

..Title

Request by Applicant Kristi Carlton, representing Owners Rosa Leticia Vargas Mata, to Consider/Discuss/Act on a Variance request to allow a 10’ rear yard setback to the zoning ordinance requirement of 20’ rear setback for the property located at 1317 Coleman Street, Lot 6B, Block M of the Urbanton Addition, **an addition to the City of McKinney, Texas.**

..Summary

BOARD OF ADJUSTMENT CASE NUMBER: BOA 21-02

MEETING DATE: April 28, 2021

DEPARTMENT: Development Services - Building Inspections

CONTACT: Jeffrey Harris, Chief Plans Examiner

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

ZONING: RS-60 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.

A GIS rendering of the surrounding lots is provided and shows the varied 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

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:

Variations. 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

SPECIAL EXCEPTION -

VARIANCE - The lot with current setbacks and overall size is too small to fit a house with decent square footage on the ground. The rear of this proposed house joins the back yard of neighboring property. The lot has a hardship in depth measuring only 67 ft deep.

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.

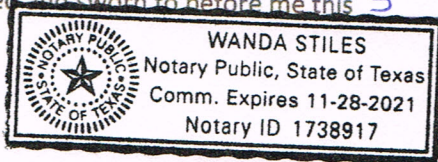
Rosa Leticia Vargas Mata
Property Owner Signature (If different from Applicant)

[Signature]
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 5th day of April, 2021



Wanda Stiles
Notary Public

(seal)

My Commission expires: 11-28-2021

NOTICE:

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

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number:

TOTAL FEE DUE: \$50.00 (non-refundable)

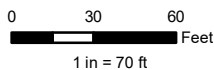
Received by:

Signature:

Date:

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

Variance Requested



Board of Adjustment 1317 Coleman St

Source: City of McKinney GIS
Date: 4/7/2021

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.



1317 Coleman

Legal Description URBANTON ADDITION, BLOCK M, LOT 6B

Zoned RS-60 General Residence (Single Family)

In the "TMN" Reduced Setbacks:

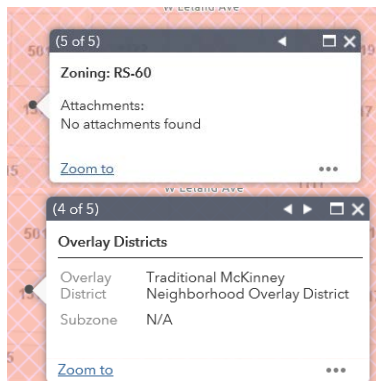
Space limits. The following space limits shall apply to the TMN traditional McKinney neighborhood overlay district:

- (1) Minimum lot width: 90 percent of width of underlying district.
- (2) Minimum lot depth: 90 percent of depth of underlying district.
- (3) Minimum lot area: 80 percent of lot area of underlying district.
- (4) Minimum front yard: 80 percent of front yard setback of underlying district.
- (5) Minimum rear yard: 80 percent of rear yard setback of underlying district.
- (6) Minimum side yard: as defined in underlying district.
- (7) Minimum side at corner: 80 percent of side at corner setback of underlying district.
- (8) Maximum lot coverage: 50 percent.

SETBACKS for RS-60 Zoning:

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



PLAT of Record in Collin CADD



'SITE PLAN'

PROPERTY DESCRIPTION:

BEING A PART OF LOT 6, IN BLOCK M, OF URBANTON ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 25, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO ROAS L. VARGAS MATA, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20140605000564140, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

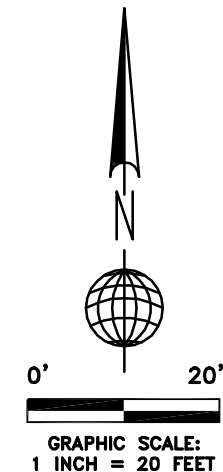
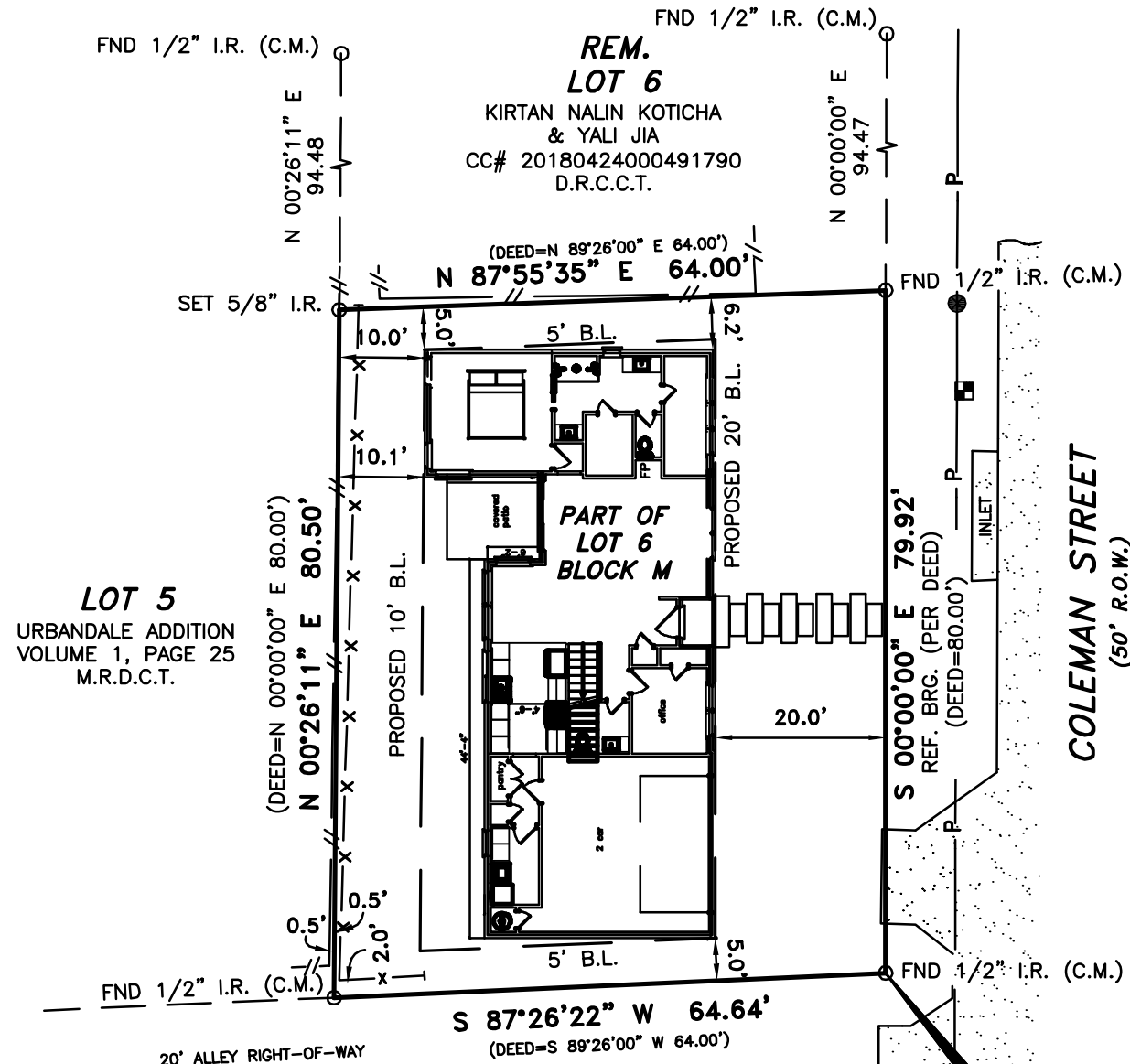
BEGINNING AT 1/2" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF COLEMAN STREET (50' RIGHT-OF-WAY) WITH THE NORTH LINE OF A 20 FOOT RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE SOUTH 87°26'22" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 64.64 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 6, COMMON TO THE SOUTHEAST CORNER OF LOT 5 OF SAID ADDITION;

THENCE NORTH 00°26'11" EAST ALONG THE COMMON LINE OF SAID LOTS 5 AND 6, A DISTANCE OF 80.50 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID MATA TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO KIRTAN NALIN KOTICHA AND YALI JIA, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20180424000491790, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE AT THE NORTHWEST CORNER OF SAID LOT 6 BEARS NORTH 00°26'11" EAST, A DISTANCE OF 94.48 FEET;

THENCE NORTH 87°36'26" EAST ALONG THE COMMON LINE OF SAID MATA TRACT AND SAID KOTICHA/JIA TRACT, A DISTANCE OF 64.28 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE COMMON EAST CORNER THEREOF, IN THE WEST RIGHT-OF-WAY LINE OF SAID COLEMAN STREET, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE AT THE NORTHEAST CORNER OF SAID LOT 6 BEARS NORTH 00°00'00" EAST, A DISTANCE OF 94.47 FEET;

THENCE SOUTH 00°00'00" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COLEMAN STREET, A DISTANCE OF 79.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5,154 SQUARE FEET OR 0.118 ACRES OF LAND.



ADDRESS: 1317 COLEMAN STREET

NOTES:

- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
- 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480135 0280J, DATED 06/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFIED TO: JERED CUSTOM HOMES DATE: 04/08/2021 JOB NO.:21-04-019

SYMBOL LEGEND FND= FOUND I.R.= IRON ROD I.P.= IRON PIPE ESMT.= EASEMENT B.L.= BUILDING LINE (C.M.)= CONTROL MONUMENT

---	WOOD FENCE
-x-	CHAIN LINK FENCE
-x-	WIRE FENCE
-o-	WROUGHT IRON FENCE
⊠	COLUMN
●	POWER POLE
⊠	WATER METER
-P-	POWERLINE
-S-	OVERHEAD SERVICE LINE
⊠	TRANSFORMER AND PAD
⊠	GAS METER
///	ASPHALT SURFACE
□	CONCRETE

Signature of Jason L. Morgan, Registered Professional Land Surveyor, No. 5587, State of Texas. TXRPLS 5587




Global Land Surveying, Inc.
 SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002

GLOBAL LAND SURVEYING, INC.
 P.O. BOX 260369
 PLANO, TEXAS 75026
 PHONE (972) 881-1700
 JMORGAN@GLS-INC.COM
 TBPELS FIRM NO. 10016300



**Be Published in the
McKINNEY COURIER-GAZETTE
SUNDAY, April 11, 2021
ONE (1) TIME**

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

BOARD OF ADJUSTMENT CASE NO. 21-02

Request by Applicant Kristi Carlton, representing Owner Rosa Leticia Vargas Mata, to Consider/Discuss/Act on a Variance request to allow a 10' rear yard setback to the zoning ordinance requirement of 20' rear setback for the property located at 1317 Coleman Street, Lot 6B, Block M of the Urbanton Addition, **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, APRIL 28, 2021 - 6:00 P.M.

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.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS THE 7TH DAY OF APRIL, 2021.

EMPRESS DRANE
City Secretary

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WEDNESDAY, APRIL 28, 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. 21-02
1317 Coleman Street, McKinney Texas

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

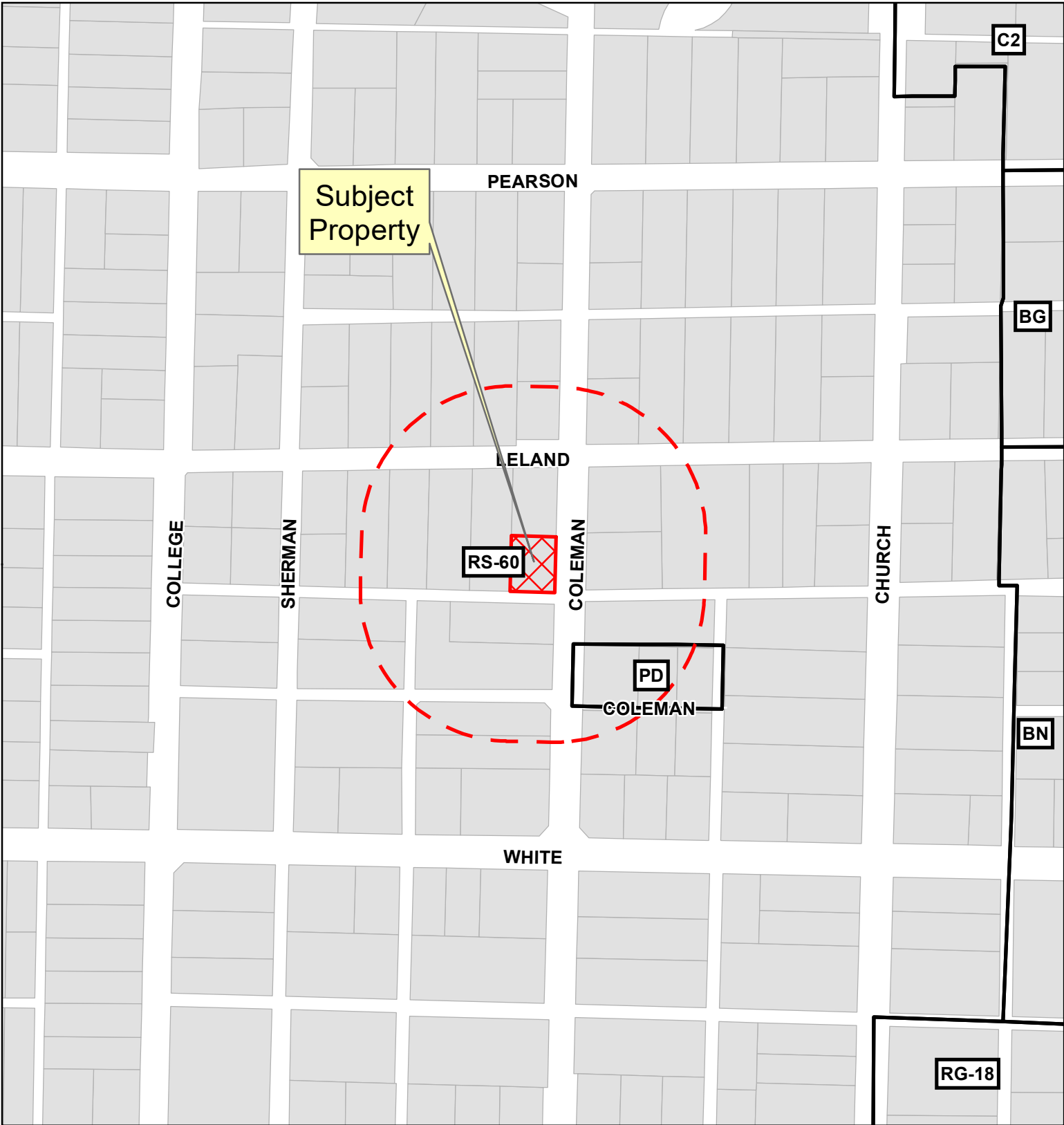
I PROTEST___APPROVE___ of the Request for a Variance for the following reason (s) –

You may attach a letter describing your protest or approval.

Printed Name: _____

Signature: _____

Address: _____



Subject Property

PEARSON

LELAND

RS-60

COLEMAN

PD

COLEMAN

WHITE

COLLEGE

SHERMAN

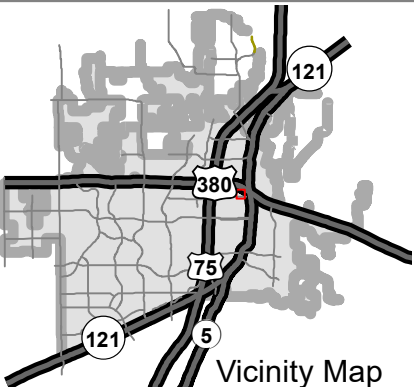
CHURCH

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RG-18

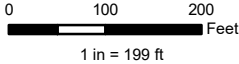


Vicinity Map

Board of Adjustments Map

1317 COLEMAN ST

--- 200' Buffer

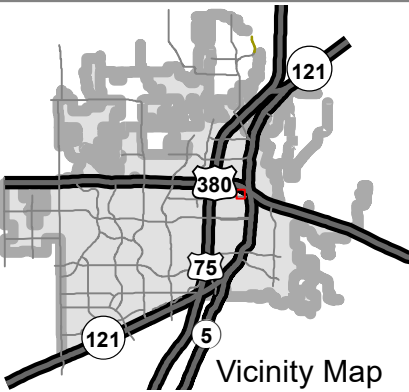
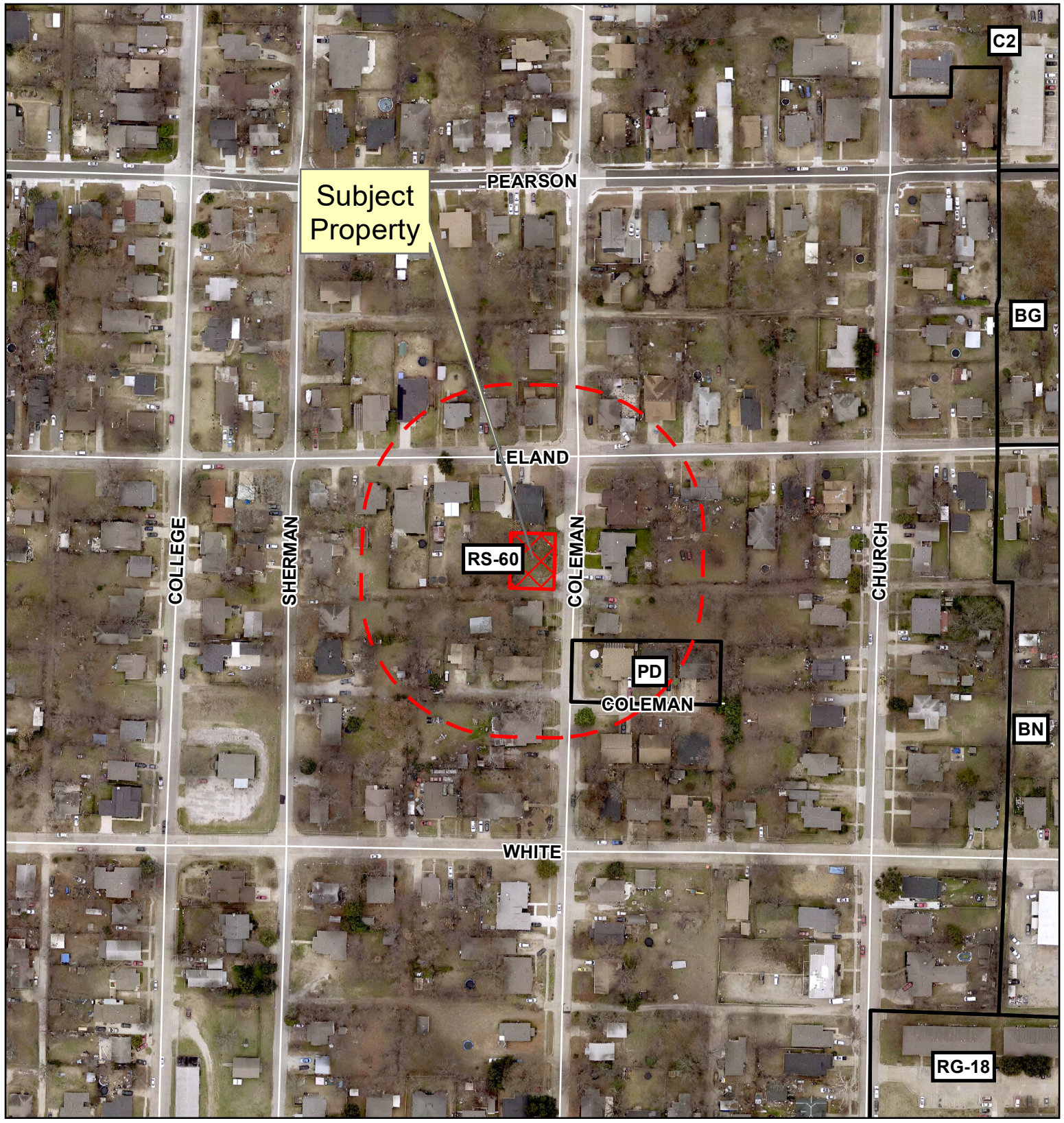


1 in = 199 ft

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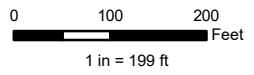
Source: City of McKinney GIS
Date: 4/6/2021



Board of Adjustments Map

1317 COLEMAN ST

--- 200' Buffer



Source: City of McKinney GIS
Date: 4/6/2021

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