | n/a | n/a |
| C1 | 7,500 sq. ft. | 50' | 50' | 20' | 0' | 0' | n/a | 35' | 50% | n/a | n/a |
| C2 | 10,000 sq. ft. | 50' | 50' | 20' | 0' | 0' | n/a | 45' | 70% | n/a | n/a |
| C3 | 10,000 sq. ft. | 50' | 50' | 20' | 0' | 0' | n/a | 55' (8) | 90% | n/a | n/a |
| LI | 10,000 sq. ft. | 50' | 50' | 20' | 0' | 0' | n/a | 45' (8) | 70% | n/a | n/a |
| HI | 10,000 sq. ft. | 50' | 50' | 20' | 0' | 0' | n/a | 55' (8) | 90% | n/a | n/a |

Notes:

- (1) See district regulations.
 - (2) Established by ordinance.
 - (3) A ten-foot encroachment zone shall be permitted between the building setback and the property line within which porches, patios, and similar structures may be constructed. For the purposes of this section, porches and patios shall mean covered, open air recreation spaces which may or may not feature railings and/or low walls (approximately 30" to 40" in height as measured from the finished floor level of the space) to create a sense of enclosure. Covered, open air spaces that feature floor to ceiling walls with or without windows or other openings (example: sun rooms, sun porch, solarium, greenhouse) shall not constitute a porch or patio. The placement of sidewalks and/or steps leading to a porch, patio or similar structure shall not be regulated by this section.
 - (4) The mean and median lot size for the neighborhood shall be a minimum of 7,200 square feet.
 - (5) The density may be increased to 3.4 dwelling units per acre if the "design for density" criteria outlined in the city's comprehensive plan are satisfied.
 - (6) Garages that are accessed from the front of a lot with a width of less than 50 feet shall not be permitted. Garages for these lots (< 50' wide) shall be accessed via alleys adjacent to the rear of the lot. A driveway with a minimum depth of 20 feet shall be provided in front of the rear-entry garage door.
 - (7) Rear or corner side-entry garages shall adhere to a 20' building setback in order to accommodate a 20' driveway between the garage door and the alley or street right-of-way.
 - (8) The maximum building height may be increased to a maximum height of 75 feet if each building setback is increased by two feet for every foot of increased building height. The maximum building height may be increased to a maximum height of 180 feet if each building setback is increased by two feet for every foot of increased building height and a property zoned or used for residential purposes is not located within 1,000 feet of the subject property.
 - (9) If detached single family residential uses are constructed within this zoning district, said uses shall adhere to the space limits governing the "SF5" - Single Family Residential district.
 - (10) A minimum building separation of ten feet shall be maintained between dwelling units. If a zero-lot line product is to be constructed, the desired zero lot line side of each lot indented to accommodate such a residential product shall be indicated on an approved record plat, minor plat, minor replat, or amending plat which shall be filed for record with the Collin county clerk's office.
- The following is a legend for interpreting the applicability of the various zoning districts:

| |
|---|
| These zoning districts were created on March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts. |
| These zoning districts were established prior to March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts. |
| These zoning districts were established prior to March 4, 2014. No properties may be zoned/rezoned to these districts after July 1, 2014. |

- For a listing of a specific "PD" - Planned Development District's applicable space limits, please contact the City of McKinney's Planning Department.

(Ord. No. 1270, app. A, 12-15-1981; Ord. No. 1810, pt. III, § 1, 9-20-1988; Ord. No. 93-11-39, § 1, 11-2-1993; Ord. No. 94-08-26, § 3(D), 8-16-1994; Ord. No. 97-11-61, § 1, 11-18-1997; Ord. No. 2000-01-03, § 1V, 1-4-2000; Ord. No. 2000-05-028, § 1E, 5-2-2000; Ord. No. 2000-08-59, § 1B, 8-15-2000; Ord. No. 2002-08-084, § I.75, 8-20-2002; Ord. No. 2004-12-124, § I, 12-15-2004; Ord. No. 2006-10-121, § IX, 10-17-2006; Ord. No. 2010-12-053, § 32, 12-7-2010; Ord. No. 2012-11-056, § 45, 11-5-2012; Ord. No. 2013-04-033, § 4, 4-2-2013; Ord. No. 2013-04-044, § 21, 4-22-2013; Ord. No. 2014-03-018, § 21, 3-4-2014)

Survey Site Plan

N. Bradley Street

N88°44'10"E 87.28'

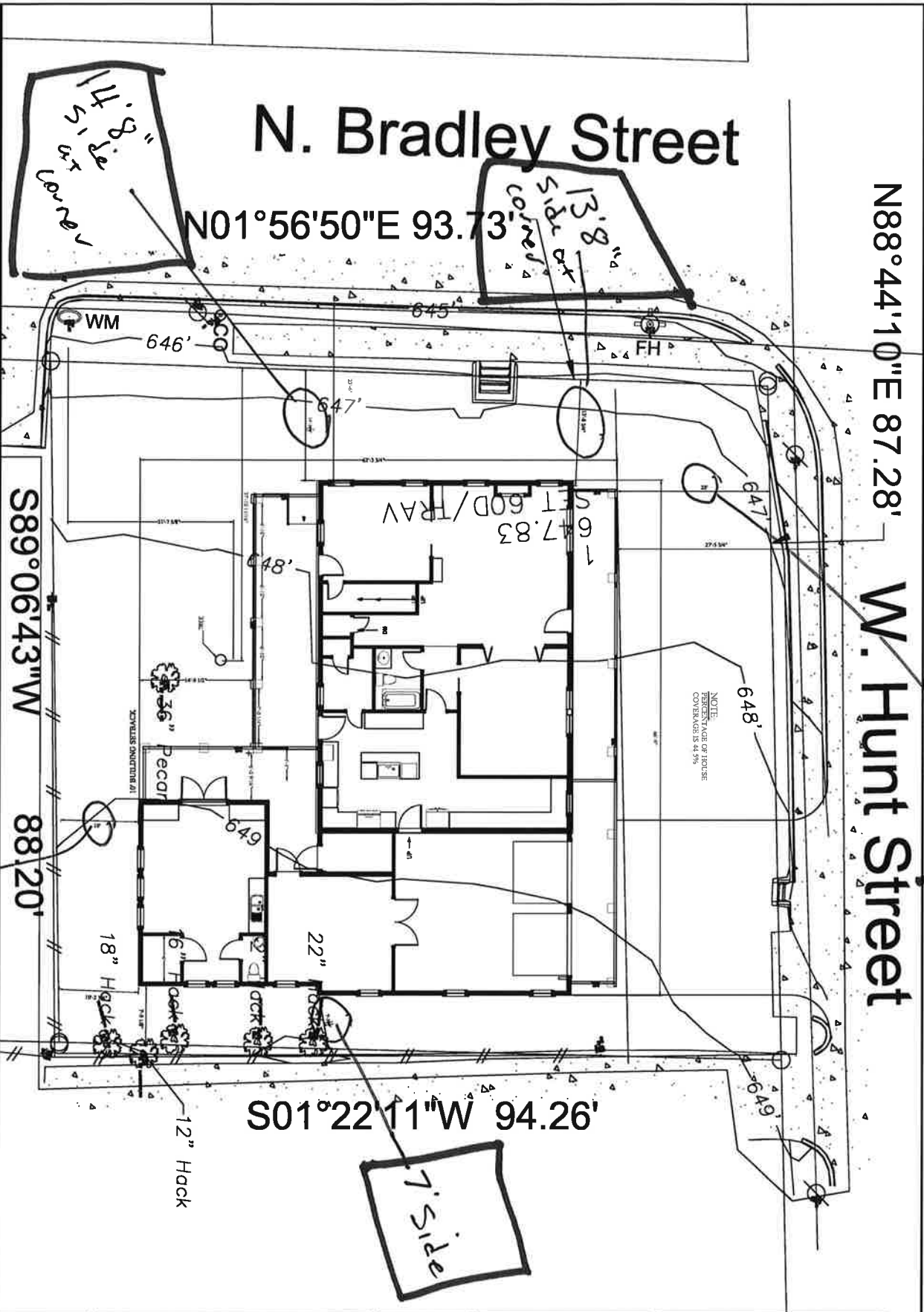
W. Hunt Street

N01°56'50"E 93.73'

S89°06'43"W

88.20'

S01°22'11"W 94.26'



10' Rear

20' front

7' side

C-1

A CUSTOM RESIDENCE FOR:
GENE JOHNSON

SITE PLAN

SCALE: N.T.S.

DATE: 11/13/13

DRAWN BY: [illegible]

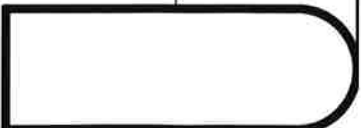
CHECKED BY: [illegible]

DATE: 11/13/13

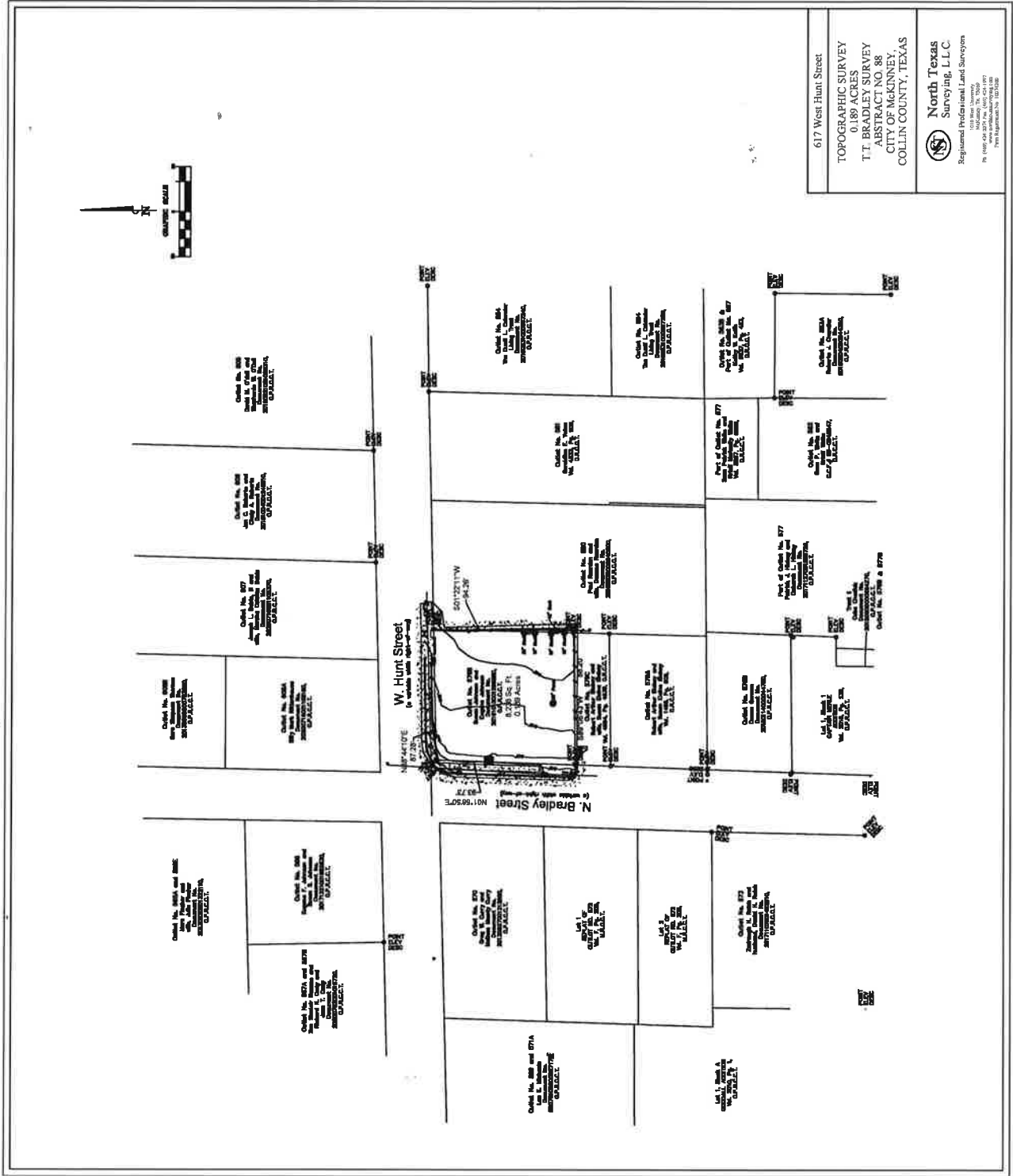
H & H
 DRAFTING AND DESIGN

365 W. WOODARD SUITE #1125
 DENVER, TEXAS 79020

OFFICE: (903) 443-9770 FAX: (903) 443-3613



— Survey —





January 22, 2021

James West
T.A.C. Texas Architectural Collaborative
P.O. Box 806
McKinney, Texas 75070

RE:2021 – 004COA Request by James West, architect, for Approval of a Certificate of Appropriateness to Construct a Residence at 617 West Hunt Street.

Dear Mr. West:

This letter shall serve as approval of a Certificate of Appropriateness, for the property located at 617 West Hunt Street, to construct a residence. This approval letter is one of the requirements used to obtain a permit from the Building Permits/Inspections Department. The approval is conditioned as follows:

The applicant shall be allowed to demolish the residence based on the written Inspector's report that was received by the Historic Preservation Officer on January 21, 2021 and approved on January 22, 2021.

1. The applicant will be responsible for meeting all applicable City ordinances and obtaining all necessary building permits. Please be aware that you may need to submit further documentation to Building Inspections/Permits for your proposed new construction.

If you have any questions about the approval of this item, please contact me at 972-547-7416.

Sincerely,

Guy R. Giersch, Historic Preservation Officer

Guy R. Giersch
Historic Preservation Officer

"The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete this brief customer service survey. We sincerely appreciate your responses and opinions!" <https://www.surveymonkey.com/r/McKinneyPlanningFeedback>



Example -
200' Notice

NOTICE OF REQUEST FOR VARIANCE THE BOARD OF ADJUSTMENT

Request by Applicant James West, representing Owners Susan and Eugene Johnson, to Consider/Discuss/Act on a Variance request to allow a 10' rear yard setback to the zoning ordinance requirement of 20' rear setback and to allow a 13' side at corner setback to the zoning ordinance requirement of 20' side at corner setback, for the property located at 617 W. Hunt Street, Lot 579B of the McKinney Outlets, shown as Abstract No. 88, T.T. Bradley Survey, **an addition to the City of McKinney, Texas.**

NOTE:

A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE CITY COUNCIL CHAMBERS, 222 N. TENNESSEE STREET MCKINNEY TEXAS.

WEDNESDAY, MARCH 10, 2021 - 6:00 P.M.

As an interested property owner, if you wish to make your views known, you may do so by attending the hearing or express your views on this Request by completing and returning the form below via mail or email. The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

Return to:

BOA No. 21-01

617 W. Hunt Street, McKinney Texas

City of McKinney Texas
Building Inspections
Dolores Boardman
P.O. Box 517
McKinney, TX 75070
dboardman@mckinneytexas.org

I PROTEST ___ APPROVE ___ of the Request for a Variance for the following reason (s) –

You may attach a letter describing your protest or approval.

Printed Name: _____

Signature: _____

Address: _____



Example -
Newspaper
Notice

**Be Published in the
McKINNEY COURIER-GAZETTE
SUNDAY, February 21, 2021
ONE (1) TIME**

**NOTICE OF REQUEST FOR VARIANCE
THE BOARD OF ADJUSTMENT**

BOARD OF ADJUSTMENT CASE NO. 21-01

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WITNESS MY HAND AND SEAL OF OFFICE ON THIS THE 18TH DAY OF FEBRUARY, 2021.

EMPRESS DRANE
City Secretary

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email contact-adacompliance@mckinneytexas.org. Please allow at least 48 hours for your request to be processed