

## Article 2: Zoning Regulations

206 Development Standards  
E Vehicle Parking and Loading

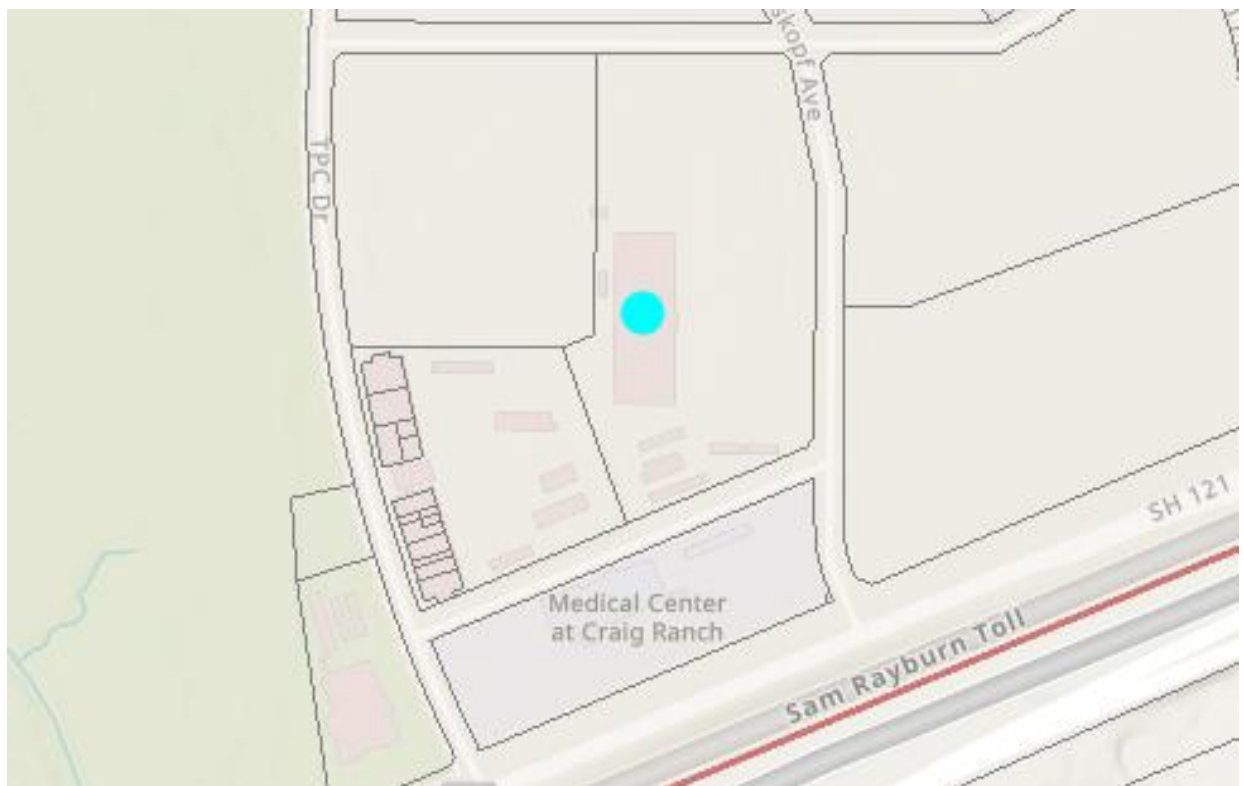
**Table 2-38: Minimum Vehicle Parking and Stacking Requirements**

Abbreviations: DU = dwelling unit

Sq. ft. = square feet

*Note: All requirements refer to gross floor area, unless otherwise specified.*

Use	Use Definition	Parking Requirement
		1 space per 400 sq. ft. of assembly areas and classrooms
School, public, private, or parochial	205F.75	Elementary, junior high, and middle schools: 2.5 spaces per classroom, plus 1 pick-up/drop-off lane with a minimum of 10 stacking spaces  High school: 8 spaces per classroom, plus 1 pick-up/drop-off lane with a minimum of 10 stacking spaces











# BOARD OF ADJUSTMENT APPLICATION

\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

☐ APPEAL

☐ SPECIAL EXCEPTION

☒ VARIANCE

TODAY'S DATE: 7/29/25

## \*\*CONTACT INFORMATION\*\*

### PROPERTY LOCATION (Street Address):

16800 Weiskopf Ave, McKinney TX

Subdivision: VanTrust Office Complex

Lot: 1R

Block: A

Property Owner: Eagle Tree Partners - McKinney LLC

535 Broad Street Suite 5 Canfield OH 44406

(Name)

(Address)

(City, State, & Zip Code)

jay@orangesboro.com

214-476-7998

(Email)

(Phone)

Property Owner is giving

Jeff Smith

(Applicant Name)

authority to represent him/her at meeting.

Property Owner Printed Name: Eagle Tree Partners - McKinney LLC

Property Owner Signature: [Signature]

by Jay, manager

Applicant:

Eagle Tree Partners McKinney LLC

535 North Broad Street #5 Canfield, OH 44406

(Name)

(Address)

(City, State, & Zip Code)

jay@orangesboro.com

214-476-7998

(Email)

(Phone)

## \*\*REQUEST\*\*

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other	Parking	Parking	Parking

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -



**SPECIAL EXCEPTION -**

**VARIANCE -**

See Attached

**Items Submitted:** ☐ Completed application and fee ☐ Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

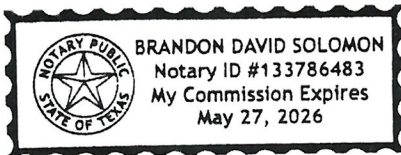
[Signature], manager  
Property Owner Signature (if different from Applicant)

\_\_\_\_\_  
Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me this 29 day of July, 2025



[Signature]  
Notary Public

My Commission expires: May 27, 2026

**NOTICE:**

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org) Please allow at least 48 hours for your request to be processed.

**\*\*\*OFFICE USE ONLY\*\*\***

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number:

**TOTAL FEE DUE:** \$150.00 (non-refundable)

Received by:

Signature:

Date:

### **Explanation for Requesting a Variance:**

We are requesting a variance from the City's current requirement to provide a designated carpool lane in connection with previously approved **Permit No. COM2025-05-00625**, due to the city's requested change in the classification of use for TKC LLC at our property. The original lease and construction drawings were approved under a **business use**, which did not require a carpool lane. However, as part of the current permit review process, the City is now **requiring a change in use to "educational"**, which introduces new requirements for carpool accommodations.

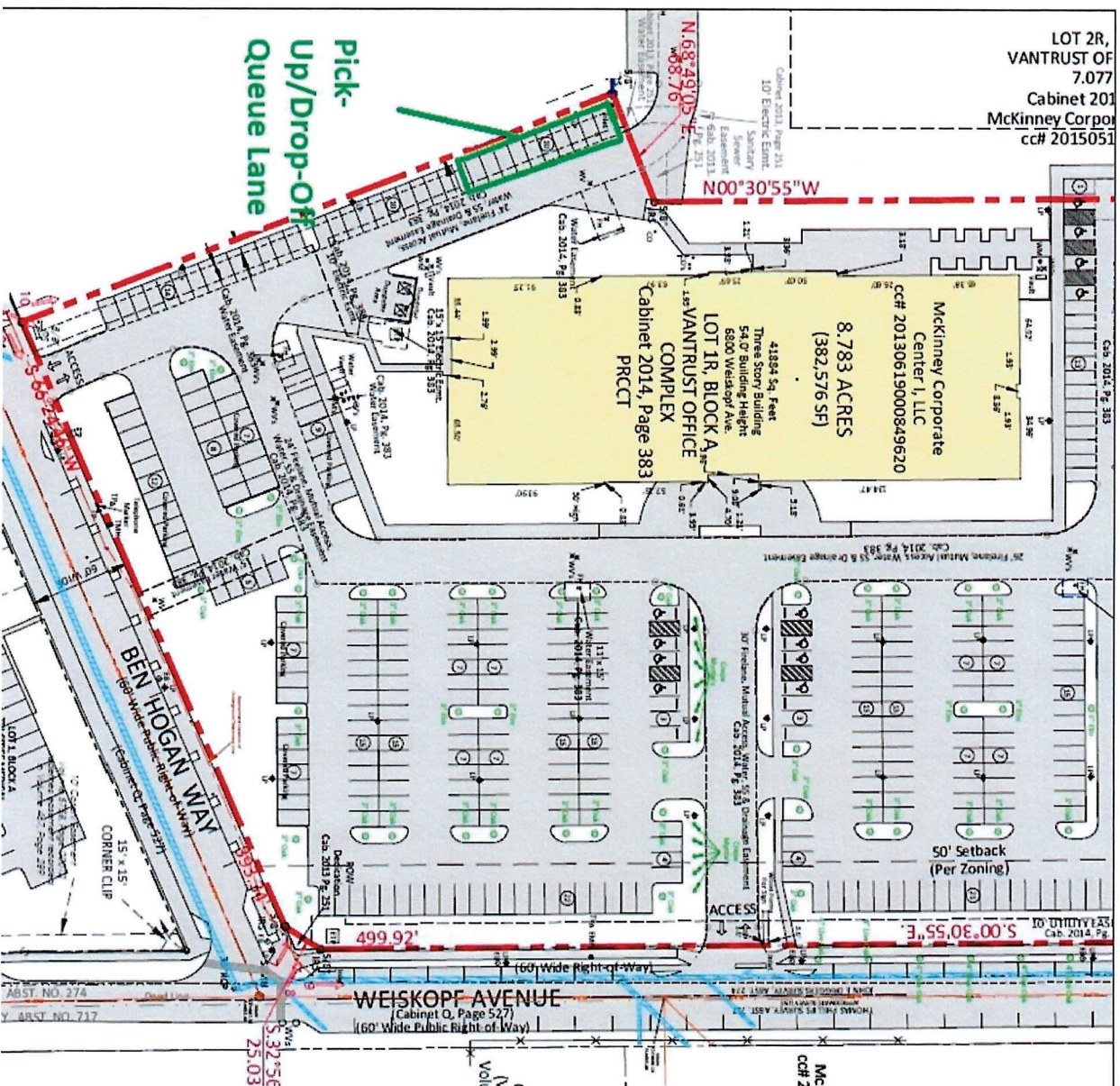
Our lease and initial design do not contemplate this change as it was not required under the original approved and permitted use. The property currently offers **ample parking** to meet both operational needs and city requirements. Instead of reconfiguring the site to add a formal carpool lane—which would be costly and unnecessary based on our parking layout—we propose to provide **reserved parking spaces for carpool vehicles during peak drop-off and pick-up times**.

This alternative meets the intent of the ordinance by promoting carpooling and efficient traffic flow, while also ensuring **that all designated fire lanes remain fully unobstructed** at all times. The reserved carpool spaces will not interfere with emergency vehicle access or overall site circulation.

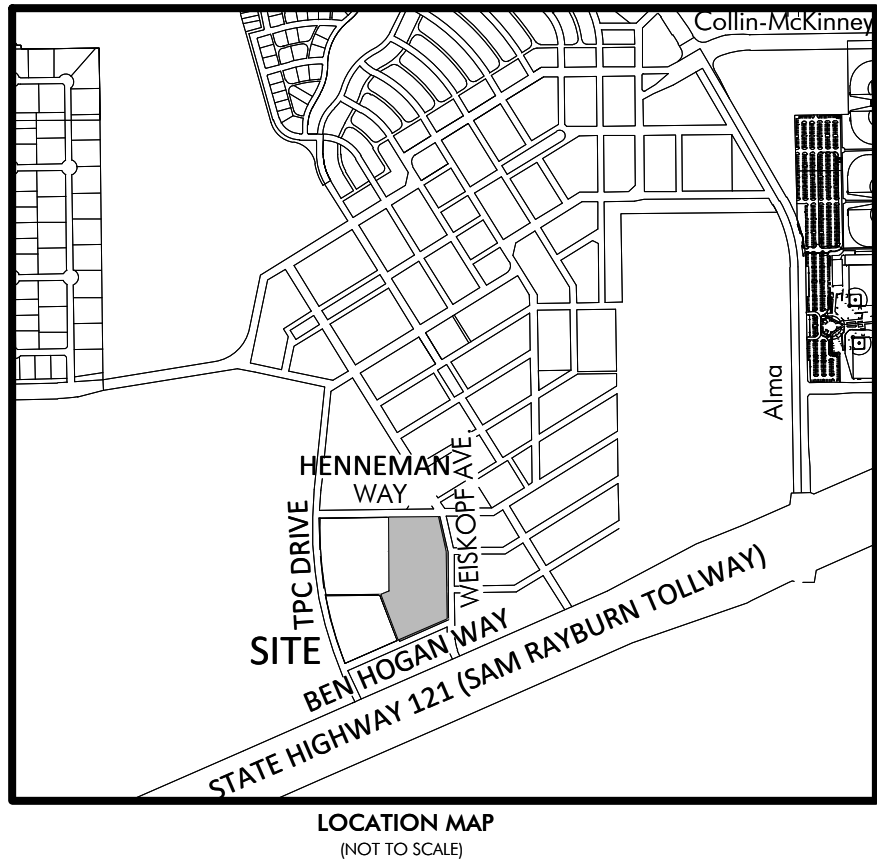
We believe this request maintains the health, safety, and efficiency standards intended by the zoning code and respectfully seek a variance to approve this practical and safe alternative.



## LOCATION OF PICK-UP/DROP-OFF QUEUE LANE

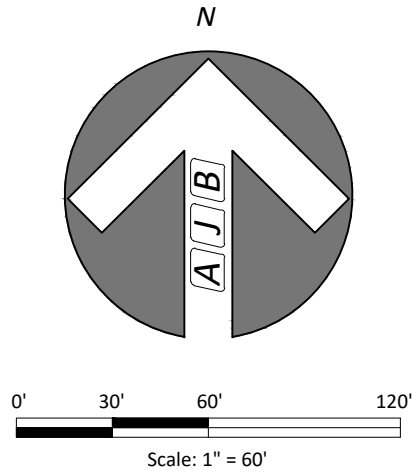






## LEGEND OF SYMBOLS & ABBREVIATIONS

LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
FH	Fire Hydrant
WV	Water Valve
WM	Water Meter
SSMH	Sanitary Sewer Manhole
STMH	Storm Sewer Manhole
TMH	Telephone Manhole
EMH	Electric Manhole
ETP	Electric Transformer Pad
TP	Telephone Pedestal
EB	Electric Box
LP	Light Pole
CV	Control Valve
CO	Clean Out
RRPCT	Real Property Records Collin County, Texas



**PARKING SPACES:**  
**Covered Spaces are in the overall count.**  
**50 COVERED REGULAR SPACES**  
**2 COVERED HANDICAP SPACES**

**611 REGULAR SPACES**  
**12 HANDICAP SPACES**  
**TOTAL: 623 SPACES**

SITE IS ZONED (PD) PLANNED DEVELOPMENT DISTRICT ORDINANCE NUMBER 2001-02-017. (REC) Regional Employment Center Overlay District, and (LC) Corridor Commercial Overlay District. Zoning information listed below was ZONING REPORT BY THE PLANNING & ZONING RESOURCE COMPANY, P.C. Site Number: 46335-1 and Zoning Letter with in Report from the City of McKinney and subject to interpretation for more information contact the CITY OF MCKINNEY as "The use and development of the subject property shall be designated as "EC-1" - Employment Center and shall develop according to the rules and regulations of the "O" - Office District, as found in the "PD" - Planned Development Ordinance No. 2001-02-017.

### Applicable Zoning Requirements

#### 1. Building Setback Lines:

- Front - 50 Feet** - Per Sec. 146-46: Lot line, front: the boundary of a building lot that is the line of any existing or dedicated street, or a private street lot within a private street development. Upon corner lots, either street line may be selected as the front lot line, providing a front and rear yard are provided adjacent and opposite, respectively, to the front lot line.
- Side - 15 feet** - 15 feet abutting any district requiring side yard; otherwise, none required
- Side - 25 feet** - 25 feet abutting any district requiring rear yard; otherwise, none required

#### 2. Building Size

- Maximum Building Height or Stories:** 75 feet, except that no building within 300 feet of a single-family residential zone shall exceed 50 feet in height
- Existing Building Height or Stories:** 3 Stories/54.0 Feet (Per Survey)
- Building Site Area Requirements:** None required

#### 3. Density

- Building Density Formula:** Maximum Building Coverage: 50% (41,884 / 382,576 = 11%)
- Approximate Building Footprint:** 41,884 Square Feet
- Approximate Gross Floor Area:** 120,234 Square Feet (Per Rent Roll)

#### 4. Parking

- Parking Space Formula:** Professional Office: 1 Space for each 400 Square Feet (120,234 / 400 = 301 Spaces)
- Parking Spaces Required:** 301 Total Parking Spaces
- Existing Parking Spaces:** 624 Total Parking Spaces, 12 Handicap Spaces

### UTILITY NOTES:

The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

Utilities shown are based on the site plan.

**FLOOD STATEMENT:** According to Community Panel No. 48185C01265, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

### GENERAL NOTES:

16. Evidence of current earth moving work, building construction or building additions. **None observed at time of fieldwork.**

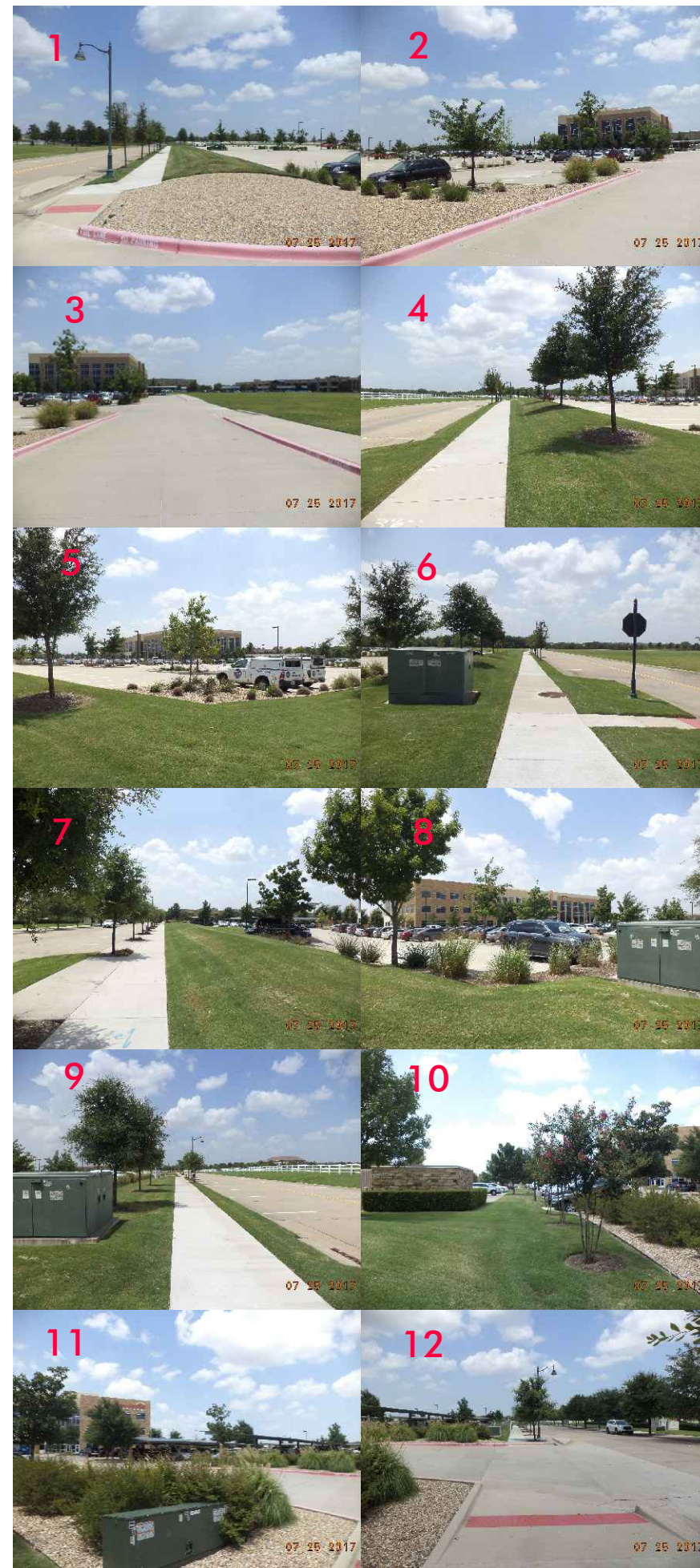
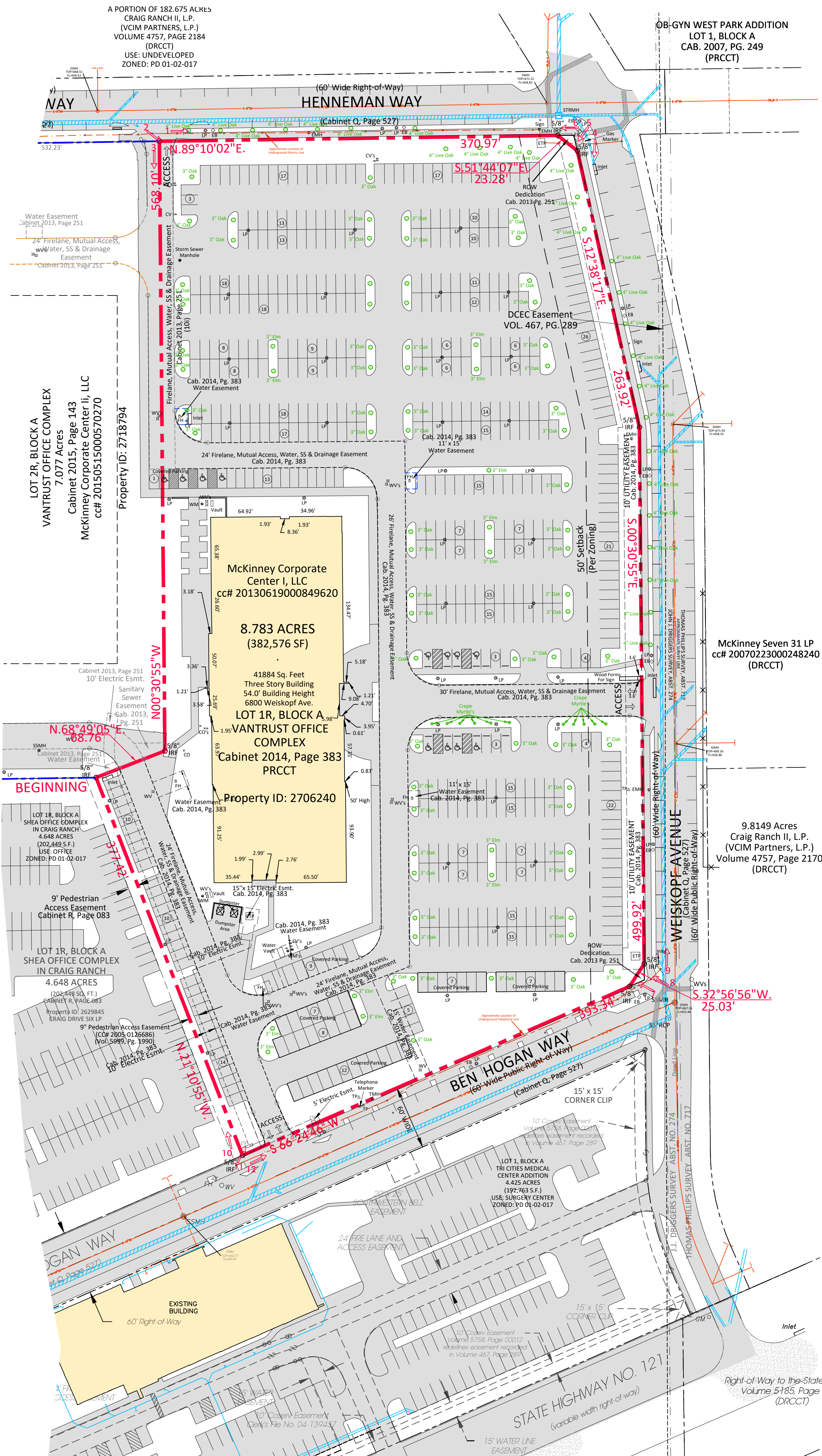
17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. **None observed at time of fieldwork.**

The Rights of Ways are contiguous to the Property lines that abut a roadway.

Property has access to Ben Hogan Way, Weiskopf Avenue & Henneman Way.

There are no encroachments.

Bearings are based on Lot 1R, Block A, Vantrust Office Complex recorded in Cabinet 2014, Page 383, Plat Records Collin County, Texas.



## Notes Corresponding to Schedule B

Notes are per Title Commitment GF No. MCS-1030278-KCTY, issued by First American Title Insurance Company, effective May 4, 2021, issued July 14, 2021.

1. Site subject to: The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Restrictive covenants described in instrument filed 06/04/2018, recorded in cc# 20180604000683380, Real Property Records, Collin County, Texas; as further amended and supplemented in Volume 5807, Page 4389, Volume 5822, Page 59; cc# 20180307000282430, and cc# 20190425000450820, Real Property Records, Collin County, Texas. Notice of Termination of Founder Control Period filed 06/05/2018, recorded in cc# 20180605000692550, Real Property Records, Collin County, Texas. Notice of Designation of Area of Common Responsibility Pursuant to the Community Charter for Craig Ranch (Park Maintenance) filed 03/04/2019, recorded in cc# 20190304000226240, Real Property Records, Collin County, Texas. Partial Assignment and Partial Relinquishment of Founders Rights and Amendment to the Amended and Restated Community Charter for Craig Ranch filed 07/07/2020, recorded in cc# 20200707001044220, Real Property Records, Collin County, Texas. **Blanket in nature.**

Restrictive covenants described in instrument filed 01/17/2013, recorded in cc# 2013011700078280, Amended Declaration filed 12/15/2020, recorded in cc# 20201215002256780, Real Property Records, Collin County, Texas. **Blanket in nature.**

10e. Site subject to: Easement granted by VCIM Partners, LP., to the City of McKinney, filed 09/09/2005, recorded in Volume 5999, Page 1990, Real Property Records, Collin County, Texas and as shown on plat recorded in Volume 2013, Page 251, Plat Records, Collin County, Texas. **Affects as shown.**

10f. Site subject to: Terms, provisions, conditions, easements, obligations, assessments and liens contained in Amended and Restated Community Charter for Craig Ranch and Amended and Restated By-Laws of Craig Ranch Community Association filed 06/04/2018, recorded in cc# 20180604000683380, Real Property Records, Collin County, Texas; as further amended and supplemented in Supplement to Community Charter for Craig Ranch in Volume 5807, Page 4389; Supplement to Community Charter for Craig Ranch in Volume 5822, Page 59; Ninth Supplement to the Community Charter for Craig Ranch in cc# 20180307000282430, and Sixteenth Supplemental Certificate and Memorandum of Recording of Deductory Instruments for Craig Ranch Community Association in cc# 20190425000450820, Real Property Records, Collin County, Texas. Notice of Termination of Founder Control Period filed 06/05/2018, recorded in cc# 20180605000692550, Real Property Records, Collin County, Texas. Notice of Designation of Area of Common Responsibility Pursuant to the Community Charter for Craig Ranch (Park Maintenance) filed 03/04/2019, recorded in cc# 20190304000226240, Real Property Records, Collin County, Texas. Partial Assignment and Partial Relinquishment of Founders Rights and Amendment to the Amended and Restated Community Charter for Craig Ranch filed 07/07/2020, recorded in cc# 20200707001044220, Real Property Records, Collin County, Texas. **Blanket in nature.**

10g. Site subject to: Terms, provisions, conditions, and easements contained in Easement Agreement, filed 06/19/2013, recorded in 20130619000849630, Real Property Records, Collin County, Texas. **Blanket in nature as to overall property, does affect access areas A, B, C & D as shown on Lot 2 Paving Exhibit on Page 12 of document. Affects Lots 1R, Block A & 2R, Block A.**

10h. Site subject to: The following easements and/or building lines, as shown on plat recorded in Volume 2014, Page 383, Plat Records, Collin County, Texas:

Firelane, mutual access, water, sanitary sewer and drainage easements;  
Water easements;  
Electric easements;  
10' utility easement.  
**Affects as shown.**

10i. Site subject to: Firelane, mutual access, water, sanitary sewer and drainage easement as shown on the plat recorded in Volume 2013, Page 251, Plat Records, Collin County, Texas. **Affects as shown.**

### FIELD NOTE DESCRIPTION

#### TRACT 1:

BEING Lot 1R, Block A of VANTRUST OFFICE COMPLEX, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 383, Plat Records, Collin County, Texas.

#### TRACT 2: (Easement Estate)

Non-exclusive easement rights created pursuant to that Easement Agreement, by and between VCIM Partners, LP, and McKinney Corporate Center I, LLC, filed 06/19/2013, recorded in cc# 20130619000849630, Real Property Records, Collin County, Texas.

#### TRACT 3: (Easement Estate)

Non-exclusive easement for use, access, and enjoyment in and to the common elements as set forth in Section 15.1 of Community Charter for Craig Ranch filed 06/04/2018, recorded in cc# 20180604000683380, Real Property Records, Collin County, Texas; as further amended and supplemented in Volume 5807, Page 4389, Volume 5822, Page 59, cc# 20180307000282430, and cc# 20190425000450820, Real Property Records, Collin County, Texas. Notice of Termination of Founder Control Period filed 06/05/2018, recorded in cc# 20180605000692550, Real Property Records, Collin County, Texas. Notice of Designation of Area of Common Responsibility Pursuant to the Community Charter for Craig Ranch (Park Maintenance) filed 03/04/2019, recorded in cc# 20190304000226240, Real Property Records, Collin County, Texas. Partial Assignment and Partial Relinquishment of Founders Rights and Amendment to the Amended and Restated Community Charter for Craig Ranch filed 07/07/2020, recorded in cc# 20200707001044220, Real Property Records, Collin County, Texas.

#### TRACT 4: (Easement Estate)

Non-exclusive easement for encroachment, and for maintenance and use of any permitted encroachment, between each Parcel and any adjacent Common Area and between adjacent Parcels as set forth in Section 15.2 of Community Charter for Craig Ranch filed 06/04/2018, recorded in cc# 20180604000683380, Real Property Records, Collin County, Texas; as further amended and supplemented in Volume 5807, Page 4389, Volume 5822, Page 59, cc# 20180307000282430, and cc# 20190425000450820, Real Property Records, Collin County, Texas. Notice of Termination of Founder Control Period filed 06/05/2018, recorded in cc# 20180605000692550, Real Property Records, Collin County, Texas. Notice of Designation of Area of Common Responsibility Pursuant to the Community Charter for Craig Ranch (Park Maintenance) filed 03/04/2019, recorded in cc# 20190304000226240, Real Property Records, Collin County, Texas. Partial Assignment and Partial Relinquishment of Founders Rights and Amendment to the Amended and Restated Community Charter for Craig Ranch filed 07/07/2020, recorded in cc# 20200707001044220, Real Property Records, Collin County, Texas.

To: Eagle Tree Partners - McKinney LLC, a Delaware limited liability company; MCKINNEY CORPORATE CENTER I, LLC, a Texas limited liability company; First American Title Insurance Company; Republic Title of Texas, Inc; and Veritex Community Bank, its successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16 & 17 of Table A thereof. The fieldwork was completed on February 10, 2014 and updated on May 4, 2021

Date of Plat or Map: May 6, 2021

  
Frank R. Owens  
Registered Professional Land Surveyor No. 5387

A.J. Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087

REVISED 2021-07-16: Updated 10f. of the Schedule B Notes.  
REVISED 2021-07-15: Updated Schedule B Note Dates per updated Commitment.  
REVISED 2021-07-06: CLARIFIED 10g note.  
REVISED 2021-06-24: ADDRESSED "SURVEY" PER TITLE OBJECTION LETTER.  
REVISED 2021-06-16: REVISED PARKING COUNT.  
REVISED 2021-06-08: ADDED 2 HANDICAP SPACES IN COVERED PARKING COUNT.  
REVISED 2021-06-07: REVISED RECORDING LABEL OF DCD EASEMENT.  
REVISED 2021-06-02: REVISED LABEL OF "COSERV" TO 10' UTILITY EASEMENT.  
REVISED 2021-05-21: PER COMMENTS & ADDED ZONING.

## ALTA/NSPS LAND TITLE SURVEY 8.783 ACRES

John J. DRIGGERS SURVEY ABST. NO. 274  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

Client: THOMPSONKNIGHT  
1722 ROUTH STREET, SUITE 1500  
DALLAS, TEXAS 75201



Scale: 1" = 60'

Date: May 4, 2021

Technician: Spradling/Bedford

Drawn By: Spradling/Bedford

Checked By: F.R. Owens

P.C.: L. Spradling

File: VAN OFFICE ALTA 2021-05-04

Job No. 159-151

GF: MCS-1030278-KCTY

301 NORTH ALAMO ROAD \* ROCKWALL, TEXAS 75087  
(972) 722-0225 www.ajbedfordgroup.com

Sheet:  
Of: 1

 Bedford Group, Inc.  
Registered Professional Land Surveyors

TBPLS REG #10118200





**Be Published in the  
*McKinney COURIER-GAZETTE*  
FRIDAY, AUGUST 1ST  
ONE (1) TIME**

**NOTICE OF APPEAL  
THE BOARD OF ADJUSTMENT**

**BOARD OF ADJUSTMENT CASE NO. 2025-0033**

Conduct a Public Hearing to Consider/Discuss/Act on the request by Applicant Jay Post of Orangestar to Consider/Discuss/Act on the Appeal of the Planning Official's decision regarding the requirement of a pick-up/drop-off lane with a minimum of 10 stacking spaces in accordance with UDC Table 2-38 to serve a school tenant. The applicant requests to designate parking spaces for this purpose rather than a stacking lane. This request is on the property located at **6800 Weiskopf Avenue, Lot 1R of Block A of the Vantrust Office Complex Addition to the City of McKinney, Texas.**

**NOTE:**

A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE 1<sup>ST</sup> FLOOR VIRGINIA CONFERENCE ROOM 123 AT THE CITY HALL 401 E. VIRGINIA STREET MCKINNEY TEXAS

**WEDNESDAY, AUGUST 13<sup>TH</sup> 2025 - 6:00 P.M.**

The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

**WITNESS MY HAND AND SEAL OF OFFICE ON THIS 30<sup>TH</sup> DAY OF JULY 2025.**

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**EMPRESS DRANE**  
**City Secretary**

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