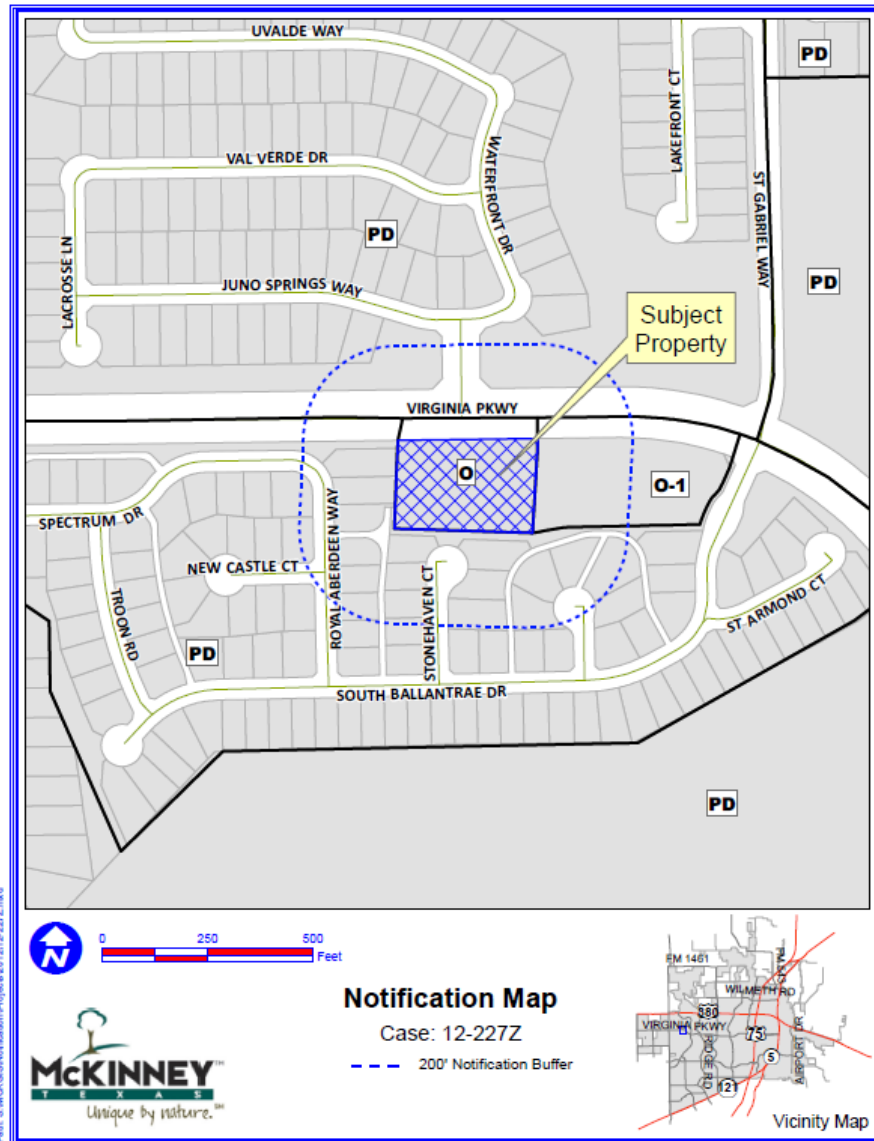


Case No. 12-227Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by George Town Custom Homes, on Behalf of VNRS INV, Inc., for Approval of a Request to Rezone Less Than 2 Acres from “O” – Office District to “BN” – Neighborhood Business District, Located Approximately 500 Feet West of South Ballantrae Drive and on the South Side of Virginia Parkway

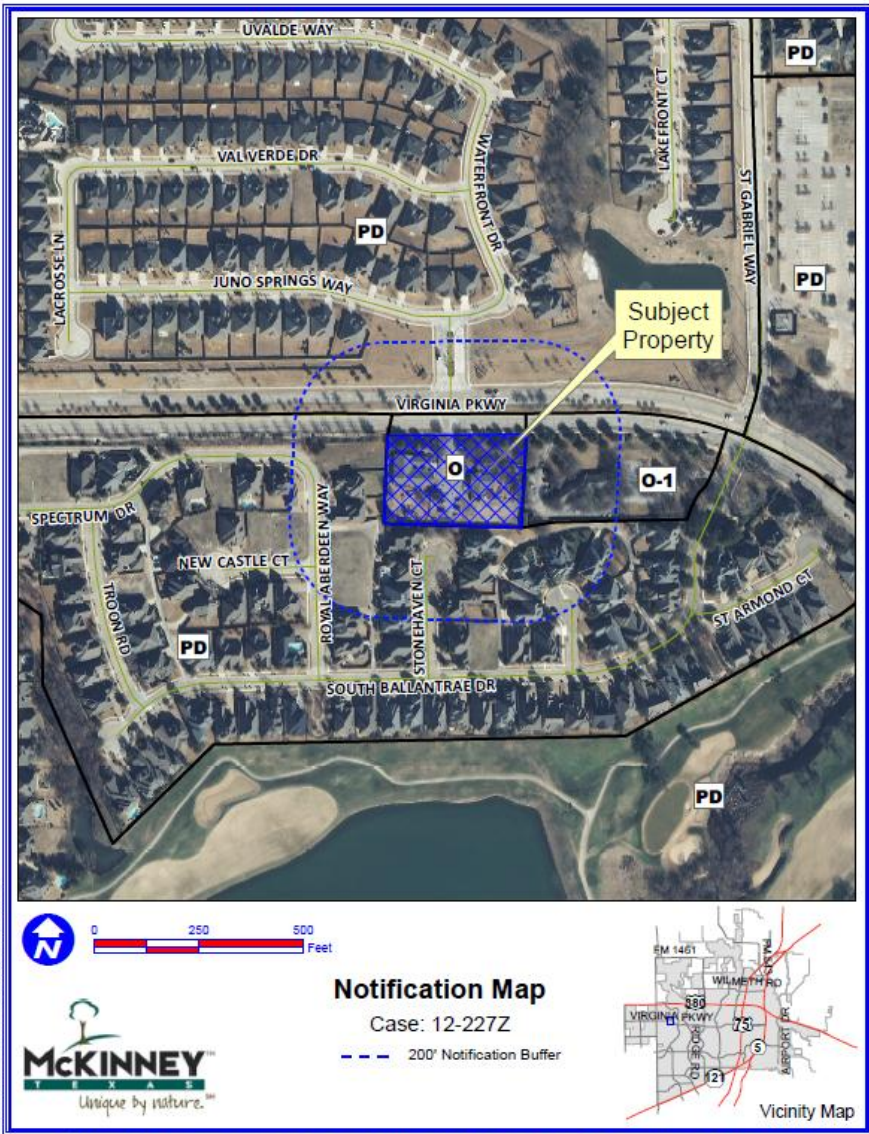
Location Map



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.



Aerial Exhibit



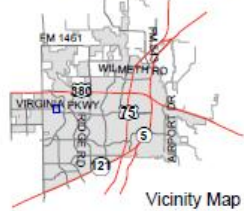
Path: S:\MCK\GIS\Avi\Resident\Projects\12-227Z.mxd



Notification Map

Case: 12-227Z

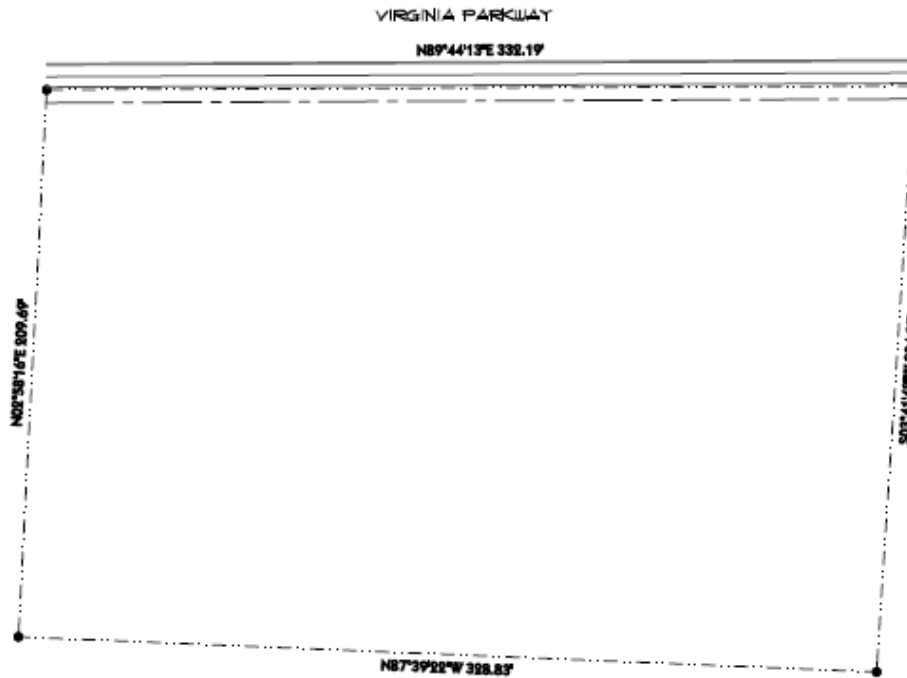
--- 200' Notification Buffer



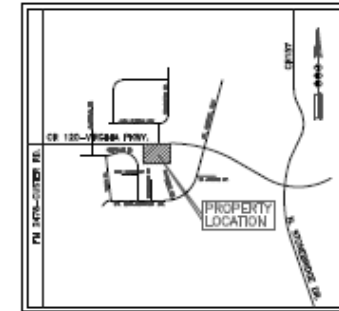
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



Proposed Zoning Exhibit



① ZONING EXHIBIT
SCALE: 1"=20'-0"



VICINITY MAP

DESCRIPTIVE LEGAL ACRES

BEARING IN COLLIN COUNTY, TEXAS, IN THE GERARD A. FOOTE SURVEY, ABSTRACT No. 33, BEING A PART OF THE TRACT OF LAND DESCRIBED IN A DEED FROM S.A. FROST TO ADOLF BUNGER, CLARENCE DUNFORD SCHWABER & ASSOCIATES, INC., BEING RECORDED IN VOLUME 58, PAGE 4, AND BEING ALL OF THE 6.886 ACRES TRACT OF LAND DESCRIBED IN A DEED FROM GENERAL BUNGER SAVINGS ASSOCIATION TO FOOTER BAPTIST CHURCH DATED JANUARY 7, 1988, RECORDED IN VOLUME 388A, PAGE 12, BOTH DEEDS OF THE COLLIN COUNTY LAND RECORDS, BEING DESCRIBED BY THE FOLLOWING AND BEING ALL FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID 6.886 ACRE TRACT;

THENCE NORTH 89 DEGS. 44' 13" WEST WITH THE EAST LINE OF SAID 6.886 ACRE TRACT AND THE TRACT RECORDED IN VOLUME 58, PAGE 4, AND GENERALLY BEING AN OLD ROAD PART OF THE WAY, 33.88 FEET TO AN 'X' MARK CHAIRED IN A CONCRETE SOBMAUC IN THE SOUTH SIDE LINE OF VIRGINIA PARKWAY;

THENCE NORTH 89 DEGS. 44' 13" EAST WITH THE SAID SOUTH SIDE LINE OF VIRGINIA PARKWAY, 33.88 FEET TO AN 'X' MARK CHAIRED IN A CONCRETE SOBMAUC IN THE EAST LINE OF SAID TRACT RECORDED IN VOLUME 58, PAGE 4;

THENCE SOUTH 89 DEGS. 44' 13" WEST WITH THE EAST LINE OF SAID TRACT RECORDED IN VOLUME 58, PAGE 4, AND SAID 6.886 ACRE TRACT, 33.88 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 6.886 ACRES OF LAND.



7701 VIRGINIA PARKWAY
GERARD A. FOOTE SURVEY, ABSTRACT No. 331
CITY OF MCKINNEY - COLLIN COUNTY, TEXAS
LOT SIZE: 71,732 +/- SQ. FT. OR 1.646 +/- ACRES

RECEIVED
By the Auditor General on 11/10/12, Dec 21, 2012

FOIA
1"=20'-0"
PROJECT NO.
G615-2010
DATE
12/21/2012
BY
MTT

PROJECT
GOOD SHEPARD MONTESSORI SCHOOL
GERARD A. FOOTE SURVEY, ABSTRACT No. 331
CITY OF MCKINNEY - COLLIN COUNTY, TEXAS
GEORGETOWN CONSTRUCTION CO.

UC
RESIDENTIAL & COMMERCIAL DESIGNERS - SPACE PLANNING
(817) 905-7374 - SOUTHPLANE, TEXAS - FAX (882) 323-3090

SHEET
51

Staff Recommendation

Staff recommends **approval** as outlined in the Staff Report.