



EXISTING ZONING: RS 60 LOT 1, BLOCK 13 COLLEGE ADDITION

S 89°19'31" W 78.25'

EXISTING ZONING: C
LOT 2, BLOCK 13
COLLEGE ADDITION

EXISTING ZONING: RS 60
PROPOSED ZONING: C1
0.303 ACRES
LOT 4, BLOCK 13
COLLEGE ADDITION

EXISTING ZONING: RS 60
LOT 5a and 5b, BLOCK 13
COLLEGE ADDITION

S 00°27'15" E 163.19'

N 00°08'30" W 181.13'

S 77°25'25" E 78.25'

W. UNIVERSITY DR.
(120' R.O.W.)

LEGAL DESCRIPTION

Being all of Lot 4, Block 13, of the Replat of Block 12 and Block 20 and that portion of Block 13 and Block 21 that lies South of West University Drive, also known as, State Highway No. 380, College Addition, an addition to the City of McKinney as recorded in Volume 400, Page 520, of the Map Records of Collin County, Texas, and being more particularly described as follows:

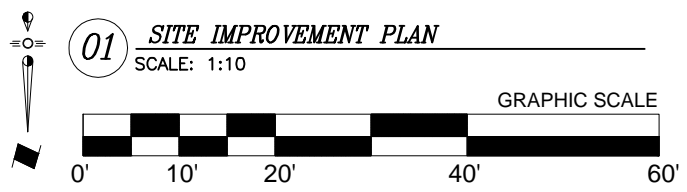
BEGINNING at a 1/2" iron rod found in the south right-of-way line of State Highway No. 380, a 120 foot right-of-way, also known as W. University Drive, said 1/2" iron rod being the Northwest corner of said Lot 4, Block 13 and the Northwest corner of that portion of Lot 5, Block 13 of said College Addition Replat described in a deed to Daniel R. Cagle and spouse, Shirley J. Cagle as recorded in Instrument No. 20111212001336420, Official Public Records, Collin County, Texas;

Thence South 77°25'25" East, with the South line of said W. University Drive, a distance of 78.25 feet to a 3/8" iron rod found for the Northeast corner of said Lot 4 and in the West line of a 15 foot alley right-of-way;

Thence South 00°27'15" East, with the East line of said Lot 4 and the West line of said 15' alley right-of-way, a distance of 163.19 feet to a 5/8" iron pipe found for the Southeast corner of said Lot 4 and the Northeast corner of Lot 1 of said College Addition Replat;

Thence South 89°19'31" West, with the South line of said Lot 4 and the North line of said Lot 1, a distance of 77.22 feet to a 1/2" iron rod found for the Southwest corner of said Lot 4 and the Southeast corner of that portion of said Lot 5 described in a deed to Scott Luna as recorded in Instrument No. 20130521000691510, Official Public Records, Collin County, Texas;

Thence North 00°08'30" West, with the West line of said Lot 4 and the East line of said Luna tract, passing at a distance of a 92 feet a 1/2" iron rod found for the Northeast corner of said Luna tract and the Southeast corner of said Cagle tract and continuing for a total distance of 181.13 feet to the PLACE OF BEGINNING and containing 13,214 square feet or 0.303 of an acre of land.



1005 W. UNIVERSITY DR., MCKINNEY, TEXAS 75069		ZONING EXHIBIT
B C STRUCTURAL ENGINEERS, LLC FIRM REGISTRATION NO. F-10942		
B C JOB #: 2020-B078-02	957 FALCON DR., ALLEN, TEXAS 75013 PHONE: 214-991-5117	

LAND USE DIAGRAM

The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

INDUSTRY TRENDS

Development Trends
 - Mixed-Use Environments

Employment Trends

- Mobile Workforce
- Suburban Centers
- Green Tendencies
- Social Trends
- Traditional Neighborhood Design

Residential Trends

- Aging Baby Boomers
- Starter & Retirement Homes

PSYCHOGRAPHICS


EP Enterprising Professionals

BYP Bright Young Professionals

UPF Up & Coming Families

FA Fresh Ambitions

 Floodplain / Amenity Zone

 District Boundary

 District Identity Feature

 Amenity Feature

 Community Asset

 Intensity Transition



Letter of Intent for Rezoning

Dear Recipient:

I am writing to rezone the properties at 1005 West University Drive. In terms of acreage of the properties: 1005 West University Drive is 0.3 acres.

The existing and requested zoning district is categorized under C1. The reason I am looking to rezone the subject property to a specific zoning district is because there are a lot of commercial properties that exist on West University drive already. On 380 from McDermott to Custer these are the only two properties that are not commercial yet. As a result, being able to rezone would fit in with the other properties that are on the street. Also the property is in front of highway 380 which would cause a lot of foot traffic, bringing more people to the area. Lastly, being a commercial property, it will bring in more income tax to the city as well.

Sincerely,

Bruce Chen



PLANNING DEPARTMENT APPLICATION

PROJECT NAME: _____

PROPERTY INFORMATION:

General Location or Address: 1005 W University DR Mckinney, TX. 75069

Existing Survey Name and Abstract No.: A & W SURVEYORS , 20 -- 1603

Existing Lot(s) and Block(s): LOT BLOCK 13

Existing Addition Name: COLLEGE

Total Acreage: 0.3 ACRE

Proposed Number of Lots: 1

Geographic ID Number R- R- 0870 - 013 - 0040 - 1 R- _____

Geographic ID Number R- _____ R- _____

VARIANCE REQUEST

YES (Please list specific requests in Letter of Intent) NO

APPLICANT INFORMATION:

Applicant Name: Bruce Chen

Company: John & Vincent Investment LLC

Address: 14134 Susana Ln

City, State, Zip: Frisco, TX 75035

Phone: 214 770-5523

Email: bruce1.chen@gmail.com

PROPERTY OWNER INFORMATION:

Property Owner Name: John & Vincent Investment LLC

Company: John & Vincent Investment LLC

Address: 14134 Susana Ln

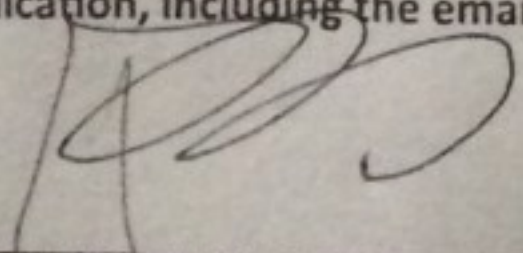
City, State, Zip: Frisco, TX 75035

Phone: 214 770-5523

Email: bruce1.chen@gmail.com

- I will represent the application myself; or
- I hereby designate _____ (applicant above) to act as my agent for submittal, processing, representation, and/or presentation of this application. The designee shall be the primary contact person for this application and any information pertaining to the above-referenced proposal.

I hereby certify that I am the owner of the property and certify that the information provided within this application is true and correct. By signing below, I agree that the City of McKinney is authorized and permitted to provide information contained within this application, including the email address, to the public and in response to a Public Information Request.

Owner Signature: 

Date: 9-14-20