

Ordinance Requirements	Requested Dimensions	Variance from Ordinance
25' Front Yard Setback	20'	5'
25' Rear Yard Setback	10'	15'

Variance Requested

CITY OF MCKINNEY
AREA FOR UTILITY
LINES, STREET &
DRAINAGE PURPOSES

ALLEN
CLAUDETTE
COLE

ALLEN
CLAUDETTE
COLE

SAFARI
DEVELOPMENT
LLC

Ordinance Requirements	Requested Dimensions	Variance from Ordinance
6000 sq. ft. lot size	4268.88 sq. ft.	1731.12 sq. ft.
100' Lot Depth	80'	20'
15' Side Yard Setback @ Corner	5'	10'
25' Front Yard Setback	10'	15'
25' Rear Yard Setback	10'	15'
20' Driveway	15'	5'

Variance Granted on November 24, 2010

612

614

616

618

607

613

617

FENET

THROCKMORTON

25ft

25ft

25ft

25ft

20ft

20ft



Board of Adjustments

613 Fenet St

Source: Development Services
Date: 2/18/2019

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use of this map by anyone else is at their own risk and without liability to McKinney. Its officials or employees are not responsible for any discrepancies or omissions which may occur.



SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Sunflower Home, LLC for a Variance to the Minimum Lot Size, Lot Depth, Front and Rear Yard Setbacks, and Driveway length for the Property Located at **617 Fenet Street.**

MEETING DATE: November 24, 2010

DEPARTMENT: Development Services-Building Inspections

CONTACT: Garry Adams, Asst. Building Official

ZONING: RG18 (Single Family has RS60 limits)

EXISTING CONDITIONS: There is a large easement at the side yard on the corner, it measures approximately 15'. Thus the request for the 5' setback for the side yard at the corner. There would still be approximately 20' from the build line to the curb.

VARIANCES REQUESTED:

ORDINANCE REQUIREMENTS	REQUESTED DIMENSIONS	VARIANCE FROM ORDINANCE
6000 sq. ft. Lot Size	4268.88 sq. ft.	1731.12 sq. ft.
100' Lot Depth	80'	20'
15' Side Yard Setback @ Corner	5'	10'
25' Front Yard Setback	10'	15'
25' Rear Yard Setback	10'	15'
20' Driveway	15'	5'

APPLICANT'S BASIS FOR VARIANCE:

The lot is undersized. Applicant wishes to build a new residence.

PUBLIC SUPPORT/OPPOSITION FOR REQUEST:

To date, no letters of support and ~~one~~ letter of opposition have been submitted.

BOARD AUTHORITY:

The Board has authority to authorize a variance from the terms of the Zoning Ordinance as will not be contrary to the public interest if the literal enforcement of the Zoning Ordinance would result in unnecessary hardship due to special conditions unique to the property so that the spirit of the Zoning Ordinance is observed and substantial justice done. The Zoning Ordinance

provides additional requirement for "yard variances" and "building or structure variances" that must also be met by an applicant seeking a variance in addition to the requirements set out hereinabove.

In addition to the general requirements set forth above the following requirements must also be met for a variance of the type identified below:

Yard Requirements The Board has the authority to permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions.

STAFF RECOMMENDATION:

Staff has no objection to the granting of these variances.

SUPPORTING MATERIALS:

- Variance Application
- Property Locator Map
- Site Plan

Action:

APPROVED

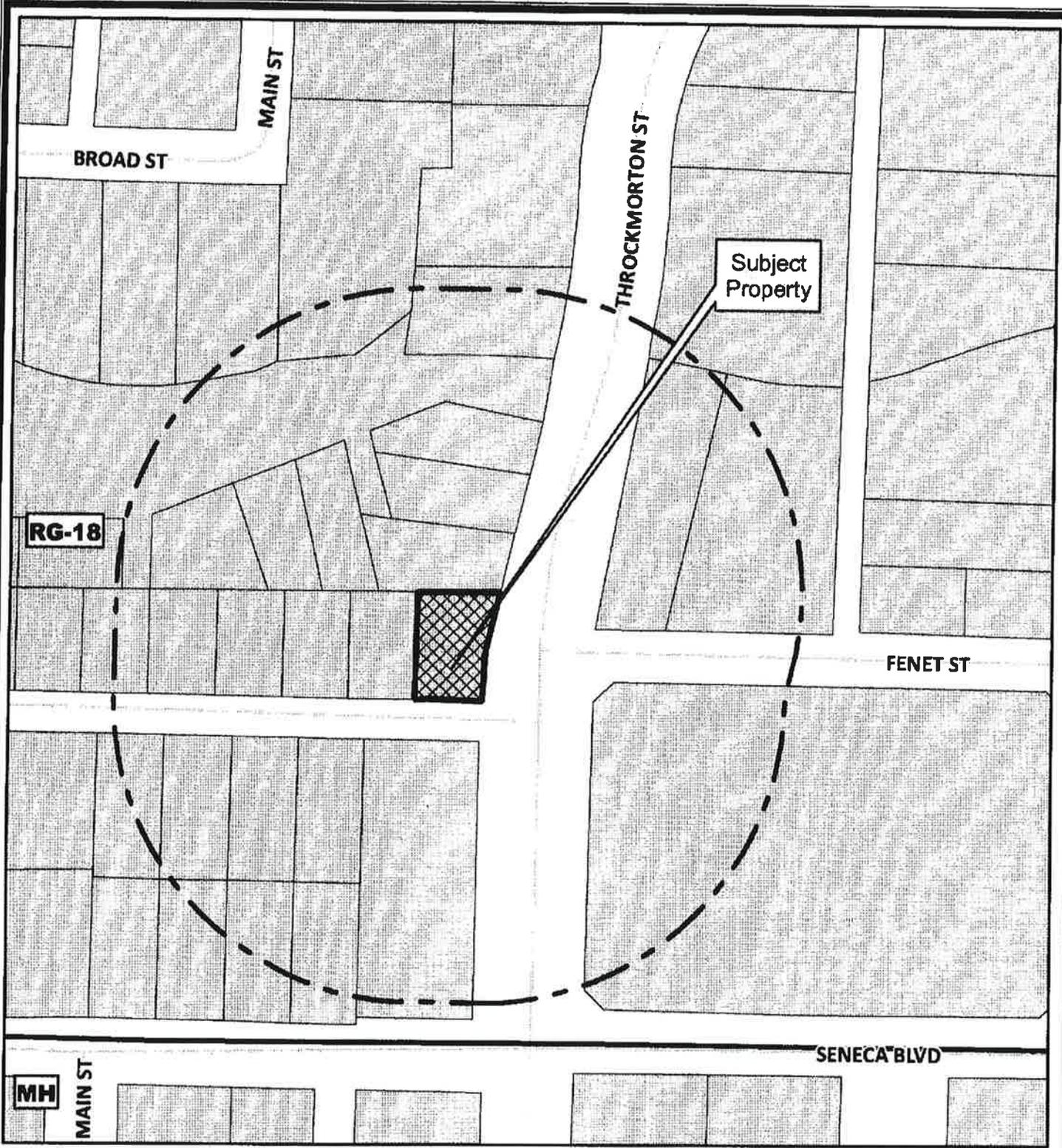
DENIED

TABLED

BMR

Note:

It is the responsibility of the property owner to file any approved variances with the deed records at the County Courthouse. Failure to do so could result in title/survey problems in the future.



Subject Property

RG-18

FENET ST

SENECA BLVD

MH

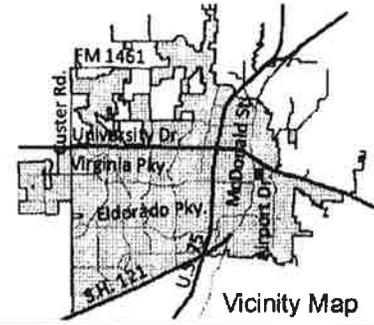


0 30 60 120 Feet

Locator Map

617 fenet St

- - - 200' Notification Buffer



Vicinity 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.

See Variance agenda item: 10-06

Nov. 24, 2010
617 Fenet St.

MUST COMPLY WITH:
2006 IRC 2005 NEC

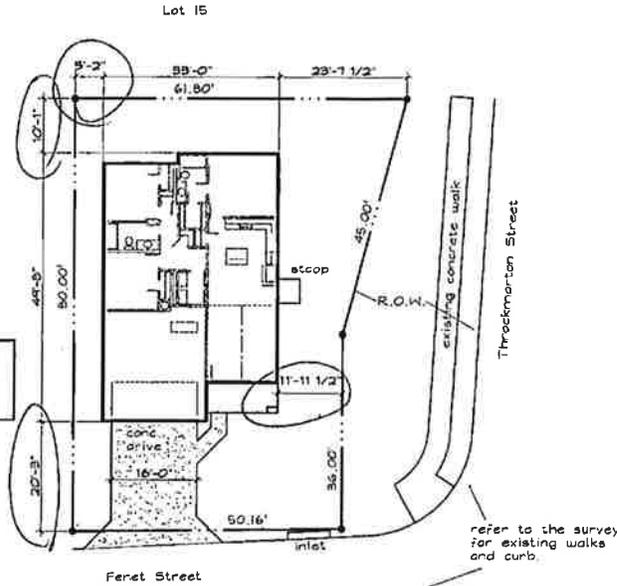
Front 10
Side 5
Rear 10
Side @ Corner 5
Driveway 15

Full gutters required
to drain front and back
away from foundation.



Lot: B

Lot Data:	
Lot area:	4,252 sf
Cov'd Area (slab)	1,591 sf
Lot Coverage	37.4%
Flat Work	418 sf



617 Fenet Street*
Lot 9
Underwood Addition
City of McKinney
Collin County, Texas

PLOT PLAN

Scale: 1"=20'-0"

Builder:
Nail Builders
214.554.1006

* address on survey is 601 Throckmorton Street

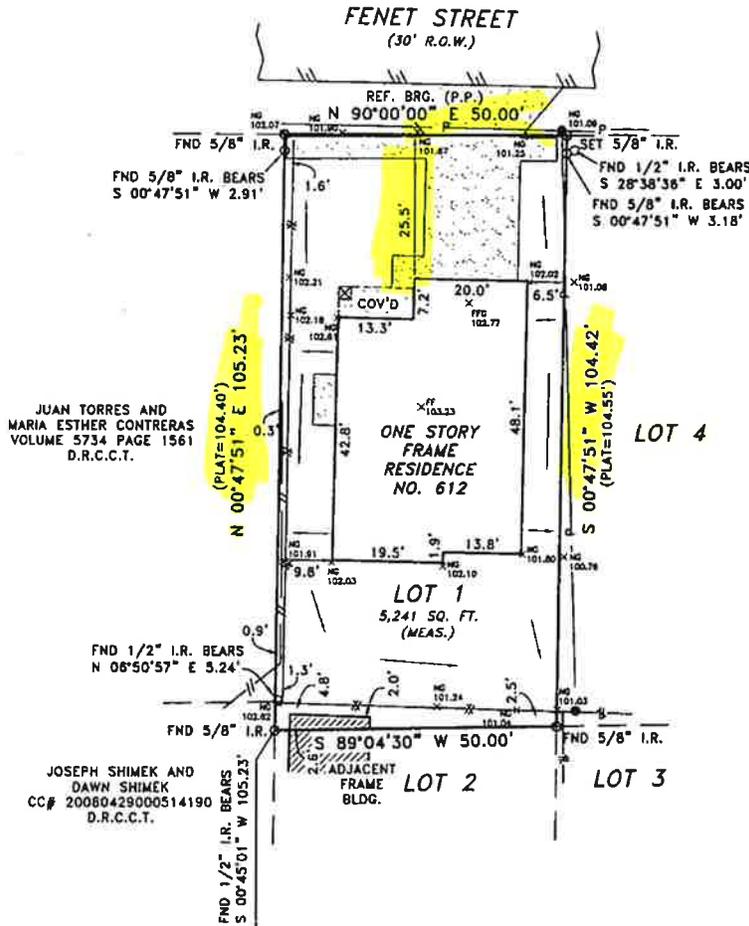
Korel Home Designs

Post Office Box 866986, Plano, Texas 75086-6986 - 972.769.7300
Website: www.korel.com

'SURVEY PLAT'

BEING LOT 1 OF MCENTYRE-WILSON ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 559, PAGE 55, DEED RECORDS, COLLIN COUNTY, TEXAS.

143763



JUAN TORRES AND MARIA ESTHER CONTRERAS VOLUME 5734 PAGE 1561 D.R.C.C.T.

JOSEPH SHIMEK AND DAWN SHIMEK CC# 20060429000514190 D.R.C.C.T.



ADDRESS: 612 FENET STREET

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480136 (280J), DATED 06/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE:

(P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.'S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

CERTIFIED TO: NAIL BUILDERS BUYER: SUNFLOWER HOMES, LLC DATE: 09/10/2014 GF#: N/A TECH: BM DRAFTER: BM JOB NO.: 14-09-029

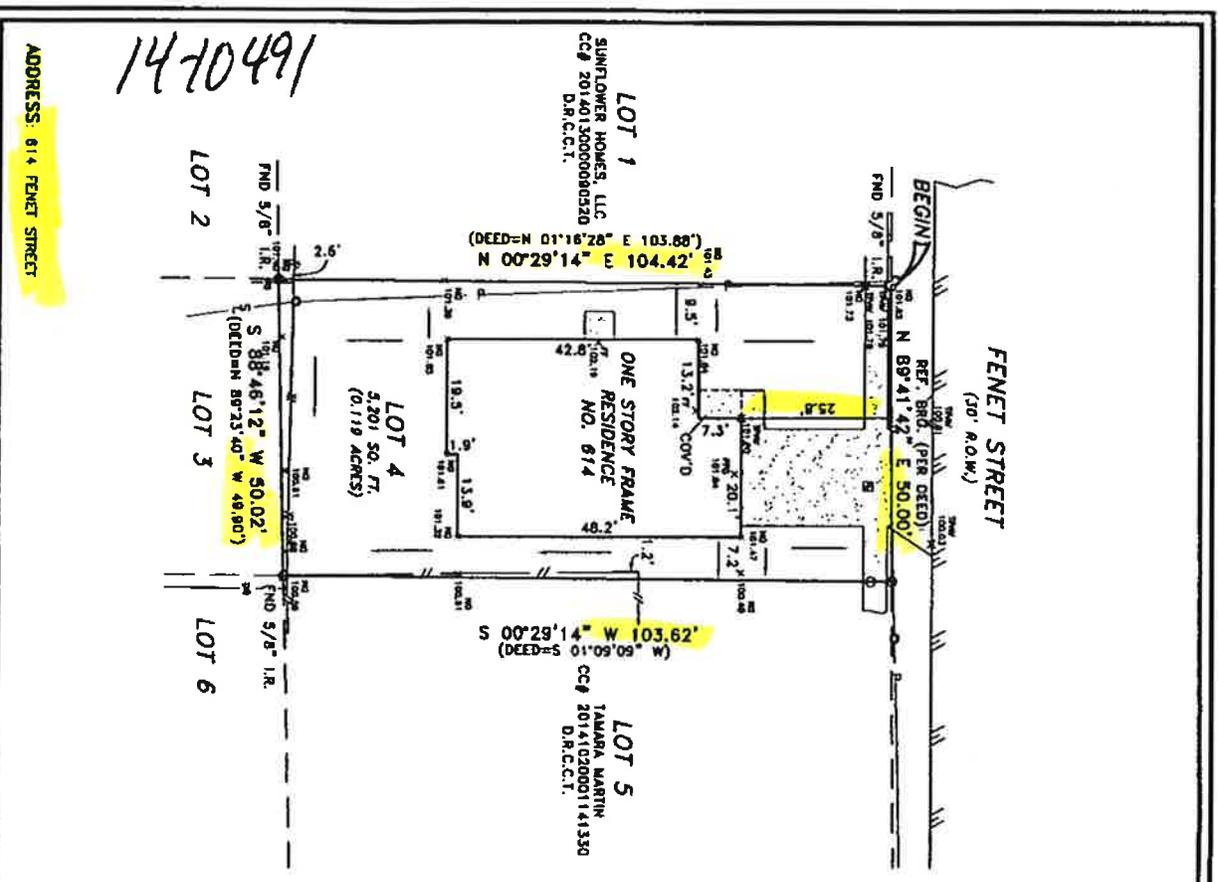
SYMBOL LEGEND	FND = FOUND	I.R. = IRON ROD	I.P. = IRON PIPE	ESMT. = EASEMENT	B.L. = BUILDING LINE	R.O.W. = RIGHT-OF-WAY
--- WOOD FENCE	L. JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.					
- - - CHAIN LINK FENCE	THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR. THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.					
- - - WIRE FENCE						
- - - WROUGHT IRON FENCE						
○ COLUMN						
● POWER POLE						
⊗ WATER METER						
— POWERLINE						
— OVERHEAD SERVICE LINE						
⊕ TRANSFORMER AND PAD						
⊕ GAS METER						
/// ASPHALT SURFACE						
□ CONCRETE						



Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

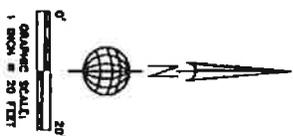
GLOBAL LAND SURVEYING, INC.
2030 AVENUE G, SUITE 1104
PLANO, TEXAS 75074
PHONE (972) 881-1700
FAX (972) 423-1083
WWW.GLS-INC.COM

SURVEY PLAT



ADDRESS: 614 FENET STREET

SYMBOL	LEGEND	NOTES
---	BOUNDARY	
---	IRON ROD FOUND	
---	CONCRETE	
---



PROPERTY DESCRIPTIONS:

BEING SITUATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING LOT 4, OF MCNEIRE-WILSON ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 558, PAGE 35, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A CALLED 0.12 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SUNFLOWER HOMES, LLC, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 2014013000090230, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF FENET STREET (30' RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 89°41'42" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FENET STREET, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 4 AND SAID 0.12 ACRE TRACT;

THENCE SOUTH 00°29'14" WEST ALONG THE EAST LINE OF SAID LOT 4 AND SAID 0.12 ACRE TRACT, A DISTANCE OF 103.62 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 88°46'12" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND SAID 0.12 ACRE TRACT, A DISTANCE OF 50.02 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°29'14" EAST ALONG THE WEST LINE OF SAID LOT 4 AND SAID 0.12 ACRE TRACT, A DISTANCE OF 104.42 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.201 SQUARE FEET OR 0.119 ACRES OF LAND.

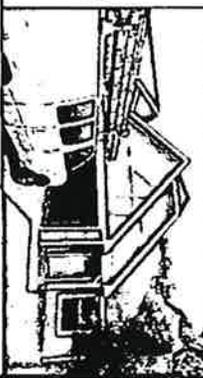
NOTE:

- 1) (P.L.) UNDEVELOPED BUILDING LINES, EASEMENTS, R.O.W.S, DRAINAGES, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION, ABOVE.
- 2) ALL "X" MARKS AND DISTANCES SHOWN HEREON ARE PER DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2014013000090230, DEED RECORDS, COLLIN COUNTY, TEXAS.
- 3) ALL DISTANCES SHOWN HEREON ARE ASSUMED AND RELATIVE TO EACH OTHER ONLY.

FLOOD STATEMENT:

ACCORDING TO AN INTERVIEW WITH THE COUNTY ENGINEER, DATED 09/22/2009, OR THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AND IS NOT KNOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

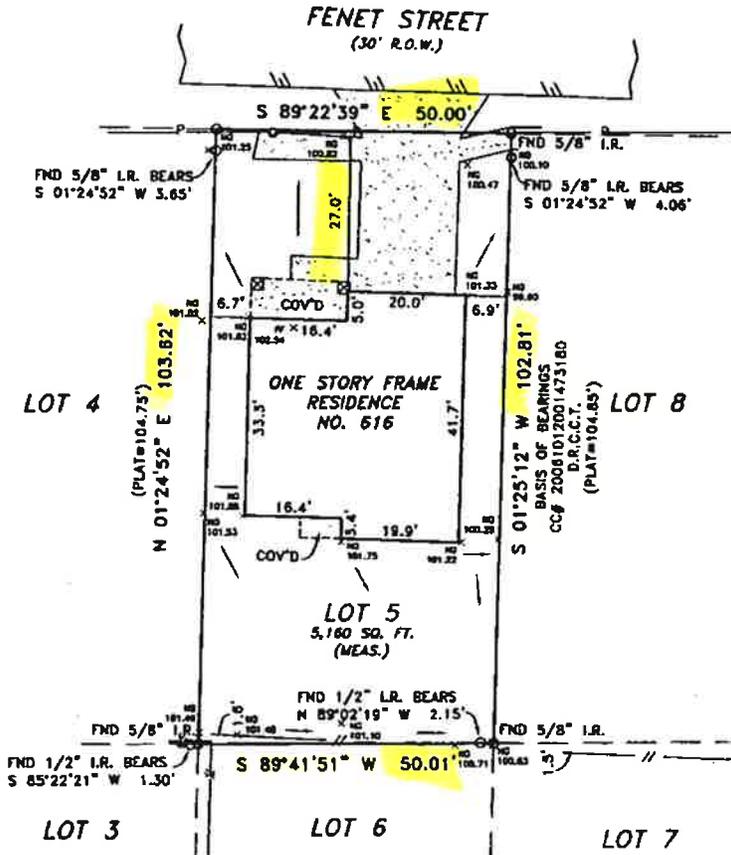
Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPOLITAN AREA SINCE 2002



14-4780

SURVEY PLAT

SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING LOT 5 AS SHOWN ON A MAP IN A DEED FROM ADD G. WILSON, SR., AND WIFE, PEARL WATERS WILSON TO PAULINE B. MCENTIRE DATED OCTOBER 27, 1959, AND RECORDED IN VOLUME 559, PAGE 24, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.



ADDRESS: 616 FENET STREET

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480135 02804, DATED 06/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



CERTIFIED TO: NAB BUILDERS BUYER: SUNFLOWER HOMES LLC DATE: 09/12/2014 OFF: N/A TECH: JLM DRAFTER: BM JOB NO.: 14-09-057

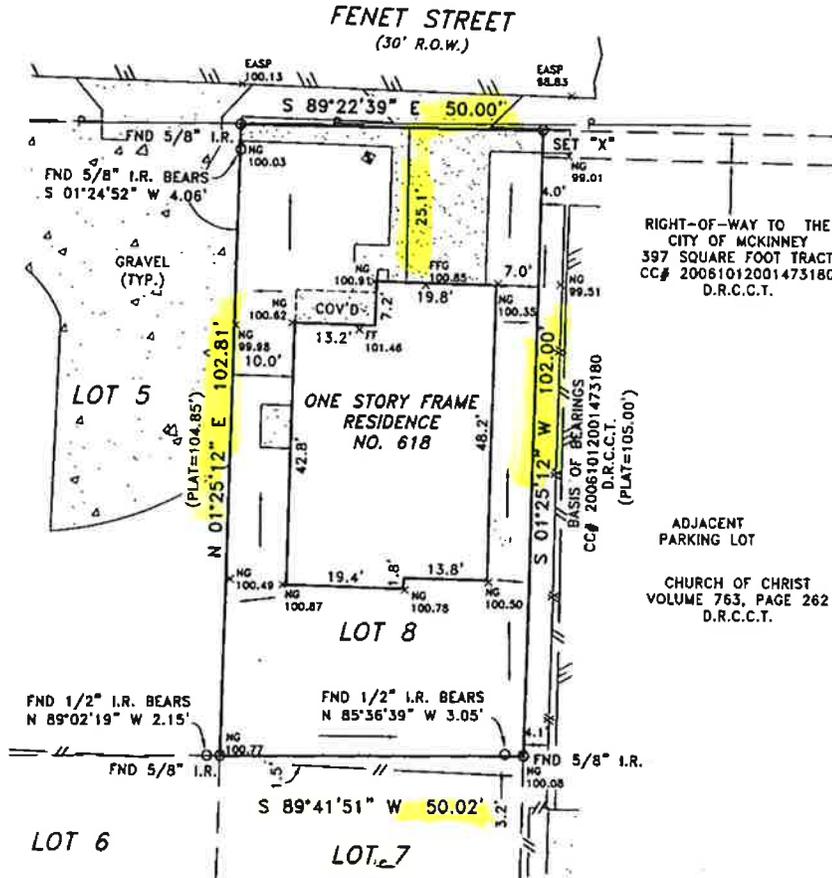
SYMBOL LEGEND	FND = FOUND I.R. = IRON ROD I.P. = IRON PIPE ESMT. = EASEMENT B.L. = BUILDING LINE R.O.W. = RIGHT-OF-WAY	
---//--- WOOD FENCE	<p>J. JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.</p> <p>THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT; THEREFORE, NO SEARCH OF RECORDED EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.</p> <p><i>Jason L. Morgan</i> JASON L. MORGAN RPLS 5587</p>	
---S--- CHAIN LINK FENCE		
---E--- WIRE FENCE		
---O--- BROUGHT IRON FENCE		
---X--- COLLUMN		
---P--- POWER POLE		
---M--- WATER METER		
---L--- POWERLINE		
---H--- OVERHEAD SERVICE LINE		
---T--- TRANSFORMER AND PAD		
---G--- GAS METER		
---A--- ASPHALT SURFACE		
---C--- CONCRETE		

	<h1>Global Land Surveying, Inc.</h1> <p>SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002</p>	<p>GLOBAL LAND SURVEYING, INC. 2030 AVENUE G, SUITE 1104 PLANO, TEXAS 75074 PHONE (972) 881-1700 FAX (972) 423-1083 WWW.GLS-INC.COM</p>
--	--	--

'SURVEY PLAT'

SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING LOT 8 AS SHOWN ON A MAP IN A DEED FROM ADD G. WILSON, SR., AND WIFE, PEARL WATERS WILSON TO PAULINE B. MCENTIRE DATED OCTOBER 27, 1959, AND RECORDED IN VOLUME 559, PAGE 24, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.

13-9322 RVR



ADDRESS: 618 FENET STREET

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480133 0280J, DATED 06/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE:

(P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

CERTIFIED TO: NAIL BUILDERS BUYER: NAIL BUILDERS DATE: 02/25/2014 GF#: N/A TECH: BM DRAFTER: BM JOB NO.: 14-02-098

SYMBOL LEGEND FND = FOUND I.R. = IRON ROD I.P. = IRON PIPE ESMT. = EASEMENT B.L. = BUILDING LINE R.O.W. = RIGHT-OF-WAY

- WOOD FENCE
- #- CHAIN LINK FENCE
- x- WIRE FENCE
- o- WROUGHT IRON FENCE
- COLUMNS
- POWER POLE
- ⊗ WATER METER
- POWERLINE
- OVERHEAD SERVICE LINE
- ⊠ TRANSFORMER AND PAD
- ⊞ GAS METER
- /// ASPHALT SURFACE
- CONCRETE

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER INSTRUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

Jason L. Morgan
JASON L. MORGAN RPLS 5587



Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

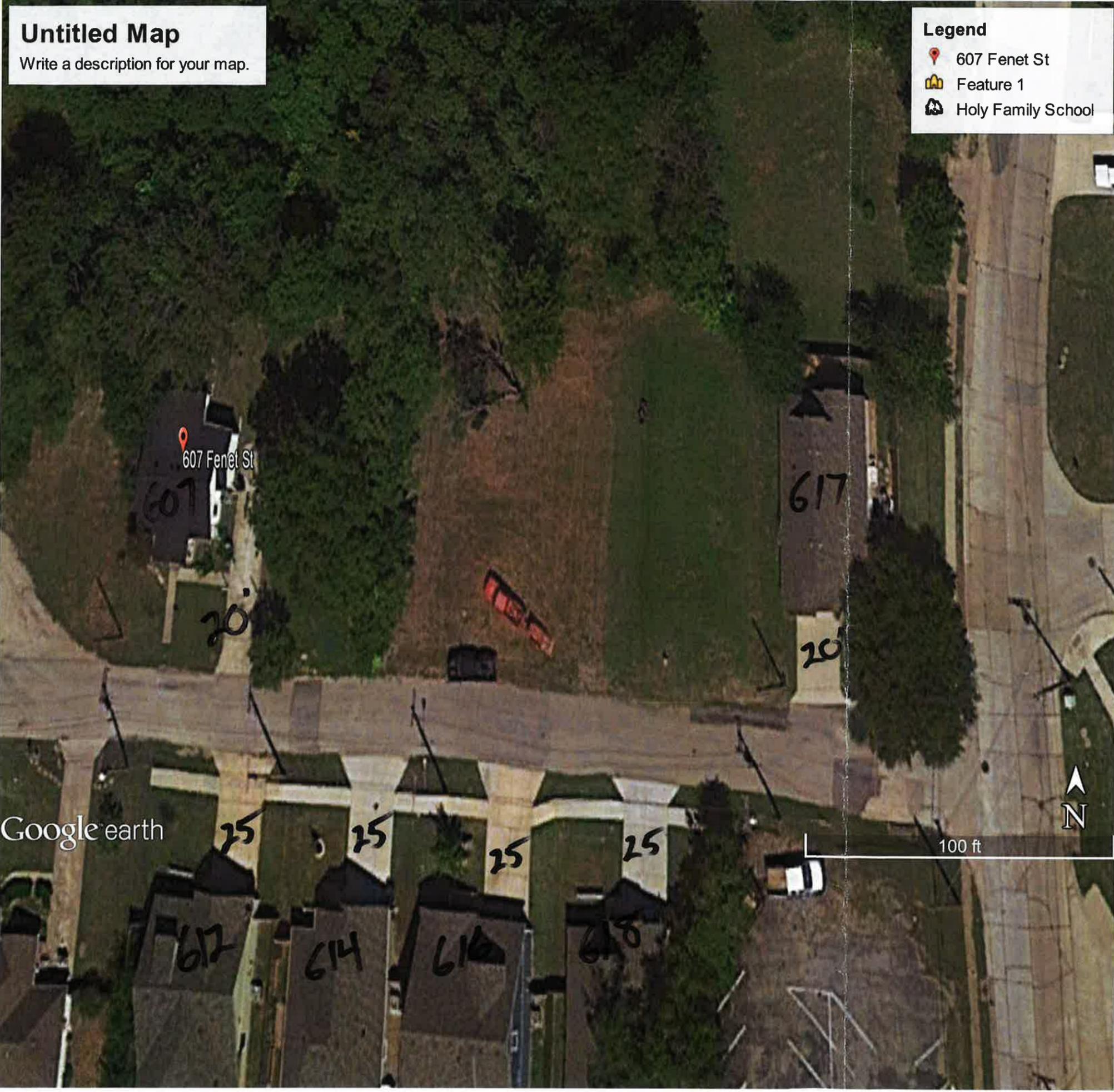
GLOBAL LAND SURVEYING, INC.
2030 AVENUE G, SUITE 1104
PLANO, TEXAS 75074
PHONE (972) 881-1700
FAX (972) 423-1083
WWW.GLS-INC.COM

Untitled Map

Write a description for your map.

Legend

-  607 Fenet St
-  Feature 1
-  Holy Family School



Google earth

100 ft

N