



Revised 8/1/18

Revised 7/5/18 12:10pm

# BOARD OF ADJUSTMENT APPLICATION

APPEAL  SPECIAL EXCEPTION  VARIANCE  TODAY'S DATE: \_\_\_\_\_

**\*\*CONTACT INFORMATION\*\***

PROPERTY LOCATION\*: ~~1211 N. Gough St.~~ 214 Miller St. (per John Clark)

Subdivision: WDS Russell 3rd Addition Lot: 016c Block: 4

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

Property Owner: Margaret Hawkins 2917 Gayle Dr. Garland TX 75044  
(Name) (Address) (City, State, & Zip Code)

margihawkins@hotmail.com H-972-530-0115 / C-817-372-7181  
(Email) (Phone)

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

Property Owner Printed Name: Margaret Hawkins Property Owner Signature: Margaret Hawkins

Applicant: Margaret Hawkins 2917 Gayle Dr, Garland TX  
(Name) (Address) (City, State, & Zip Code)

margihawkins@hotmail.com 75044  
(Email) (Phone)

**\*\*REQUEST\*\***

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	<del>6000 sq. ft.</del>	<del>3240 sq. ft.</del>	<del>2160 sq. ft.</del>
Lot Width	<del>min 50'</del>	<del>54'</del> OK	
Lot Depth	<del>min 100'</del>	<del>60'</del>	<del>40'</del>
Side Yard			
Side Yard			
Side at Corner	min 25' set back	6' 5'	9' 20"
Front Yard	25' set back	12'	13'
Rear Yard	25' set back	6' 5'	19' 20"
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~~ VARIANCE - As a new widow, I thought I was doing everything right. I waited over a year before looking for a small property on which to build. I wanted an established neighborhood close to a downtown area. I intended to build a small modest house and live there for the next ten years. After the sale was complete, I realized the lot was only 60' x 54'. It was advertised as 89' x 54'. However, it was right there on the survey and I should have caught it. It's still

seemed feasible as I just wanted a small house and minimal yard. A builder (James Hammel of Plain Homes) told me about the setback requirements, etc. I would like to be able to use as much of the property as permitted by the city. If not as much as requested, please consider something less and I will work within your guidelines. If possible to build a small (1200 sq ft) house, ~~VARIANCE~~ a single garage and driveway. If not enough land, I will have to abandon the project and try to sell the property. I doubt if I could get my investment back as any potential buyer will surely know better than me to be more diligent.

Thank you for your consideration.

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

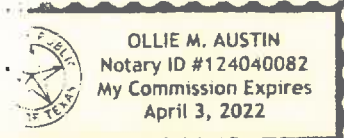
I hereby certify that the above statements are true and correct to the best of my knowledge.

Margaret Hawkins  
Property Owner Signature (if different from Applicant)

Margaret Hawkins  
Applicant's Signature

STATE OF TEXAS | Page  
COUNTY OF DALLAS

Subscribed and sworn to before me this 05 day of July, 2018  
Ollie Austin  
Notary Public



My Commission expires: April 3, 2022

(seal)  
NOTICE:

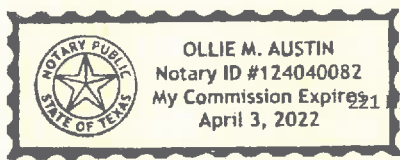
This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Please allow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

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

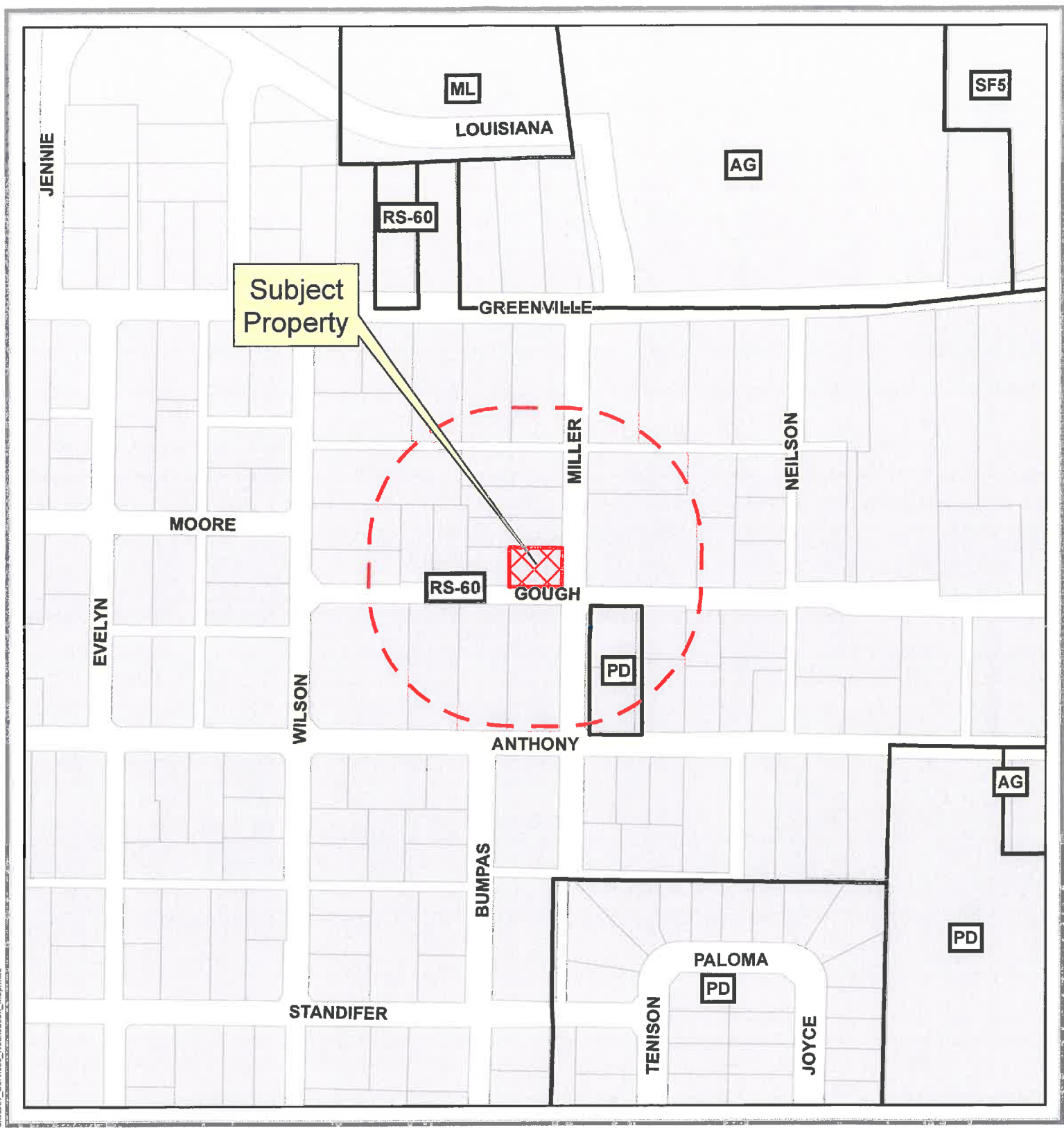
Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

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

Received by: Signature: Date:



Building Inspections Department  
101 Tennessee Street • McKinney, Texas 75069 • Tel: 972-547-7400 • Fax 972-547-2605  
Website: [www.mckinneytexas.org](http://www.mckinneytexas.org)



Subject Property

GOUGH

RS-60

ML

LOUISIANA

RS-60

AG

SF5

PD

ANTHONY

AG

PD

PALOMA

PD

TENISON

JOYCE

STANDIFER

BUMPAS

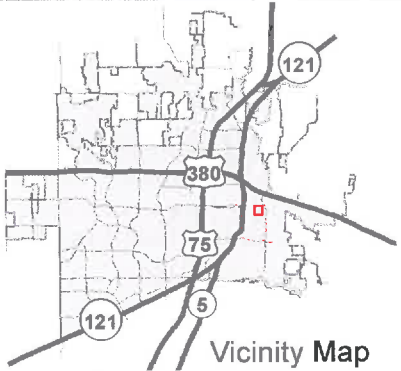
WILSON

MOORE

EVELYN

JENNIE

GREENVILLE

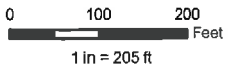


Vicinity Map

# Board of Adjustments Map

214 MILLER ST

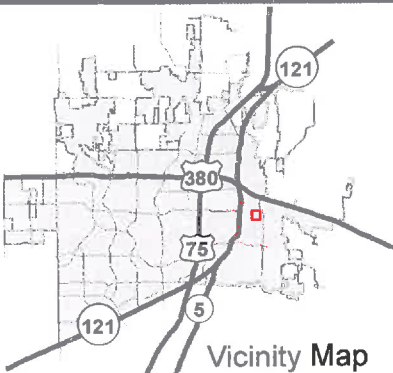
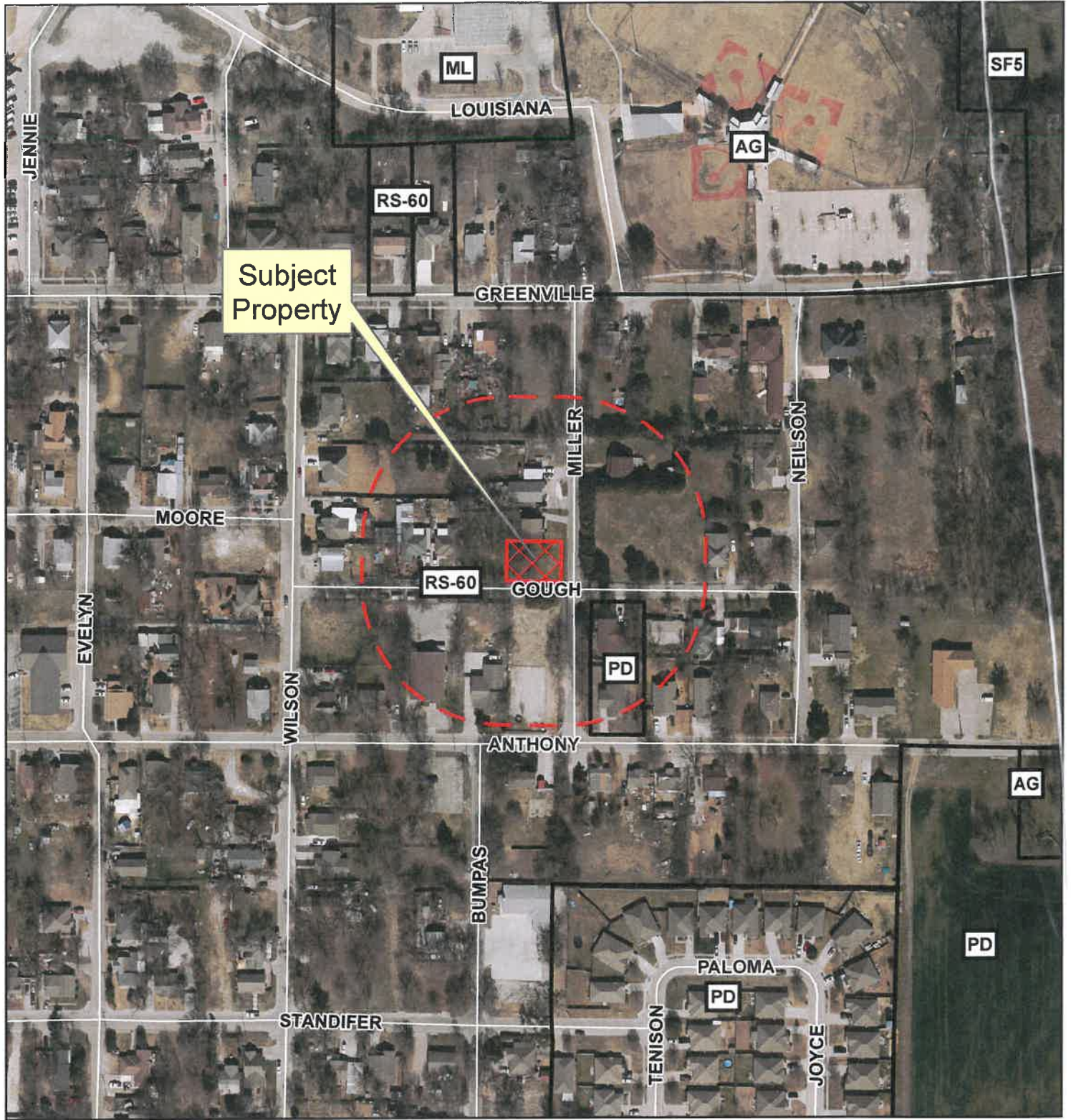
--- 200' Buffer



Source: City of McKinney GIS  
Date: 8/2/2018

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.

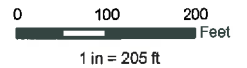




# Board of Adjustments Map

214 MILLER ST

--- 200' Buffer



Source: City of McKinney GIS  
Date: 8/2/2018

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.



214 Miller St (formally 1211 N Gough St)  
 W J S RUSSELL 3rd ADDITION (CMC), BLK 4, LOT 016C

Zoned RS60

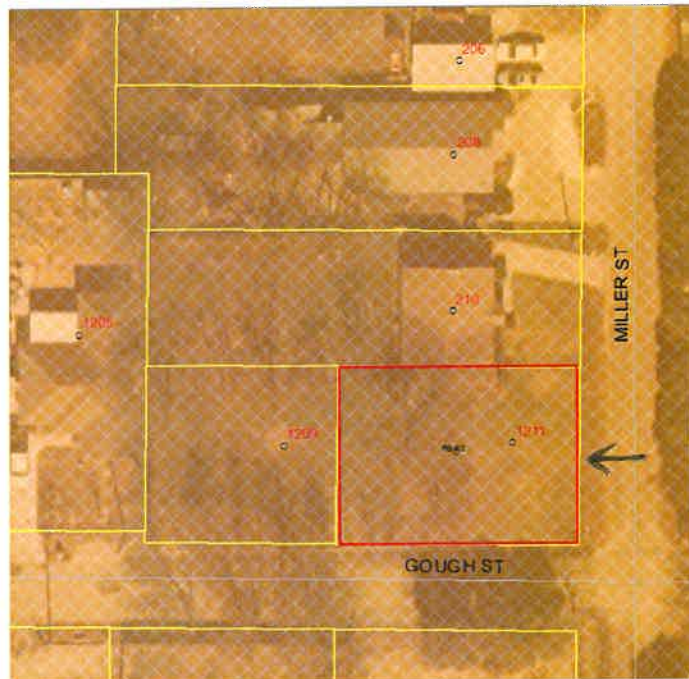
ZONING REGULATIONS

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



# 1211 Gough Street

Being a tract of land situated in the City of McKinney, Collin County, Texas, and a part of land conveyed to Syeda Haque by deed recorded in Instrument Number 2017091000268720, Official Public Records, Collin County, Texas, and more particularly described by metes and bounds as follows:

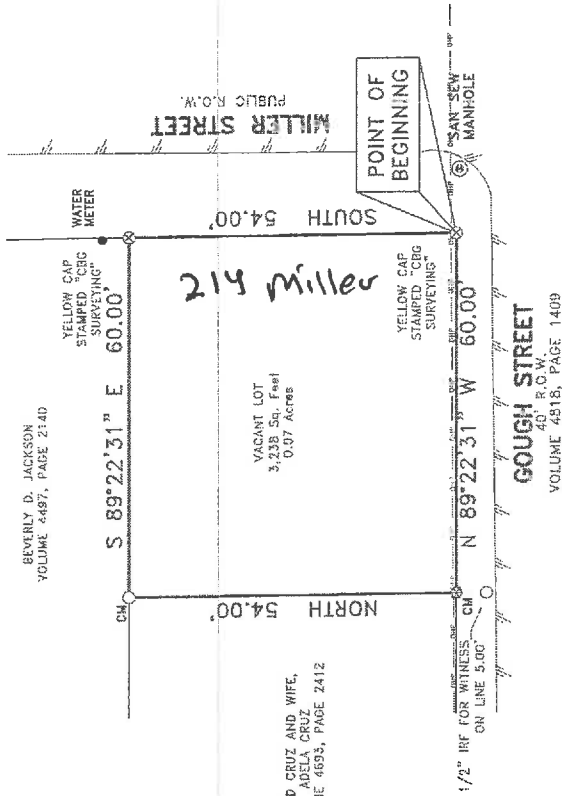
BEGINNING at 1/2 inch iron set with cap stamped "CBG SURVEYING" for corner, said corner being at the intersection of West line of Miller Street (a public right-of-way), and the North line of Gough Street (a variable width right-of-way);

THENCE North 89 degrees 22 minutes 31 seconds West, along the North line of said Gough Street, a distance of 80.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of a tract of land conveyed to David Cruz and wife, Adela Cruz by deed recorded in Volume 4693, Page 2412, Deed Records, Collin County, Texas;

THENCE North, along the East line of said Cruz tract, a distance of 84.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner said Cruz tract, and being a point along the South line of a tract of land conveyed to Beverly D. Jackson by deed recorded in Volume 4497, Page 2140, Deed Records, Collin County, Texas;

THENCE South 89 degrees 22 minutes 31 seconds East, along the South line of said Jackson tract, a distance of 80.00 feet to a 1/2 inch iron set with cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of said Jackson tract, and a point along the West line of said Miller Street;

THENCE South, along the West line of said Miller Street, a distance of 34.00 feet to the POINT OF BEGINNING and containing 3,238 square feet or 0.07 acres of land.



12025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214-349-5485  
F 214-349-5216  
www.cbgsurvey.com

Drawn By: JLA  
Scale: 1" = 20'  
Date: 05/23/18  
GF NO.: GFN  
Job No. 1810128

This survey is made in conjunction with the information provided by the Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the surveyor. The surveyor makes no warranty, expressed or implied, as to the accuracy of any survey on the ground of the subject property. The location and dimensions are as shown, and EXCEPT AS SHOWN, there are no visible and apparent encroachments or projections on the ground.

Accepted by: \_\_\_\_\_ Purchaser  
Date: \_\_\_\_\_ Purchaser

NOTES:  
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
FLOOD NOTE: According to the F.L.R.M. No. 48065C0200J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.  
NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE



- LEGEND**
- 1/2" ROD FOUND
  - 1/4" ROD SET
  - 1" PIPE FOUND
  - 2" FOUND/SET
  - ▲ POINT FOR CORNER
  - 5/8" ROD FOUND
  - T TRANSFORMER
  - COLUMN
  - ▲ UNDERGROUND ELECTRIC
  - OHP— OVERHEAD ELECTRIC
  - P— POWER
  - O— OVERHEAD ELECTRIC SERVICE
  - CHAIN LINK
  - WOOD FENCE 0.3'
  - WIRE TYPICAL
  - DOUBLE SIDED WOOD FENCE
  - FENCE POST FOR CORNER
  - CONTROLLING MONUMENT
  - CM CONDUIT
  - AC AIR CONDITIONER
  - PE PE EQUIPMENT
  - ▲ POWER POLE
  - TRANSFORMER
  - COLUMN
  - ▲ UNDERGROUND ELECTRIC
  - OHP— OVERHEAD ELECTRIC
  - P— POWER
  - O— OVERHEAD ELECTRIC SERVICE
  - CHAIN LINK
  - WOOD FENCE 0.3'
  - WIRE TYPICAL
  - DOUBLE SIDED WOOD FENCE

**EXCEPTIONS:**  
NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

BEVERLY D. JACKSON  
VOLUME 4497, PAGE 2140

DAVID CRUZ AND WIFE,  
ADELA CRUZ  
VOLUME 4693, PAGE 2412

VACANT LOT  
3,238 Sq. Feet  
0.07 Acres

POINT OF BEGINNING

WATER METER

YELLOW CAP STAMPED "CBG SURVEYING"

60.00' E

54.00' SOUTH

54.00' NORTH

60.00' W

1/2" IRF FOR "WINNERS" ON LINE 5.00'

89°22'31" N

89°22'31" W

40' R.O.W.

GOUGH STREET  
VOLUME 4518, PAGE 1409

"SAN SEW" MANHOLE

MILLER STREET  
PUBLIC R.O.W.

# 1211 Gough Street

Being a tract of land situated in the City of McKinney, Collin County, Texas, and a tract of land situated in the State of Texas by deed recorded in Instrument Number 20170701010134770, 519990 Public Records, Collin County, Texas, and more particularly described by metes and bounds as follows:

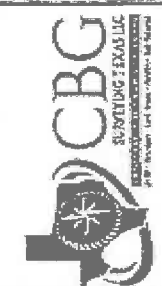
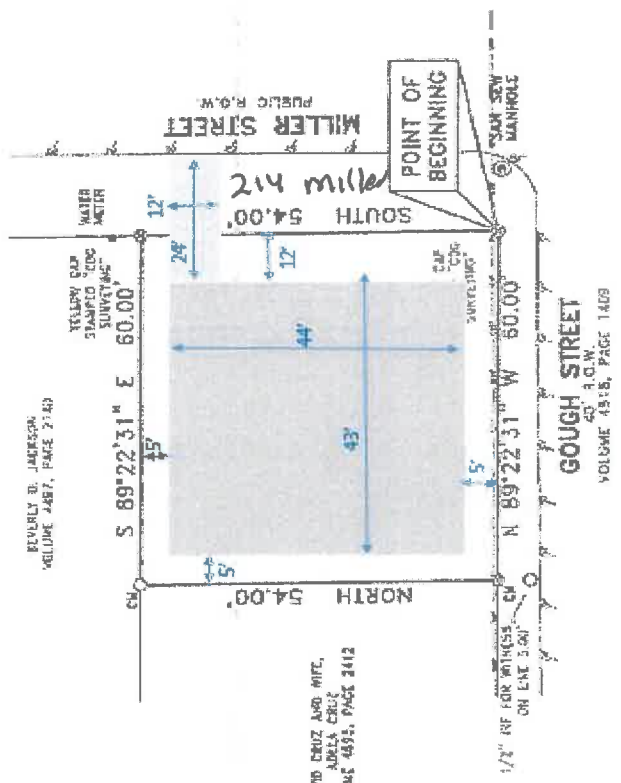
ACROSSING at 1/2 inch line set with cap stamped "CGO SURVEYING" for corner, said corner being at the intersection of West line of Miller Street (a public right-of-way), and the North line of Gough Street (a variable width right-of-way);

THENCE North 89 degrees 22 minutes 31 seconds West, along the North line of said Gough Street, a distance of 60.00 feet to a 3/4 inch iron nail found for corner, said corner being at Southeast corner of a tract of land conveyed to David Cruz and wife, Adela Cruz by deed recorded in Volume 4853, Page 2412, Deed Records, Collin County, Texas;

THENCE North, along the East line of said Cruz tract, a distance of 24.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner said Cruz tract, and being a point along the South line of a tract of land conveyed to Beverly D. Jackson by deed recorded in Volume 4867, Page 2140, Deed Records, Collin County, Texas;

THENCE South 89 degrees 22 minutes 31 seconds East, along the South line of said building tract, a distance of 44.00 feet to a 1/2 inch iron nail with cap stamped "CGO SURVEYING" for corner, said corner being the Southeast corner of said Jackson tract and a point along the West line of said Miller Street;

THENCE South, along the West line of said Miller Street, a distance of 24.00 feet to the Point of Beginning and containing 3,336 square feet or 0.07 acres of land.



**REBEVERLY D. JACKSON**  
VOLUME 4867, PAGE 2140

**DAVID CRUZ AND WIFE,**  
ADELA CRUZ  
VOLUME 4853, PAGE 2412

- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - 1" PINE FOUND
  - 1" PINE FOUND SET
  - 1" PINE FOUND SET
  - 1/4" IRON ROD FOUND
  - 1/4" IRON ROD FOUND
  - TRANSFORMER
  - FLAG
  - COLUMN
  - UNDERGROUND ELECTRIC
  - OVERHEAD ELECTRIC POWER
  - OVERHEAD ELECTRIC POWER
  - EDGE OF ASPHALT
  - EDGE OF BRICK
  - CHIMNEY
  - ROOF TRUSS
  - WICK TYPICAL
  - ROOF TRUSS

**EXCEPTIONS:**

NOTE: This survey is made in conjunction with the information provided by the client, CBG Surveying & Mapping, L.L.C. and not considered the final title certificate for the purposes of testimony, unless otherwise stated or otherwise indicated.



**CBG**  
SURVEYING & MAPPING, L.L.C.  
12000 Dallas Road, Suite 400  
Dallas, TX 75244  
Phone: 972-242-1111  
www.cbgllc.com

Drawn By: JJA  
Scale: 1" = 20'  
Date: 05/23/18  
CF No.: GFM  
Job No.: 181012B

This survey is made in conjunction with the information provided by the client, use of this survey by any other person and/or for other purposes shall be at user's own risk and our firm shall not be held responsible for the results of any use of this survey. This is to certify that I have no other interest in the land surveyed and that I am not a party to the subject property. The plat herein is a correct and accurate representation of the property lines and dimensions as indicated on the field notes and is not subject to any other survey, map or plan. There are no visible and apparent encroachments or easements on the ground.

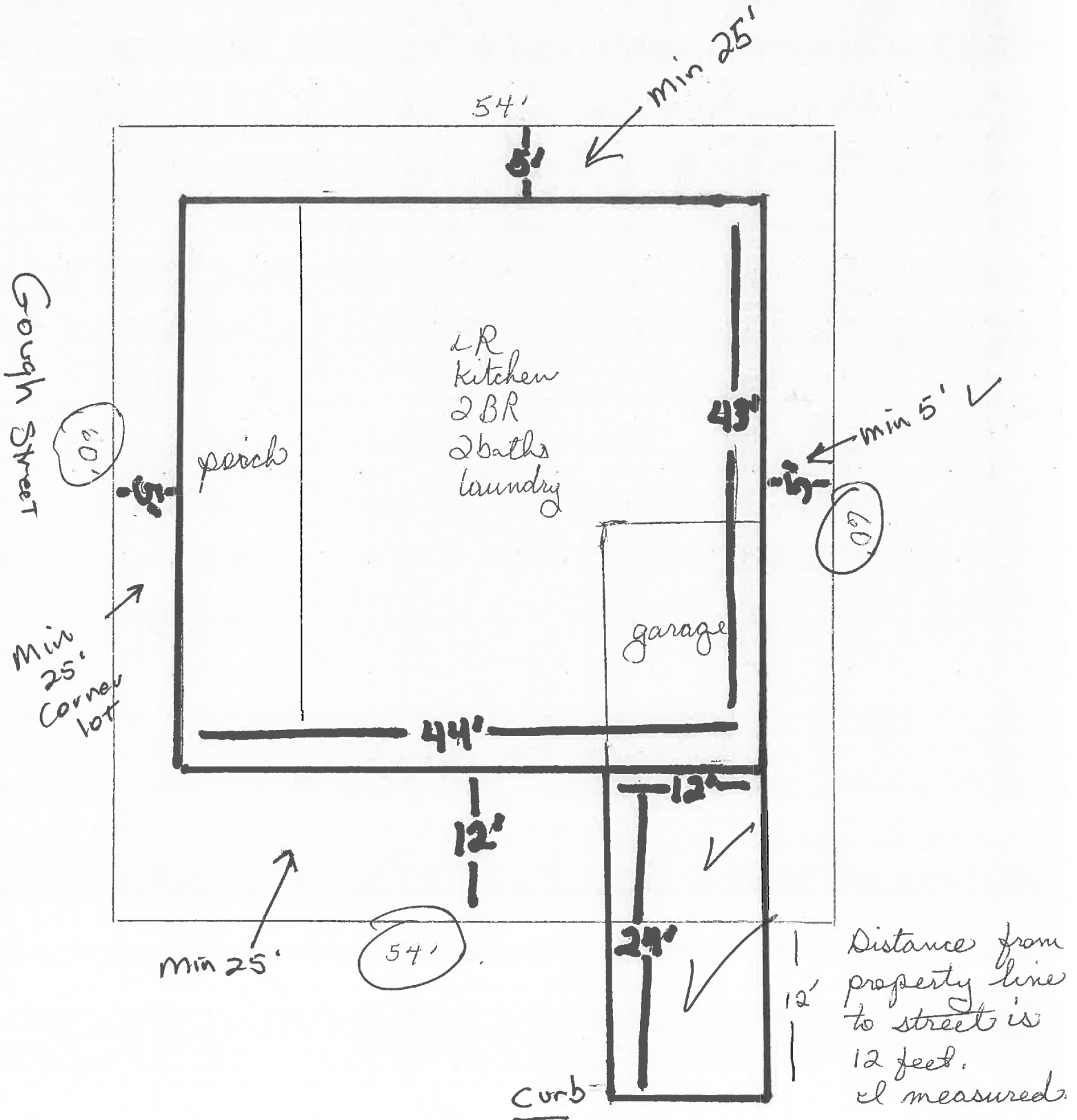
Accepted by: \_\_\_\_\_  
Purchaser

Delivered to: \_\_\_\_\_  
Purchaser

**NOTES:**  
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
DUGDO NOTE: According to the P.L.M., No. 4600-002801, this property does not lie in Zone 4 and DOES NOT lie within the 100 year flood zone.  
NOTE: ENCUMBRANCES, EASEMENTS, ARE LISTED ON MAP 83 TEXAS NORTH CENTRAL ZONE

Thes PC  
Pictures  
Image 44

N



214 Miller Street (per John Clark)



214 Miller Street

