



BOARD OF ADJUSTMENT APPLICATION

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

APPEAL
 SPECIAL EXCEPTION
 VARIANCE
 TODAY'S DATE: 10-19-20

****CONTACT INFORMATION****

PROPERTY LOCATION (Street Address):

1209 Gough

Subdivision: WJS Russell's Third Addn Lot: 16 R Block: 4

Property Owner: Osiel Salinas - 900 Hart Rd McKinney Tx 75069

(Name) (Address) (City, State, & Zip Code)

osiel.salinas@salinas-concrete.com 214-543-2441

(Email) (Phone)

Property Owner is giving Israel Cardona authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: Osiel Salinas Property Owner Signature: Osiel Salinas

Applicant: Osiel Salinas 900 Hart Rd McKinney Tx 75069

(Name) (Address) (City, State, & Zip Code)

osiel.salinas@salinas-concrete.com 214-543-2441

(Email) (Phone)

****REQUEST****

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			
Front Yard			
Rear Yard	<u>20'</u>	<u>8'</u>	<u>12'</u>
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 Ordinance Requires 20' Back Yard
need the Change to be able to Build
a decent Size Home, since the lot
is small

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.

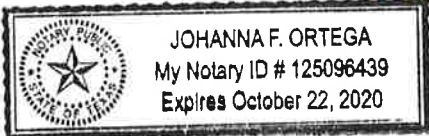
Johanna F. Ortega
Property Owner Signature (If different from Applicant)

Johanna F. Ortega
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 19th day of October, 2020



Johanna F. Ortega
Notary Public

My Commission expires: 10/22/20

(seal)

NOTICE:

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.

*****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:



October 13, 2020

Israel Cardona
Salinas Classic Management
1300 10th Street
Plano, TX 75074

RE: PLAT2020-0065 Approval of an Amending Plat for Lot 16R, Block 4, of the W.J.S. Russell's Third Addition

Dear Mr. Cardona:

On October 12, 2020, Staff approved the Amending Plat for Lot 16R, Block 4, of the W.J.S. Russell's Third Addition, which was received by the Planning Department on October 2, 2020. The plat must be filed prior to a building permit being issued.

In order to submit a response to the conditions of approval or disapproval, please submit your revised plans meeting all conditions through the [eReviews Portal](#). Please note that any responses or documents submitted through CSS Attachments after the initial submittal cannot be accepted and will not be considered received.

If you have questions about the approval of this item, please contact Danielle R. Mathews at 972-547-7401.

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!

Sincerely,

Danielle R. Mathews, AICP
Planner II

cc: Dana Stillwell, Project Expeditor
Karen McCutcheon, Senior Planning Technician

Enclosures

Standard Conditions for Amending Plat Approval Checklist

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to filing the plat for record:

- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ Approval of documentation, and filing thereof, establishing the property owners' association for the proposed subdivision and its deeds, covenants, conditions and restrictions, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record.

The conditions listed below marked with a "☒" need to be satisfied by the applicant, prior to the commencement of construction for each lot:

- ☒ Approval of building permit plans by the Chief Building Official.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.

T 17R
2CK 4
NO. 3 ADDITION
O, PAGE 100
R.C.C.T.

W.J.S. RUSSELL
THIRD ADDITION
VOLUME 91, PAGE 238
D.R.C.C.T.

LESLIE BEKNAKU JACKSON
VOLUME 4497, PAGE 2140
D.R.C.C.T.

W.J.S. RUSSELL
THIRD ADDITION
VOLUME 91, PAGE 238
D.R.C.C.T.

MILLER S
(40' RIGHT-)

N 7122802.07
E 2548683.50
SET 5/8" I.R.

S 89°28'03" E 89.11'

N 7122801.24
E 2548772.60
FND 5/8" I.R. (C.M.)

N 00°29'00" E 54.00'

LOT 16R
BLOCK 4

4,821 SQ. FT. GROSS
-447 SQ.FT. R.O.W.
4,374 SQ.FT. NET AREA

Drive

89.41'

447 SQ. FT. RIGHT-OF-WAY DEDICATION

SET 5/8" I.R.
N 7122748.07
E 2548683.04

N 89°28'11" W 89.44'

GOUGH STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

N 7122747.24
E 2548772.47
FND 5/8" I.R. (C.M.)

FND 5/8" I.R. (C.M.)
S 89°28'11" E 60.11'

MARGARET HAWKINS
CC# 20180604000677540
D.R.C.C.T.

POINT OF BEGINNING

LOT 24
BLOCK 5
W.J.S. RUSSELL
THIRD ADDITION
VOLUME 91, PAGE 238
D.R.C.C.T.

LOT 25
BLOCK 5
W.J.S. RUSSELL
THIRD ADDITION
VOLUME 91, PAGE 238
D.R.C.C.T.

20.0'

20.0'