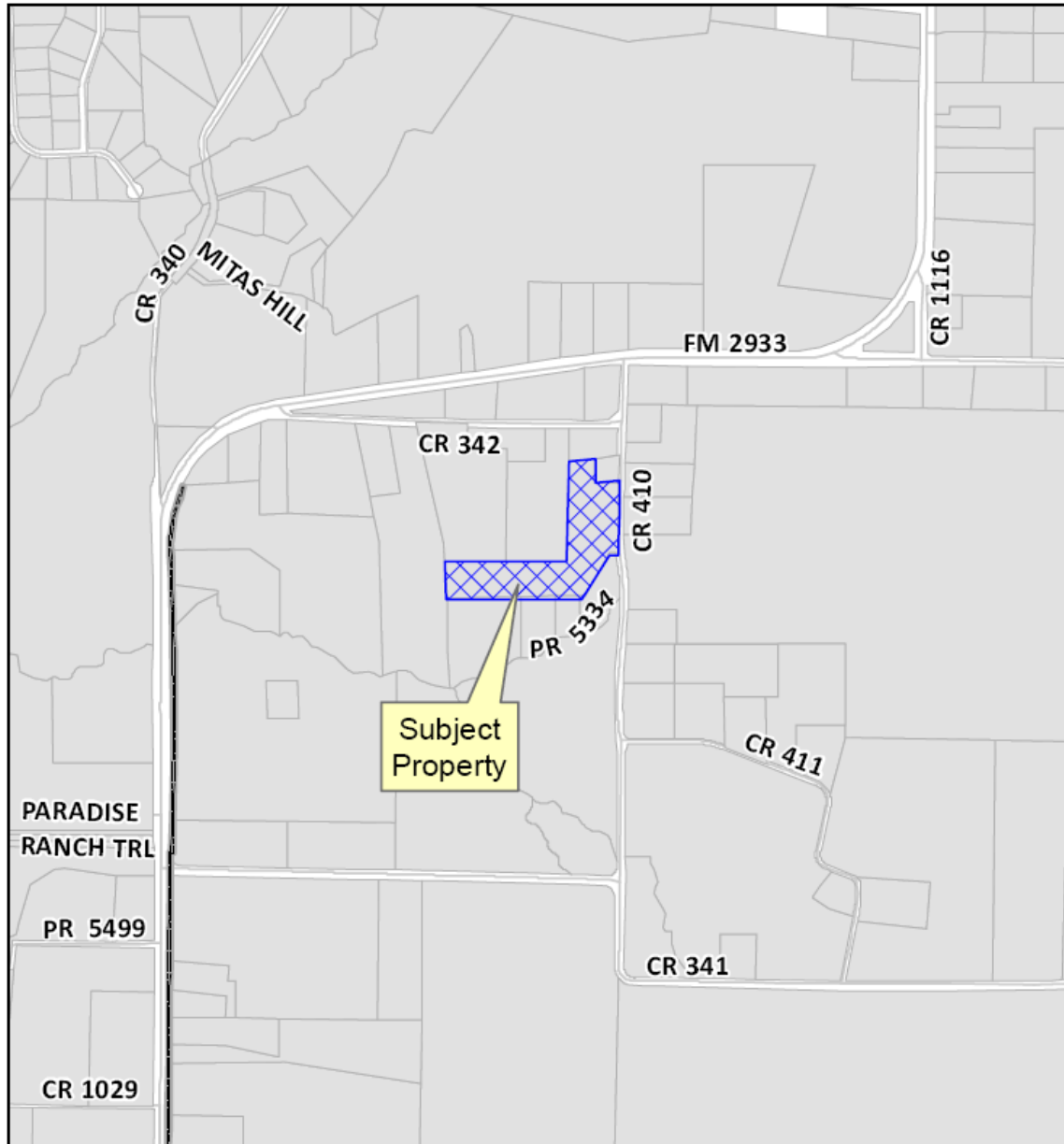


Case No. 12-006PF

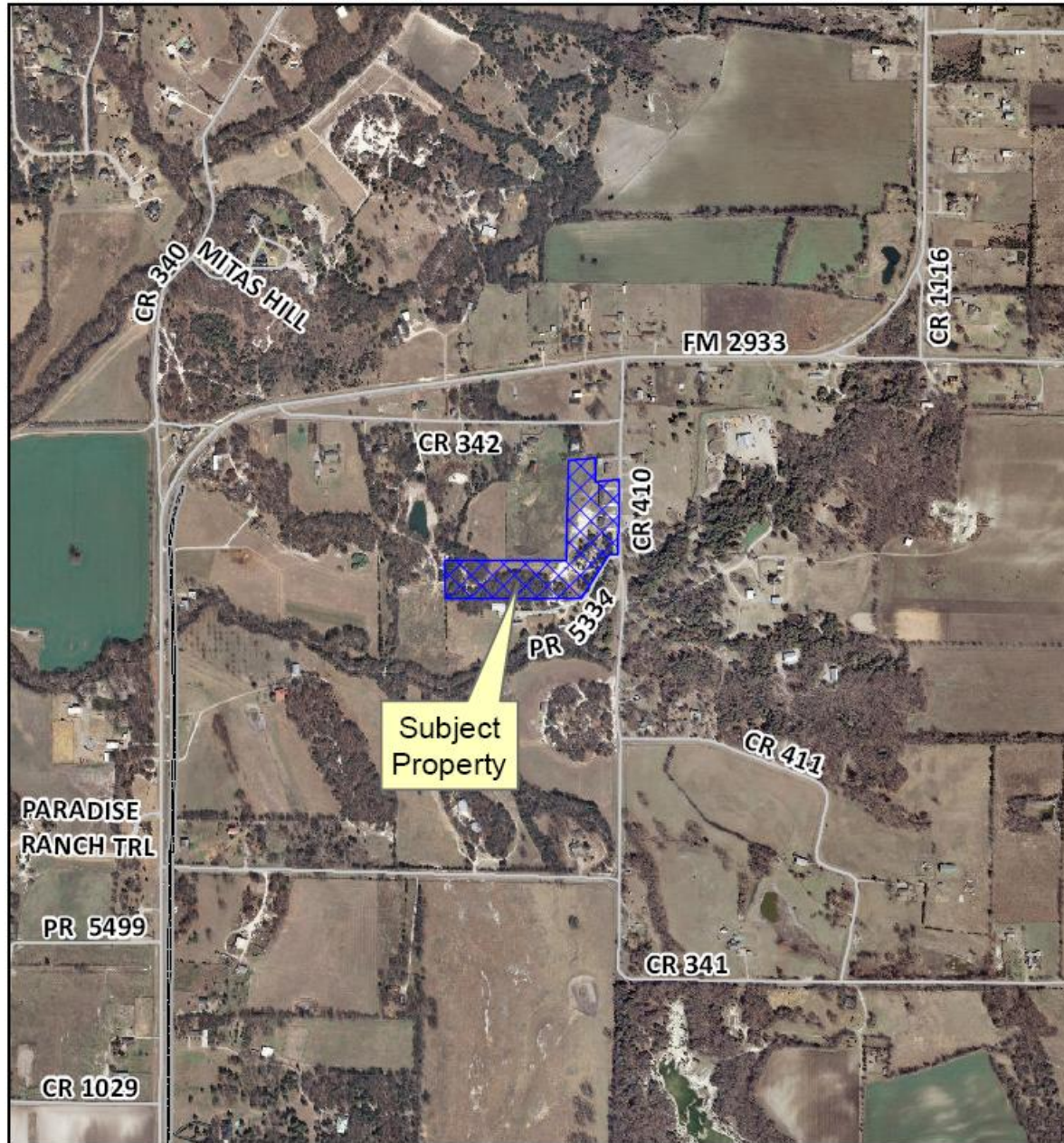
Herb & Melba Parker Addition



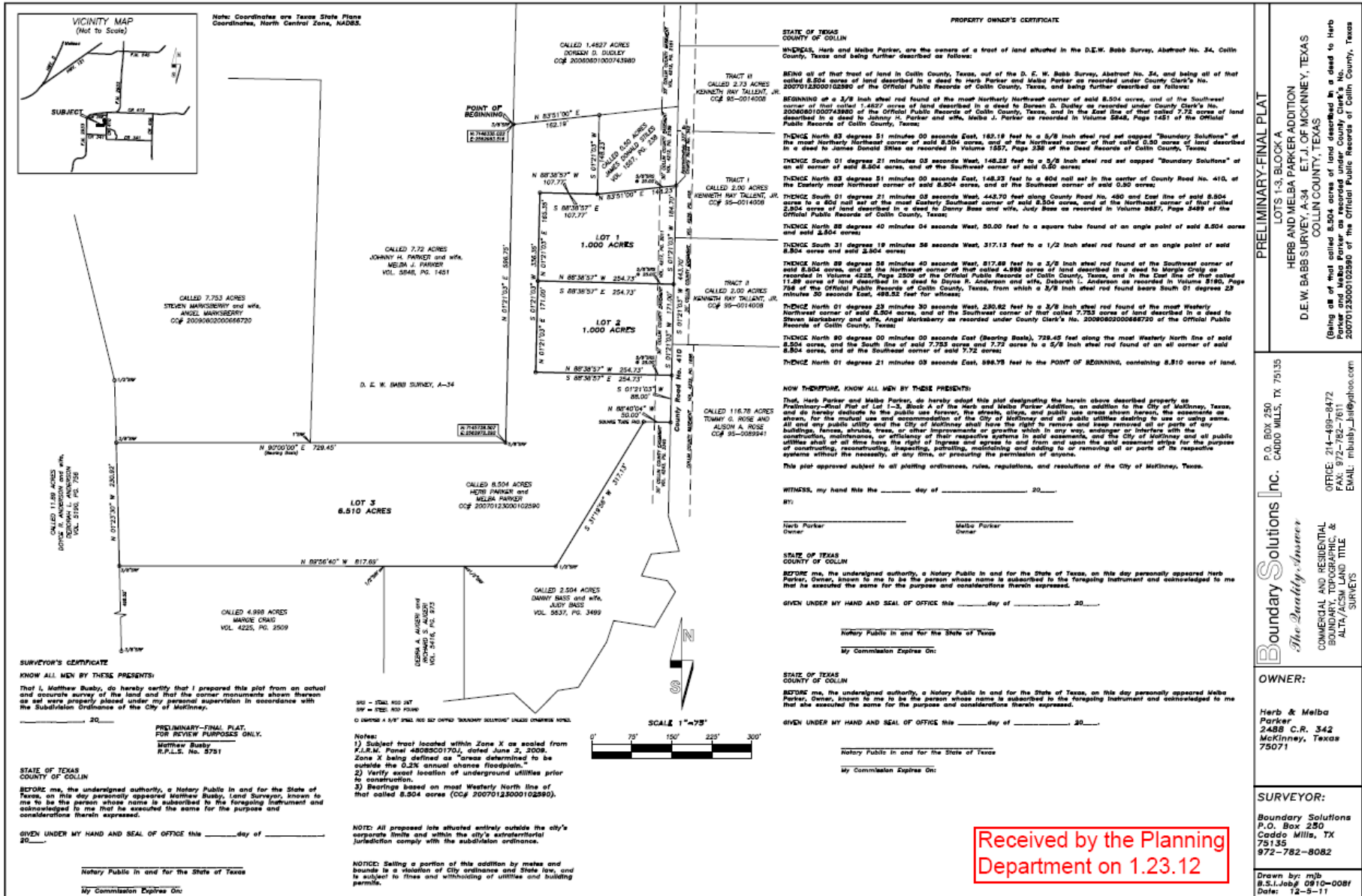
Location Map



Aerial Exhibit



Proposed Plat



PRELIMINARY-FINAL PLAT
LOTS 1-3, BLOCK A
HERB AND MELBA PARKER ADDITION
D.E.W. BOBB SURVEY, A-34 E.T.J. OF MCKINNEY, TEXAS
COLLIN COUNTY, TEXAS
(Being all of that called 8.504 acres of land described in a deed to Herb Parker and Melba Parker as recorded under County Clerk's No. 20070123000102890 of the Official Public Records of Collin County, Texas)

P.O. BOX 250
CADDO MILLS, TX 75135

Boundary Solutions Inc.
The Quality Advantage
COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/CASUAL LAND TITLE
SURVEYS
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: info@boundary-solutions.com

OWNER:
Herb & Melba
Parker
2488 C.R. 342
McKinney, Texas
75071

SURVEYOR:
Boundary Solutions
P.O. Box 250
Caddo Mills, TX
75135
972-782-8082
Drawn by: mjb
B.S.I.Job# 0910-008F
Date: 12-8-11

Requested Variances:

1. A variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to dedicate right-of-way for public rights-of-way.
2. A variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct public streets including the associated street lighting and sidewalks adjacent to the subject property.
3. A variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to dedicate easements for public utilities (water, sanitary sewer, and storm sewer) and drainage.
4. A variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent upstream property.

Requested Variances (cont.):

5. A variance to Section 142-105 of the Subdivision Ordinance allowing the use of individual septic systems.
6. A variance to Section 142-9(22) of the Subdivision Ordinance waiving the requirement that lots utilizing individual septic systems be at least 1.5 acres in size.
7. A variance to the Storm Water Management Ordinance waiving the requirement to collect drainage in an underground storm water system.
8. A variance to the Storm Water Management Ordinance prohibiting lot to lot drainage.
9. A variance to the 2006 Edition of the International Fire Code, including local amendments, waiving the requirement that fire hydrants and minimum fire flows be provided.

Staff Recommendation

Staff recommends denial of the proposed preliminary-final plat due to a lack of conformance with the Subdivision Ordinance, International Fire Code, and Comprehensive Plan.