OWNER: LIVELY EDWARD L

OWNER: CLOER SHIRLEY KAY

SITE DATA
EXISTING ZONING: RS-60
EXISTING LAND USE: SINGLE FAMILY

SITE DATA
EXISTING ZONING: RS-60
EXISTING LAND USE: SINGLE FAMILY

OWNER: LINDQUIST TREVOR & ERIN

50' R.O.W

SITE DATA
EXISTING ZONING: RS-60
EXISTING LAND USE: SINGLE FAMILY

OWNER: MEJIA RAFAELA H

SITE DATA
EXISTING ZONING: RS-60
EXISTING LAND USE: SINGLE FAMILY

OWNER: MILIANJ REALTY LLC

SITE DATA
EXISTING ZONING: RS-60
EXISTING LAND USE: SINGLE FAMILY

OWNER: SHAW TERESA & JAMES

CHURCH STREET

N2° 19' 07.00"E 100.000'

SITE DATA
EXISTING ZONING: RS-60
EXISTING LAND USE: SINGLE FAMILY

OWNER: LEWIS SARA

OWNER: HANES MASON LOGAN

SITE DATA
EXISTING ZONING: RS-60
EXISTING LAND USE: RESIDENTIAL

50' R.O.W

SITE DATA
EXISTING ZONING: RS-60
EXISTING LAND USE: RESIDENTIAL

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

OWNER: SMART MARY T

CHURCH STREET

SITE DATA
EXISTING ZONING: RS-60
EXISTING LAND USE: RESIDENTIAL

OWNER: SOUTHWESTERN BELL TELEPHONE

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

ALLEY

OWNER: GUERRERO FELIPE & SARAH ELISE

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

OWNER: ARELLANO JOSE G & MARIA D

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

OWNER: RIVERA DAISY V

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

ALLEY

S88° 52' 54.00"E 149.620'

SITE DATA
EXISTING ZONING: BN-BUSINESS NEIGHBORHOOD SINGLE FAMILY
EXISTING LAND USE:
PROPOSED ZONING: TR1.8
PROPOSED USE: DUPLEX

0.30 acres

OWNER: BOKHARI INAM

N88° 52' 24.00"W 101.500'

OWNER: ERICKSONS ELITE RENTALS LLC

OWNER: KENNEDY ANNA M & RONALD W

OWNER: GUTIERREZ-PEREZ BOBBI

ALLEY

WHITE AVE.

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

KENTUCKY ST.

S1° 07' 37.00"W 59.900'

POINT OF BEGINNING

N 7128190.1848
E 2544724.3823

N88° 18' 51.00"W 50.200'

S1° 07' 36.00"W 40.590'

50' R.O.W

KENTUCKY ST.

OWNER: THAPA RAM K &

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

OWNER: ENGLISH FAMILY LIMITED PTSHP

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

OWNER: DASIGI REAL ESTATE INVESTMENTS, LLC

SITE DATA
EXISTING ZONING: DR-DUPLEX RESIDENTIAL
EXISTING LAND USE: DUPLEX RESIDENTIAL

OWNER: DASIGI REAL ESTATE INVESTMENTS, LLC

OWNER: DASIGI REAL ESTATE INVESTMENTS, LLC

OWNER: DASIGI REAL ESTATE INVESTMENTS, LLC

TENNESSEE ST.

OWNER: DASIGI REAL ESTATE INVESTMENTS, LLC

SITE DATA
EXISTING ZONING: DR-DUPLEX RESIDENTIAL
EXISTING LAND USE: DUPLEX RESIDENTIAL

OWNER: DASIGI REAL ESTATE INVESTMENTS, LLC

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

OWNER: FINNTS LLC

SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

KENTUCKY ST.

OWNER: NUMO PROPERTIES LLC

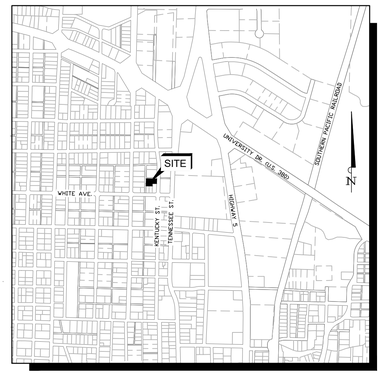
SITE DATA
EXISTING ZONING: BN-NEIGHBORHOOD BUSINESS
EXISTING LAND USE: RESIDENTIAL

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



LOCATION MAP
N.T.S.

ZONING EXHIBIT
1001 N. KENTUCKY STREET

SITUATED IN THE STATE IF TEXAS, COUNTY OF COLLIN, BEING A PART OF BLOCK 31 OF COLEMAN ADDITION, AN ADDITION TO THE CITY OF MCKINNEY AS RECORDED IN VOLUME 38, PG 608 OF THE COLLIN COUNTY MAP RECORDS, BEING A PART OF THAT SAME TRACT OF LAND AS RECORDED IN DEED TO J.W. LOVE JR. AND JESSIE M. LOVE IN VOLUME 587, PAGE 576 OF THE COLLIN COUNTY LAND RECORDS

OWNER:
INAM BOKHARI
3973 HYLAN BLVD
STATEN ISLAND, NEW JERSEY
10308-3429

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
210 ADRIATIC PKWY, STE 200
McKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
210 ADRIATIC PKWY, STE 200
McKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY, PE

Master Planning
Civil Engineering
Land Development
210 Adriatic Parkway, Suite 200
McKinney, TX 75072
Tel 469 424 5900
Fax 214 544 3200
SANCHEZ & Associates
Certificate of Registration No. F-8665

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

1001 N. KENTUCKY STREET
MCKINNEY, TEXAS

ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE
Designed by: RCG
Drawn by: CDR
Checked by: RCG
Date: 3/6/2026
Project No. 02.227.001

EXHIBIT

File: 0E-Zoning.dwg
xrefs: pShtEx-Sketch x2436-s & A Location Map
Directory: G:\2227-Jack Bokhari\00000-1001 N Kentucky\10-Prelim\
images- S & A Logo.jpg
Plotted by: <Username>
Wed, 01 Apr 2026-4:17pm
Layout: Layout