



Rec'd 11-27-18
@ 11:00AM D

BOARD OF ADJUSTMENT APPLICATION

APPEAL SPECIAL EXCEPTION VARIANCE TODAY'S DATE: 11-27-18

CONTACT INFORMATION

PROPERTY LOCATION*: 904 Throckmorton Street

(Street address)

Subdivision: Hight & Horn Addition Lot: 2R Block: 2

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

Property Owner: Julia Evans 904 Throckmorton St. McKinney TX. 75069
(Name) (Address) (City, State, & Zip Code)

(Email)

(Phone)

Property Owner is giving Thad Helsley authority to represent him/her at meeting.

(Applicant Name)

Property Owner Printed Name: Julia Evans Property Owner Signature: Julia Evans

Applicant: Thad Helsley 1650 W. Virginia, Suite 102 McKinney, TX. 75069
(Name) (Address) (City, State, & Zip Code)

thad@amsrealestate.net

(Address)

(City, State, & Zip Code)

(Email)

972-977-5389

(Phone)

REQUEST

Please list types requested:

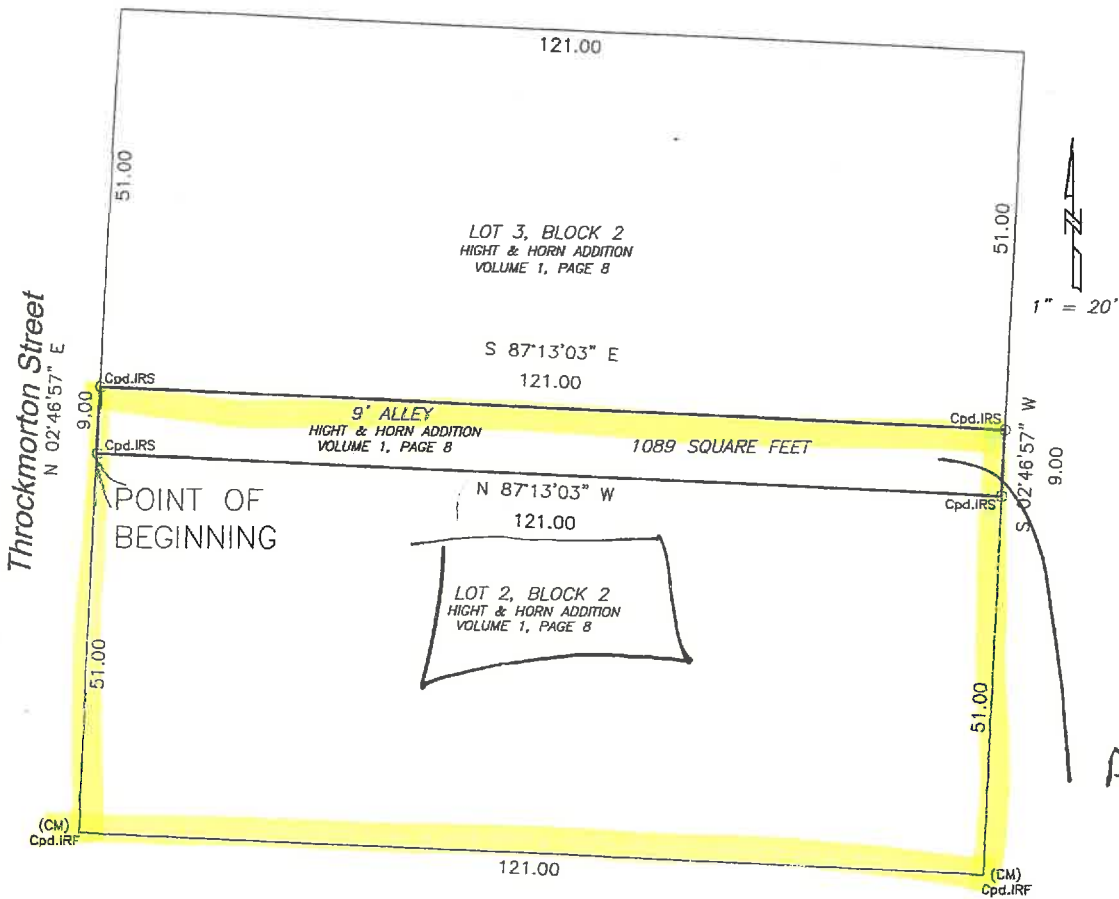
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard	5 feet	4.5 feet	0.5 feet
Side Yard		4.7	0.3
Side at Corner		1.0	1.0
Front Yard			
Rear Yard			
Driveway			
Other			

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 -

Empty space for providing reasons for the request.

SPECIAL EXCEPTION



Survey used for alley
abandonment process with
City of McKinney.

Alley abandoned
~~Replat~~

LOT 2 → 3
before
~~Replat~~
Amended
PLAT

FIELD NOTES

Dated: March 28, 2018

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the Hight and Horn Addition as recorded in Volume 1, Page 8 of the Plat Records of Collin County, said premises being more particularly described as follows;

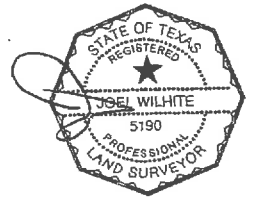
BEGINNING at a capped iron rod set for corner marking the southwest corner of said premises, said corner being in the east right-of-way line of Throckmorton Street and the northwest corner of Lot 2, Block 2 of said addition;

THENCE with the west line of said premises and said street, North 02°46'57" East, 9.00 feet to a capped iron rod set for corner marking the northwest corner of said premises and the southwest corner of Lot 3, Block 2;

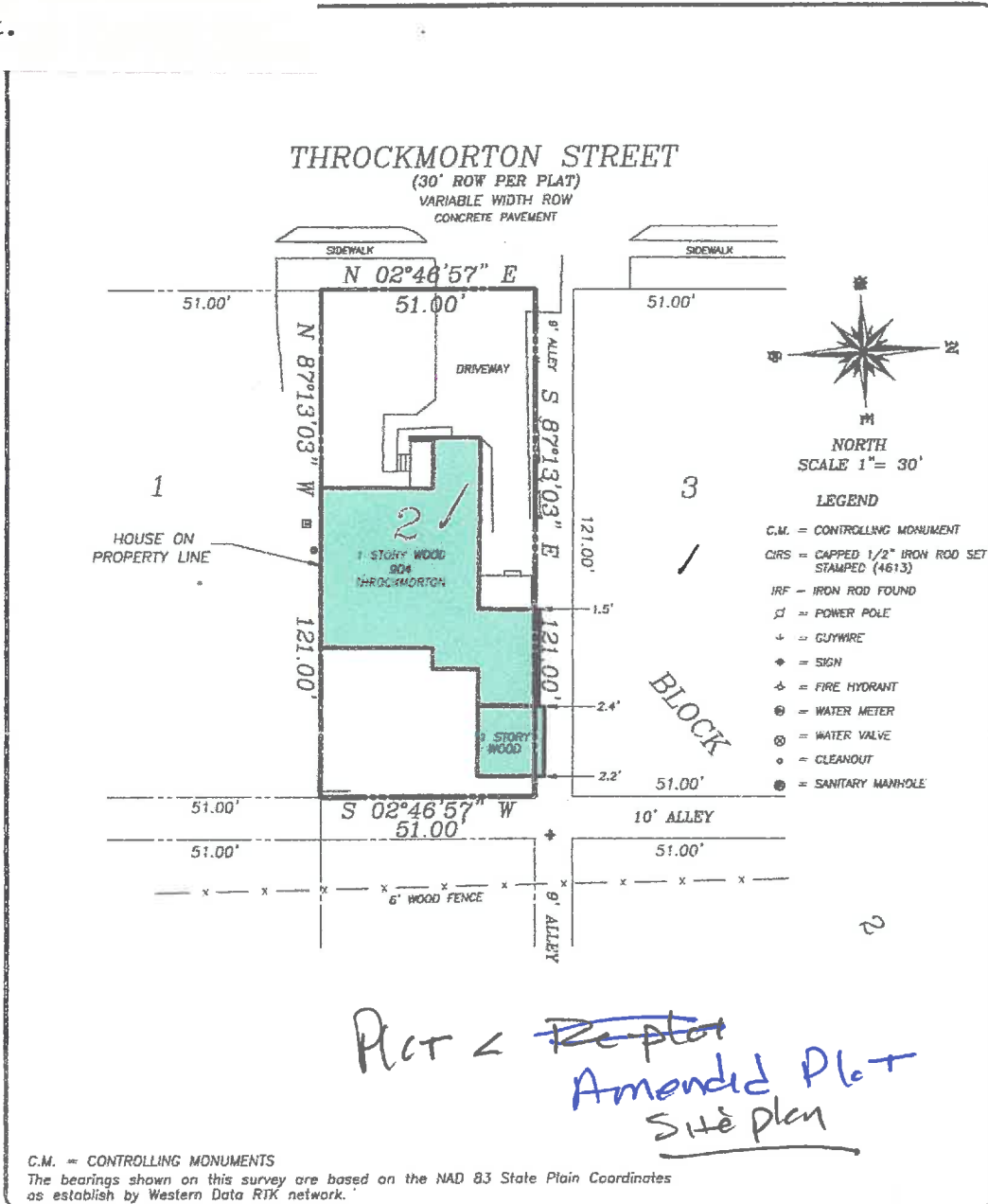
THENCE departing said street and with the north line of said premises, South 87°13'03" East, 121.00 feet to a capped iron rod set for corner marking the northeast corner of said premises and southeast corner of said Lot 3;

THENCE with the east line of said premises, South 02°46'57" West, 9.00 feet to a capped iron rod set for corner marking the southeast corner of said premises and northeast corner of said Lot 2;

THENCE with the south line of said premises, North 87°13'03" West, 121.00 feet to the point of beginning and containing 1,089 square feet of land.



Survey prior to alley abandonment and prior to replat.



LEGAL DESCRIPTION

BEING Lot 2, Block 2, Hight & Horn Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 8, Plat Records, Collin County, Texas.

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PROPERTY SURVEYED:
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of, except as shown hereon, and that said property has access to and from a dedicated roadway.

FLOOD NOTE: This property falls in Zone X (unshaded) according to the Flood Insurance Rate Map for Collin County, Texas Panel No. 48085CD280 J, Dated June 2, 2009 as published by the Federal Emergency Management Agency.
and Dated

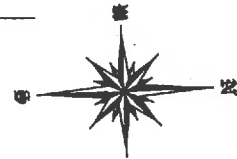
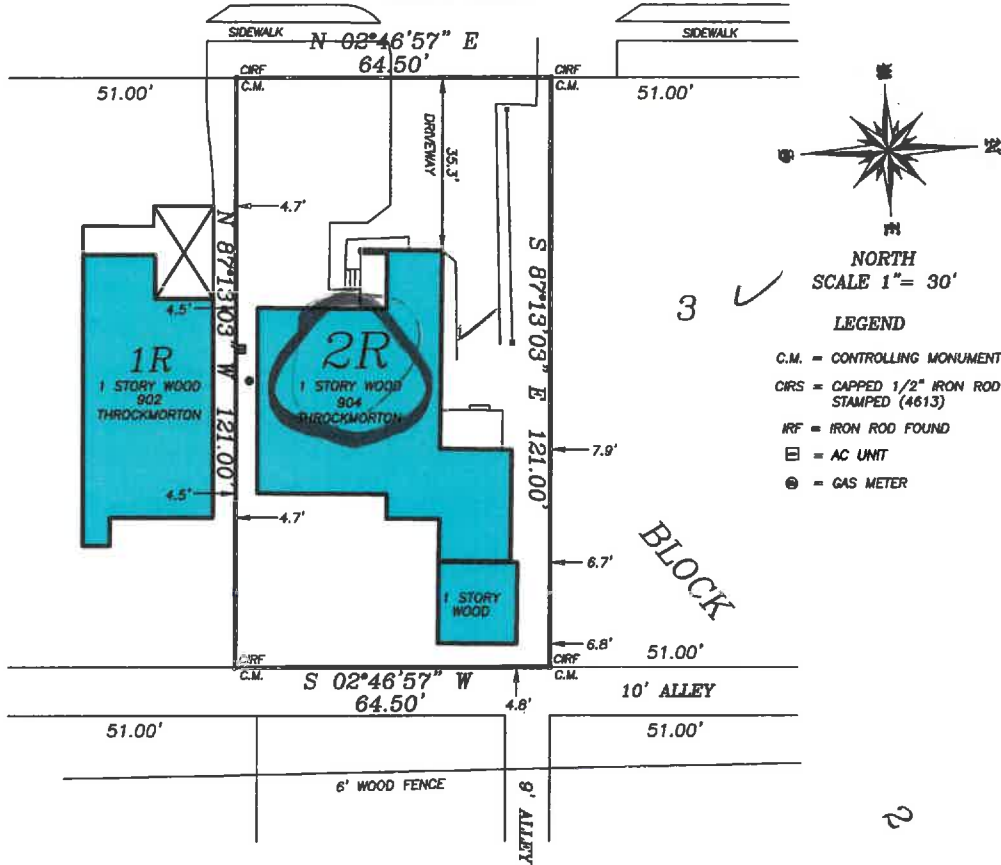
DAVID J. SURDUKAN R.P.L.S. NO. 4613

DATE: JULY 28, 2017

G.F. No. _____ Scale 1" = 30' Job No. 2017-07

THROCKMORTON STREET

(30' ROW PER PLAT)
VARIABLE WIDTH ROW
CONCRETE PAVEMENT



NORTH
SCALE 1" = 30'

LEGEND

- C.M. = CONTROLLING MONUMENT
- CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
- IRF = IRON ROD FOUND
- ☐ = AC UNIT
- ⊙ = GAS METER

Repter
Amended Plat
Site plan

C.M. = CONTROLLING MONUMENTS

The bearings shown on this survey are based on the NAD 83 State Plain Coordinates as established by Western Data RTK network.

LEGAL DESCRIPTION

BEING Lot 2R, Block 2, HABITAT NO. 2 ADDITION, Lots 1R and 2R, Block 2, an Addition to the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in Volume ____, Page ____, Map Records, Collin County, Texas.



SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

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FLOOD NOTE: This property falls in Zone X (unshaded) according to the Flood Insurance Rate Map for Collin County, Texas Panel No. 48085C0280 J, Dated June 2, 2009 as published by the Federal Emergency Management Agency.
and Dated

David J. Surdukan
DAVID J. SURDUKAN R.P.L.S. NO. 4613

DATE: November 27, 2018

G.F. No.

Scale 1" = 30'

Job No. 2017-07

904 N Throckmorton St

Legal Description: Hight & Horn Addition, Block 2, Lot 2

North Collin County Habitat for Humanity

Zoned: RG18 which follows RS-60 General Residence (Single Family)

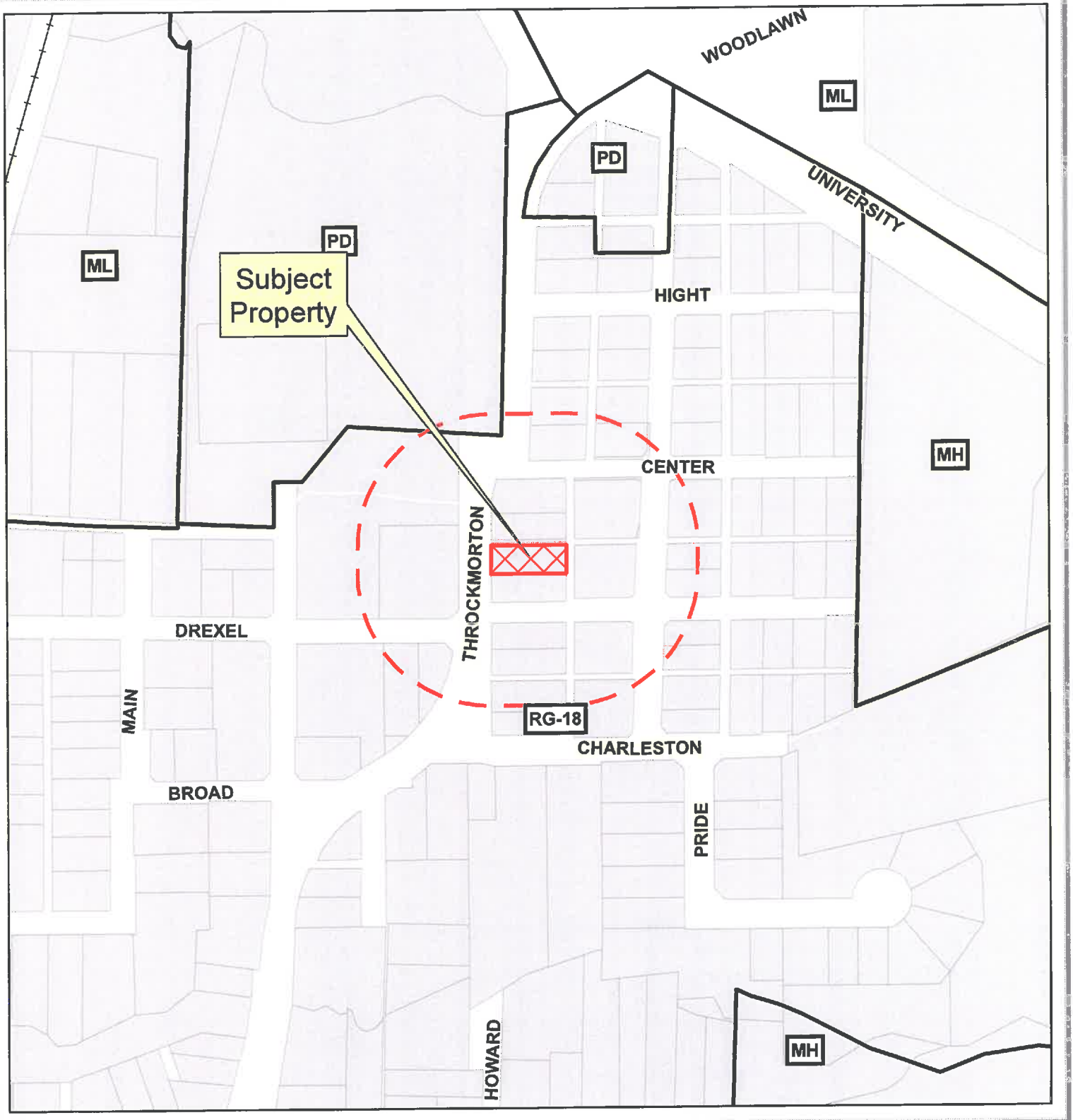
Amending Plat-2018-134 – Approved, but not filed.

Setbacks:

Section F-1. Schedule of space limits.

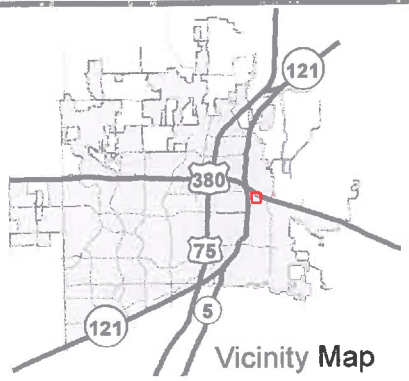
Zoning District	Space Limits										
	Minimum lot area	Minimum lot width	Minimum lot depth	Minimum front yard setback	Minimum rear yard setback	Minimum side yard setback of interior lots	Minimum side yard setback of corner lots	Maximum height of structure	Maximum lot coverage	Maximum Floor Area Ratio	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





Subject Property

RG-18

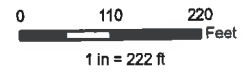


Vicinity Map

Board of Adjustments Map

904 N THROCKMORTON ST

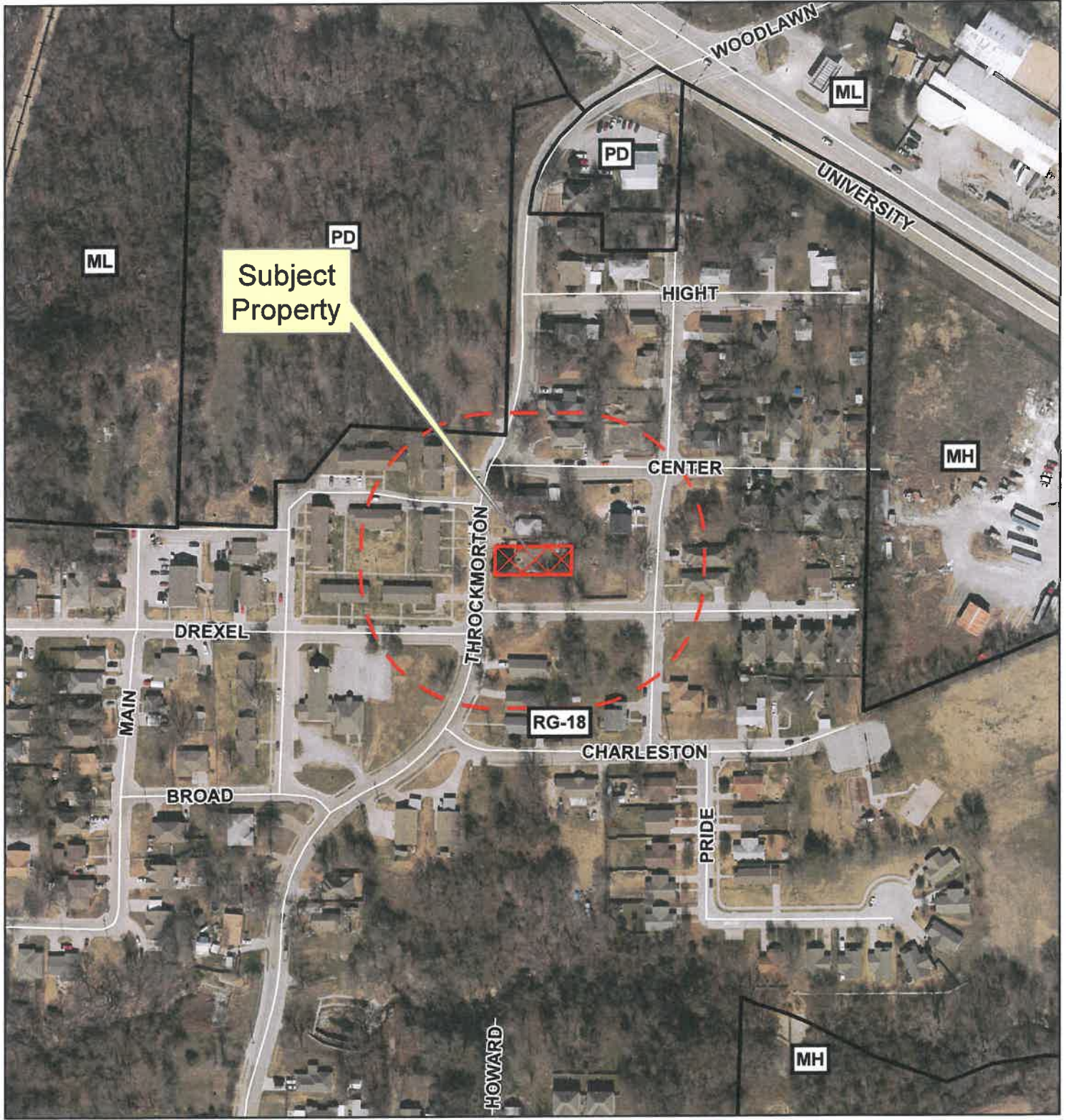
--- 200' Buffer



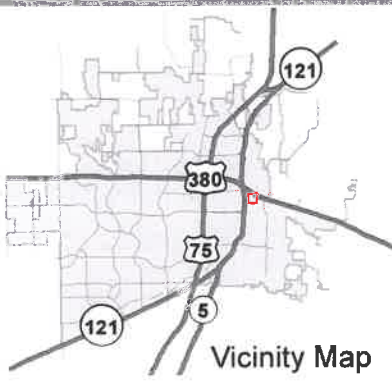
Source: City of McKinney GIS
Date: 11/28/2018

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.



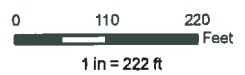


Document Path: C:\Users\eamons\Desktop\Projects by Department\Dev_Services_Notification_Map.mxd



Board of Adjustments Map

904 N THROCKMORTON ST

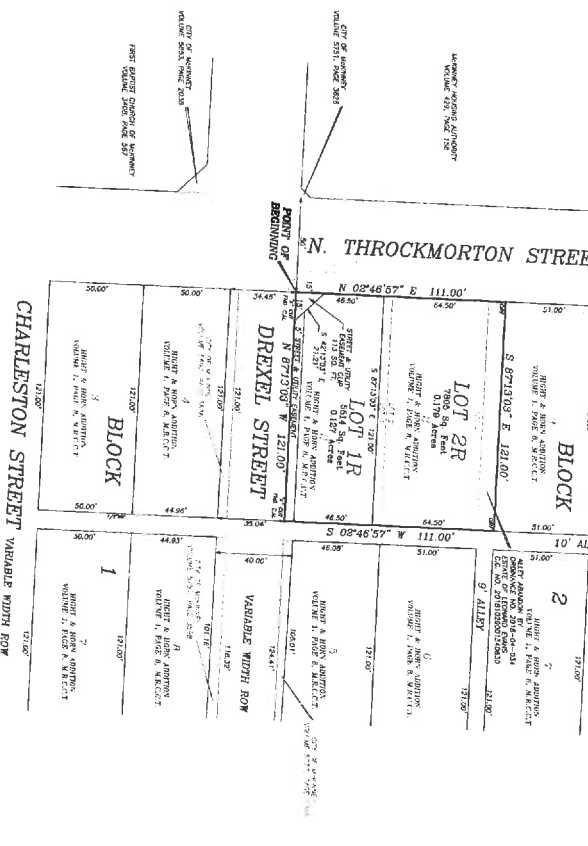
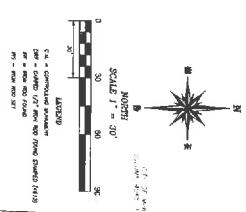


--- 200' Buffer

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Date: 11/28/2018

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SIGNATOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, I, DAVID J. SANDOVAL, Registered Professional Land Surveyor, do hereby certify that I prepared this plat...

APPROVED AND ACCEPTED

CITY MANAGER CITY OF McKENNEY, TEXAS DATE: _____

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, North Collin County Precinct 7, approximately 1000 and Julia Evans, Leonard Evans, Anita Evans, Richard Evans, the 1030, City of McKinney, Collin County, Texas and being all or part of Lots 1 and 2, Block 2, 7th Street Addition...

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, North Collin County Precinct 7, approximately 1000 and Julia Evans, Leonard Evans, Anita Evans, Richard Evans, the 1030, City of McKinney, Collin County, Texas and being all or part of Lots 1 and 2, Block 2, 7th Street Addition...

CITIZEN CIVIC EXECUTIVE DIRECTOR NORTH COLLIN COUNTY HARBOR FOR HUMANITY, INC. STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Julia Evans, knowing to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Julia Evans, knowing to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

STATE OF TEXAS COUNTY OF COLLIN

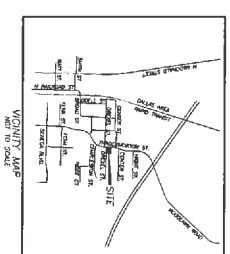
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard Evans, knowing to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Anita Evans, knowing to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Richard Evans, knowing to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.



AMENDING PLAT HABITAT NO. 2 ADDITION LOTS 1R AND 2R, BLOCK 2 BEING A REPLAT OF 2 LOTS 1 & 2, BLOCK 2, HIGHT & HORN ADDITION, VOLUME 1 PAGE 8, M.R.C.C.T. AND BEING ALL OF AN ABANDONED ALLEY BY ORDINANCE NO. 2018-04-034 BEING 0.309 ACRES OUT OF WILLIAM DAVIS SURVEY CADDY OF LOT NO. 1400 CITY OF MCKINNEY, TEXAS COLLIN COUNTY, TEXAS

NOTARY PUBLIC in and for the State of Texas My Commission Expires: 08/27/2020

SHIBUJANA CONSULTING, INC. 1000 WEST WINDYBROOK DRIVE SUITE 1000 WICKLIFFE, TEXAS 75092