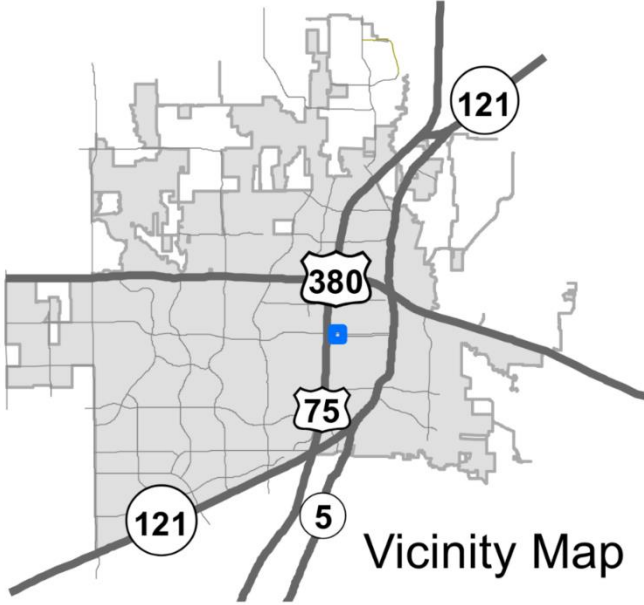
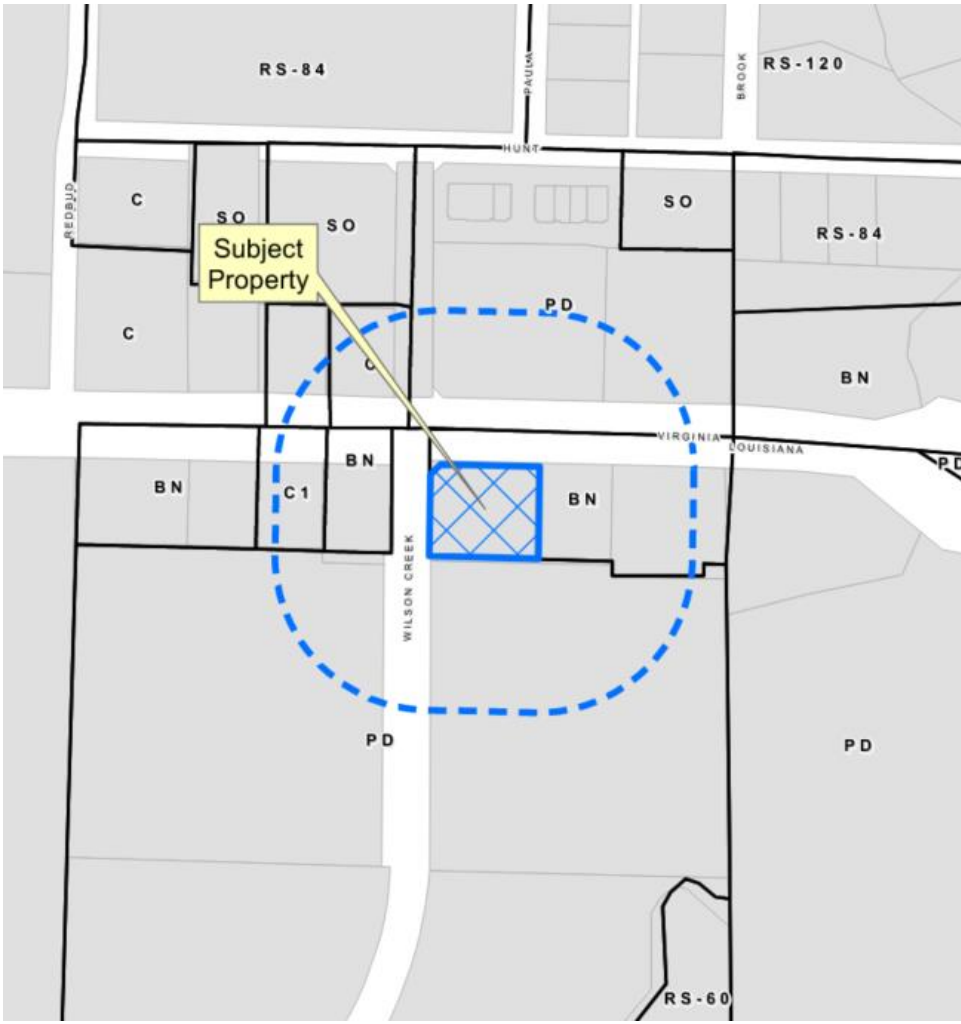


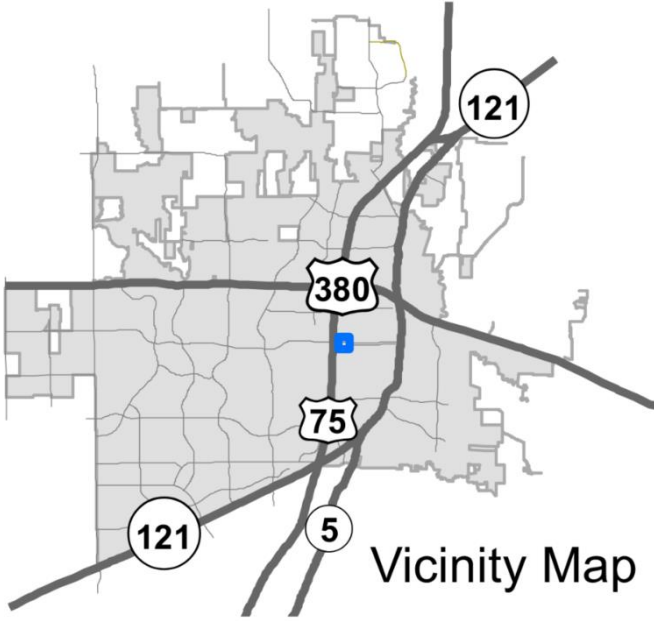
# 1719 W Louisiana Rezone

23-0022Z

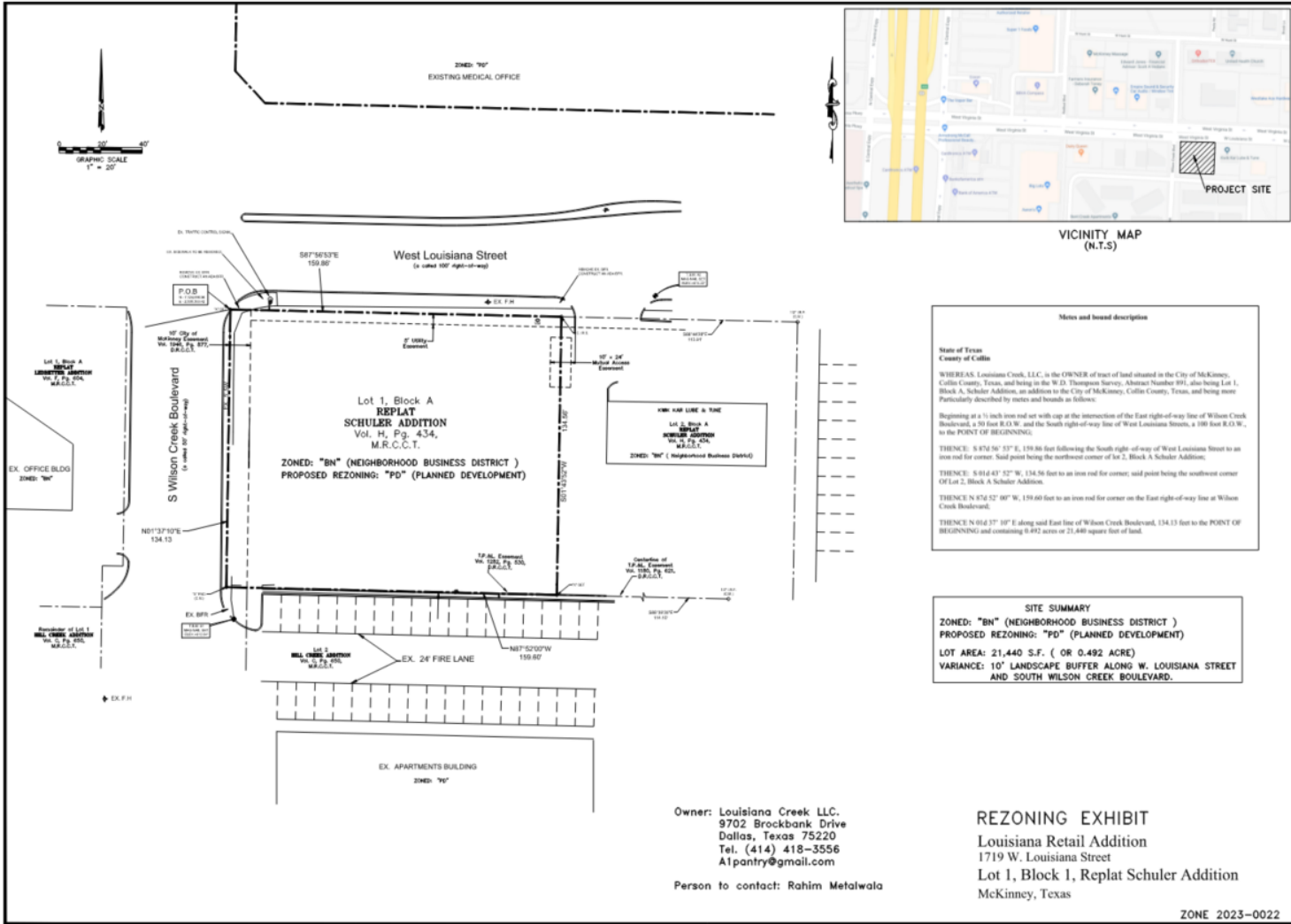
# Location Map



# Aerial Exhibit



# Proposed Zoning Exhibit



**Mets and bound description**

State of Texas  
County of Collin

WHEREAS, Louisiana Creek, LLC, is the OWNER of tract of land situated in the City of McKinney, Collin County, Texas, and being to the W.D. Thompson Survey, Abstract Number 891, also being Lot 1, Block A, Schuler Addition, an addition to the City of McKinney, Collin County, Texas, and being more Particularly described by metes and bounds as follows:

Beginning at a 3/4 inch iron rod set with cap at the intersection of the East right-of-way line of Wilson Creek Boulevard, a 50 foot R.O.W. and the South right-of-way line of West Louisiana Street, a 100 foot R.O.W., to the POINT OF BEGINNING;

THENCE: S 47° 56' 53" E, 139.86 feet following the South right-of-way of West Louisiana Street to an iron rod for corner. Said point being the northwest corner of Lot 1, Block A Schuler Addition;

THENCE: S 81° 43' 52" W, 134.56 feet to an iron rod for corner, said point being the southwest corner of Lot 2, Block A Schuler Addition.

THENCE: N 47° 56' 53" E, 139.86 feet to an iron rod for corner on the East right-of-way line at Wilson Creek Boulevard;

THENCE: N 61° 37' 10" E along said East line of Wilson Creek Boulevard, 134.13 feet to the POINT OF BEGINNING and containing 0.492 acres or 21,440 square feet of land.

**SITE SUMMARY**

ZONED: "BN" (NEIGHBORHOOD BUSINESS DISTRICT )  
PROPOSED REZONING: "PD" (PLANNED DEVELOPMENT)

LOT AREA: 21,440 S.F. ( OR 0.492 ACRE )  
VARIANCE: 10' LANDSCAPE BUFFER ALONG W. LOUISIANA STREET AND SOUTH WILSON CREEK BOULEVARD.

Owner: Louisiana Creek LLC.  
9702 Brockbank Drive  
Dallas, Texas 75220  
Tel. (414) 418-3556  
A1pantry@gmail.com

Person to contact: Rahim Metalwala

**REZONING EXHIBIT**  
Louisiana Retail Addition  
1719 W. Louisiana Street  
Lot 1, Block 1, Replat Schuler Addition  
McKinney, Texas

ZONE 2023-0022

Louisiana Retail Addition  
1719 W. Louisiana Street  
Lot 1, Block 1, Replat Schuler Addition  
McKinney, Texas

**JAHVANI CONSULTING ENGINEERS, INC.**  
10411 Rockwood Road, Suite 100  
Dallas, Texas 75244  
Tel: (214) 718-9489  
jahvani@hotmail.com

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL:

DWG. TITLE: REZONING EXHIBIT

DRAWN BY: HJ  
SCALE: 1" = 20'

DATE: 4-20-2023  
C4  
SHEET NUMBER

