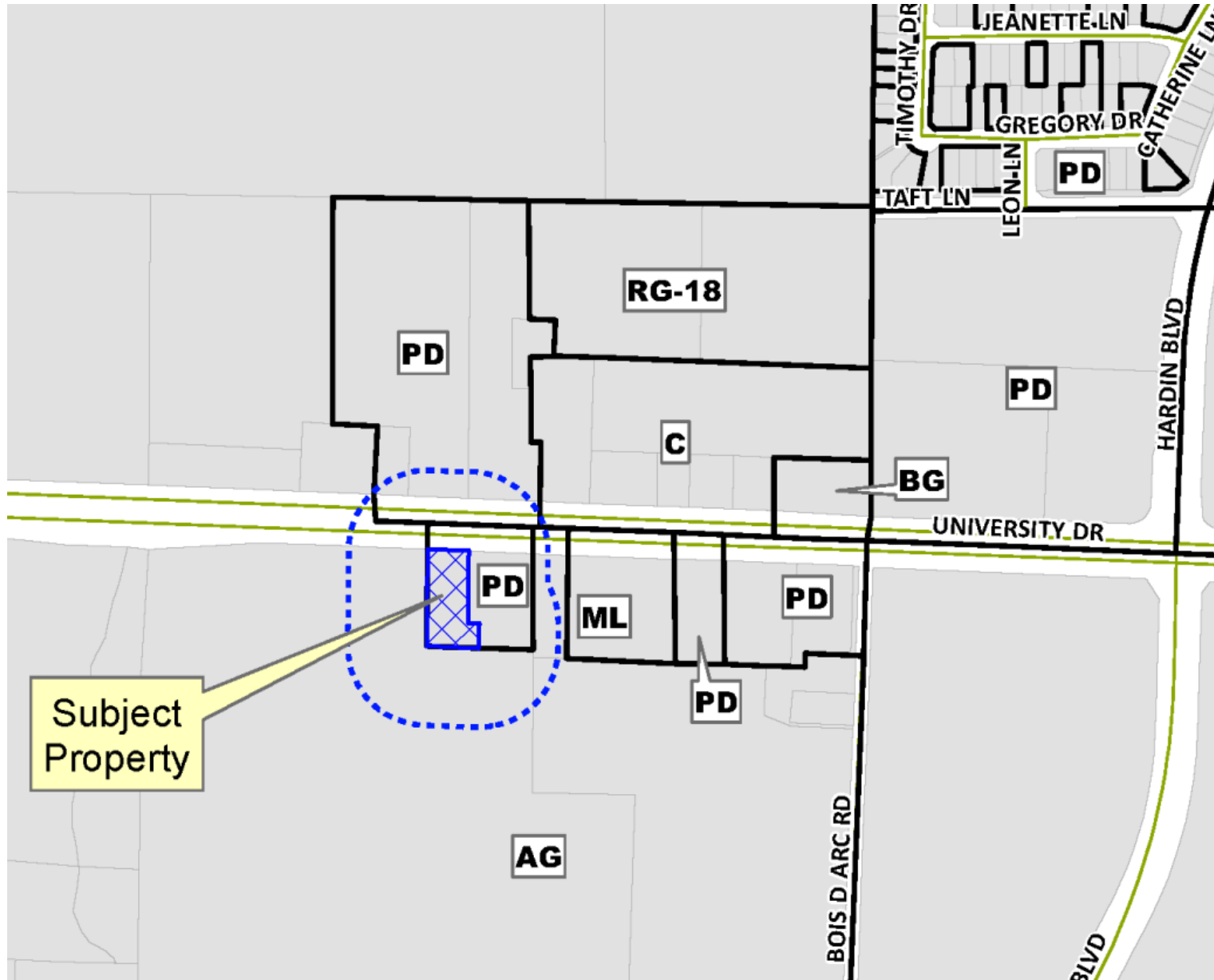


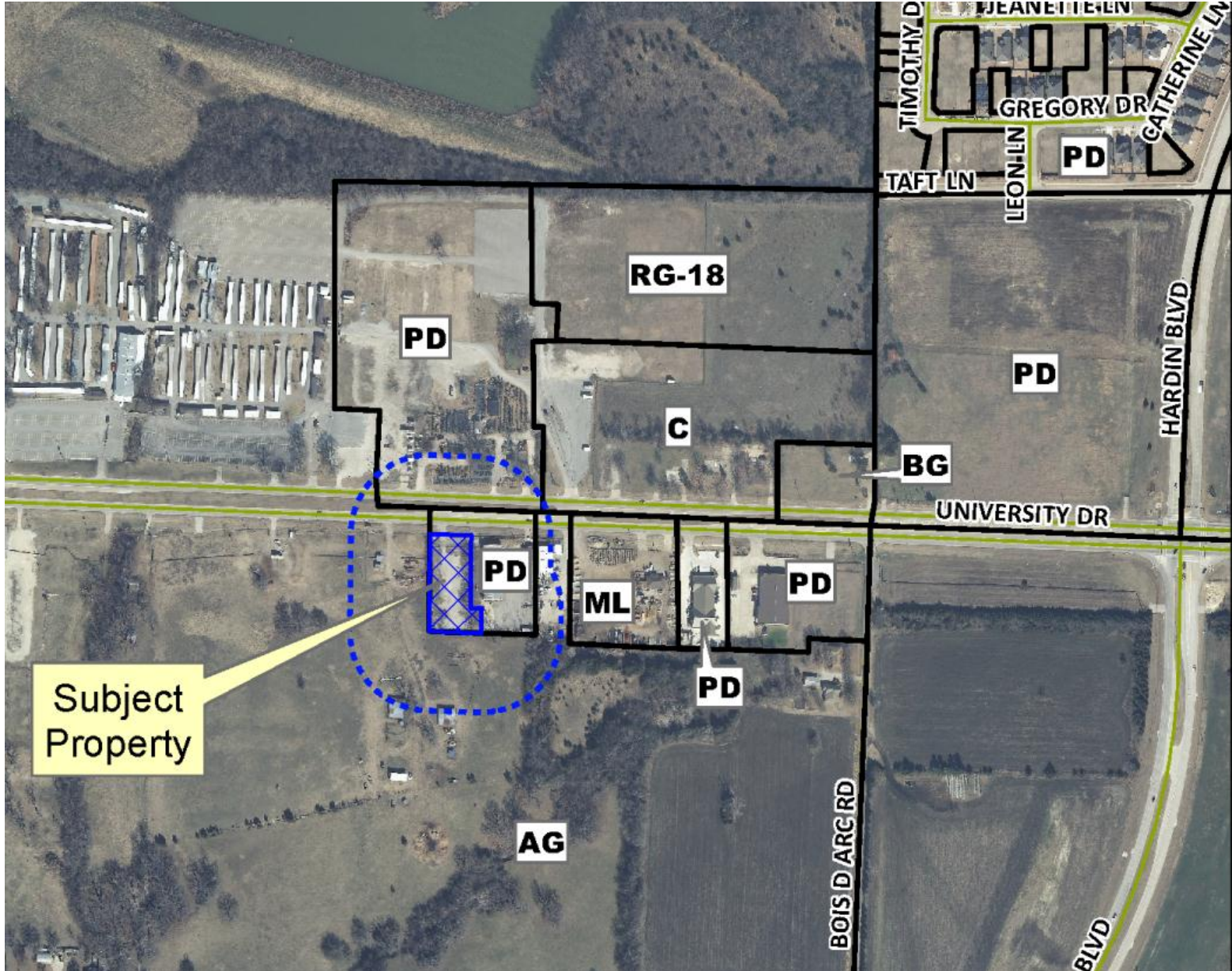
Case No. 12-188Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Dallas Design Build, on Behalf of V.F.B. Family, Ltd. Partnership for Approval of a Request to Rezone Approximately 0.80 Acres from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located Approximately 1,100 Feet West of Bois D’Arc Road and on the South Side of U.S. Highway 380 (University Drive)

Location Map

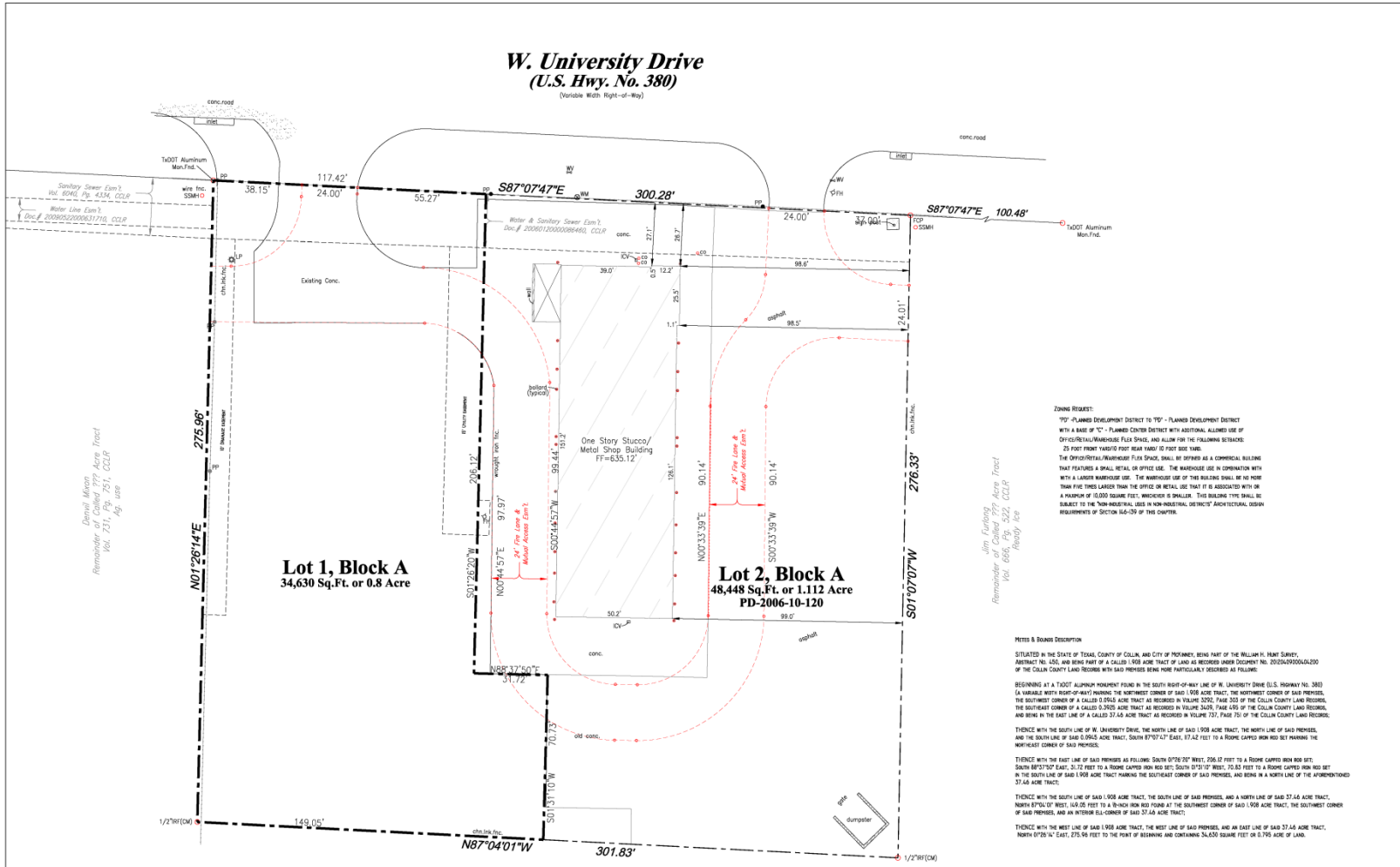


Aerial Exhibit



Proposed Zoning Exhibit

**W. University Drive
(U.S. Hwy. No. 380)**
(Divides with Right-of-Way)



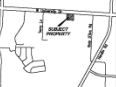
Zoning Request:
 "P" Planned Development District to "P2" Planned Development District
 with a base of "C2" Planned Center District with additional allowed use of
 Office/Retail/Warehouse Flex Space, and allow for the following setbacks:
 25 foot front yard/0 foot rear yard/10 foot side yard.
 The Office/Retail/Warehouse Flex Space shall be served as a commercial building
 that features a small retail or office use. The warehouse use in conjunction with
 a larger warehouse use. The warehouse use of this building shall be no more
 than five times larger than the office or retail use that it is associated with or
 a maximum of (5,000 square feet), whichever is smaller. This building shall be
 subject to the "non-industrial uses in non-industrial districts" architectural design
 requirements of Section 20A-28 of the Ordinance.

Notes & Bound Description
 SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN, AND CITY OF ROCKWELL BEING PART OF THE WILLIAM H. HUNT SURVEY;
 ABSTRACT NO. 450, AND BEING PART OF A CALLED 1.908 ACRE TRACT OF LAND AS RECORDED UNDER DOCUMENT NO. 2002049000020
 OF THE COLLIN COUNTY LAND RECORDS WITH SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A T2001 ALUMINUM MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF W. UNIVERSITY DRIVE (U.S. HIGHWAY NO. 380)
 (A VERTICAL METER ROD-OR-NAIL MARKING THE NORTHWEST CORNER OF SAID 1.908 ACRE TRACT, THE NORTHWEST CORNER OF SAID PREMISES,
 THE SOUTHWEST CORNER OF A CALLED 0.9145 ACRE TRACT AS RECORDED IN VOLUME 3272, PAGE 303 OF THE COLLIN COUNTY LAND RECORDS,
 THE SOUTHEAST CORNER OF A CALLED 0.2962 ACRE TRACT AS RECORDED IN VOLUME 3430, PAGE 459 OF THE COLLIN COUNTY LAND RECORDS,
 AND BEING IN THE EAST LINE OF A CALLED 37.48 ACRE TRACT AS RECORDED IN VOLUME 737, PAGE 731 OF THE COLLIN COUNTY LAND RECORDS;
 THENCE WITH THE SOUTH LINE OF W. UNIVERSITY DRIVE, THE NORTH LINE OF SAID 1.908 ACRE TRACT, THE NORTH LINE OF SAID PREMISES,
 AND THE SOUTH LINE OF SAID 0.2962 ACRE TRACT, SOUTH 87°07'47" EAST, 117.42 FEET TO A ROUND CAPTOP IRON ROD SET MARKING THE
 NORTHEAST CORNER OF SAID PREMISES;
 THENCE WITH THE EAST LINE OF SAID PREMISES AS FOLLOWS: SOUTH 07°50'20" WEST, 256.02 FEET TO A ROUND CAPTOP IRON ROD SET;
 SOUTH 87°37'50" EAST, 31.25 FEET TO A ROUND CAPTOP IRON ROD SET; SOUTH 07°10'10" WEST, 10.83 FEET TO A ROUND CAPTOP IRON ROD SET;
 IN THE SOUTH LINE OF SAID 1.908 ACRE TRACT MARKING THE SOUTHWEST CORNER OF SAID PREMISES, AND BEING A NORTH LINE OF THE ADJACENT
 37.48 ACRE TRACT;
 THENCE WITH THE SOUTH LINE OF SAID 1.908 ACRE TRACT, THE SOUTH LINE OF SAID PREMISES, AND A NORTH LINE OF SAID 37.48 ACRE TRACT;
 NORTH 87°07'50" WEST, 143.00 FEET TO A ROUND CAPTOP IRON ROD FOUND AT THE OUTERMOST CORNER OF SAID 1.908 ACRE TRACT, THE SOUTHWEST CORNER
 OF SAID PREMISES, AND AN INTERIOR 90° CORNER OF SAID 37.48 ACRE TRACT;
 THENCE WITH THE WEST LINE OF SAID 1.908 ACRE TRACT, THE WEST LINE OF SAID PREMISES, AND AN EAST LINE OF SAID 37.48 ACRE TRACT,
 NORTH 07°07'50" EAST, 270.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 34,630 SQUARE FEET OR 0.790 ACRE OF LAND.

General Note

Office / Warehouse
 4023 West University, McKinney, Texas

Vicinity Map



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No.	Revision/Issue	Date

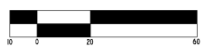
Dallas Design Build
 7980 South FM 549
 Rockwall, Texas 75087
 972-877-6630
 dallasdesignbuild@yahoo.com

Project
DAP 380 Addition
Lot 1, Block A
 being part of a 1.908 acre tract of land as
 recorded under
 Doc. # 2002049000020, C.C.R. #
 William H. Hunt Survey, Abstract No. 450
 City of McKinney, Collin County, Texas
 September 14, 2007
 City File No. 2007

Description
 RE-ZONING

Date
 12-06-2010
Drawn By
 B.F.
Scale
 1"=20'

RECEIVED
 By Kathy Wright at 12:06 pm, Nov 02, 2012



*Devil Moxon
 Remainder of Called 799 Acre Tract
 Vol. 731, Pg. 751, C.C.R.
 Ag. use*

*Devil Moxon
 Remainder of Called 799 Acre Tract
 Vol. 731, Pg. 751, C.C.R.
 Ag. use*

*Life Feeding
 Remainder of Called 450 Acre Tract
 Vol. 656, Pg. 522, C.C.R.
 Ag. use*

Staff Recommendation

Staff recommends approval of the proposed rezoning request as outlined in the Staff Report