



Memorandum

March 19, 2018

TO: Town Council
 Planning and Zoning Commission
 Julie Couch, Town Manager

FROM: Israel Roberts, AICP
 Planning Manager

SUBJECT: **DISCUSSION ON UNZONED PARCELS WITHIN TOWN LIMITS**

BACKGROUND: As part of an overall effort to ensure that all parcels within Town Limits have an established zoning classification, staff has identified four (4) parcels that are annexed but un-zoned.

STATUS OF ISSUE: Within this report, is specific information on each of these (4) sites, relating to parcel area, surrounding zoning and development. This information is provided, in an effort to aid discussion, on the which zoning classification might be appropriate for each of these sites.

SITE INFORMATION:

1. 1.058-ACRE PARCEL OF LAND LOCATED IN ABSTRACT A791, SAMUEL SLOAN SURVEY, SHEET 1, TRACT 17 (EXHIBITS 1A & 1B) – Located east of Stoddard Road, between Country Club Drive (FM1378) and Hart Road, this 1.05-acre parcel of land contains one (1) residential structure without direct access to a public street. The property is not plated, does not contain floodplain and is designated for Residential Transition Uses on the Future Land Use Map. This parcel was part of the original Town annexation in 1958. Land use and zoning for the surrounding properties are as follows:

| | Zoning | Future Land Use Plan | Current Land Use |
|--------------|---------------|-----------------------------|-------------------------|
| North | RE-3 | Residential Transition | Residential |
| East | RE-1 | Residential Transition | Residential |
| South | RE-3 | Institutional | Puster Elementary |
| West | RE-3 | Residential Transition | Residential |

2. 0.811-ACRE PARCEL OF LAND LOCATED IN ABSTRACT A791, SAMUEL SLOAN SURVEY, SHEET 2, TRACT 100 (EXHIBITS 2A & 2B) – located on the west side of Country Club Road (FM 1378) at the Harper Landing intersection, this 0.811-acre tract of land contains one (1) residential structure constructed in 1932, is not platted, has floodplain and is designated for Residential Estate Uses on the Future Land Use Plan. This parcel was part of the original Town annexation in 1958. Land use and zoning for the surrounding properties are as follows:

| | Zoning | Future Land Use Plan | Current Land Use |
|--------------|---------------|-----------------------------|-------------------------|
| North | RE-1 | Army Corps of Engineers | Residential |
| East | RE-2 | Residential Country | Residential |
| South | RE-1 | Residential Estate | Residential |
| West | RE-1 | Residential Estate | Residential |

3. 4.69-ACRE PARCEL OF LAND LOCATED IN ABSTRACT A28, CALVIN BOLES SURVEY, SHEET 2, TRACT 223; A 37.46-ACRE PARCEL OF LAND LOCATED IN ABSTRACT A28, CALVIN BOLES SURVEY, SHEET 2, TRACT 133; A 1.0-ACRE PARCEL OF LAND, LOCATED IN ABSTRACT A28, CALVIN BOLES SURVEY, SHEET 2, TRACT 134 (EXHIBITS 3A & 3B) – Located on the north side East Stacy Road, east of Heritage Ranch, these parcels totaling 43.15-acres contains two (2) residential structures with various accessory structures, is not platted, no floodplain, and is designated for Residential Estate Country uses on the Future Land Use Plan. These parcels were annexed in 2000. Land use and zoning for the surrounding properties are as follows:

| | Zoning | Future Land Use Plan | Current Land Use |
|--------------|---------------|-----------------------------|---------------------------------|
| North | RE-1 | Residential Country | Residential |
| East | RE-2 | Residential Country | Residential |
| South | PC | Residential Country | Residential |
| West | PD | Residential Suburban | Residential (Heritage Ranch) |

4. 16.0-ACRE PARCEL OF LAND LOCATED IN ABSTRACT A28, CALVIN BOLES SURVEY, SHEET 1, TRACT 8 (EXHIBITS 4A & 4B) – Located on the south side of FM 317, east of Wilson Creek this 16.0-acre parcel contains one (1) residential structure built in 1947, is not platted, is nearly fully encompassed by floodplain and is designated as Army Corps of Engineers on the Future Land Use Map. This site was annexed in 2000. Land use and zoning for the surrounding properties are as follows:

| | Zoning | Future Land Use Plan | Current Land Use |
|--------------|---------------|-----------------------------|-------------------------|
| North | N/A | City of McKinney | Vacant |
| East | N/A | City of McKinney | Residential |
| South | PD | Army Corps of Engineers | Floodplain |
| West | PD | Army Corps of Engineers | Floodplain |

RECOMMENDATION: Discussion only, no formal action requested

ATTACHMENTS:

1. 1.058-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 1, Tract 17
 - a. Aerial
 - b. Surrounding Zoning Map

2. 0.811-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 2, Tract 100
 - a. Aerial
 - b. Surrounding Zoning Map

3. a 4.69-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 223; a 37.46-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 133; a 1.0-acre parcel of land, located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 134
 - a. Aerial
 - b. Surrounding Zoning Map

4. 16.0-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 1, Tract 8.
 - a. Aerial
 - b. Surrounding Zoning Map

1.058-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 1, Tract 17

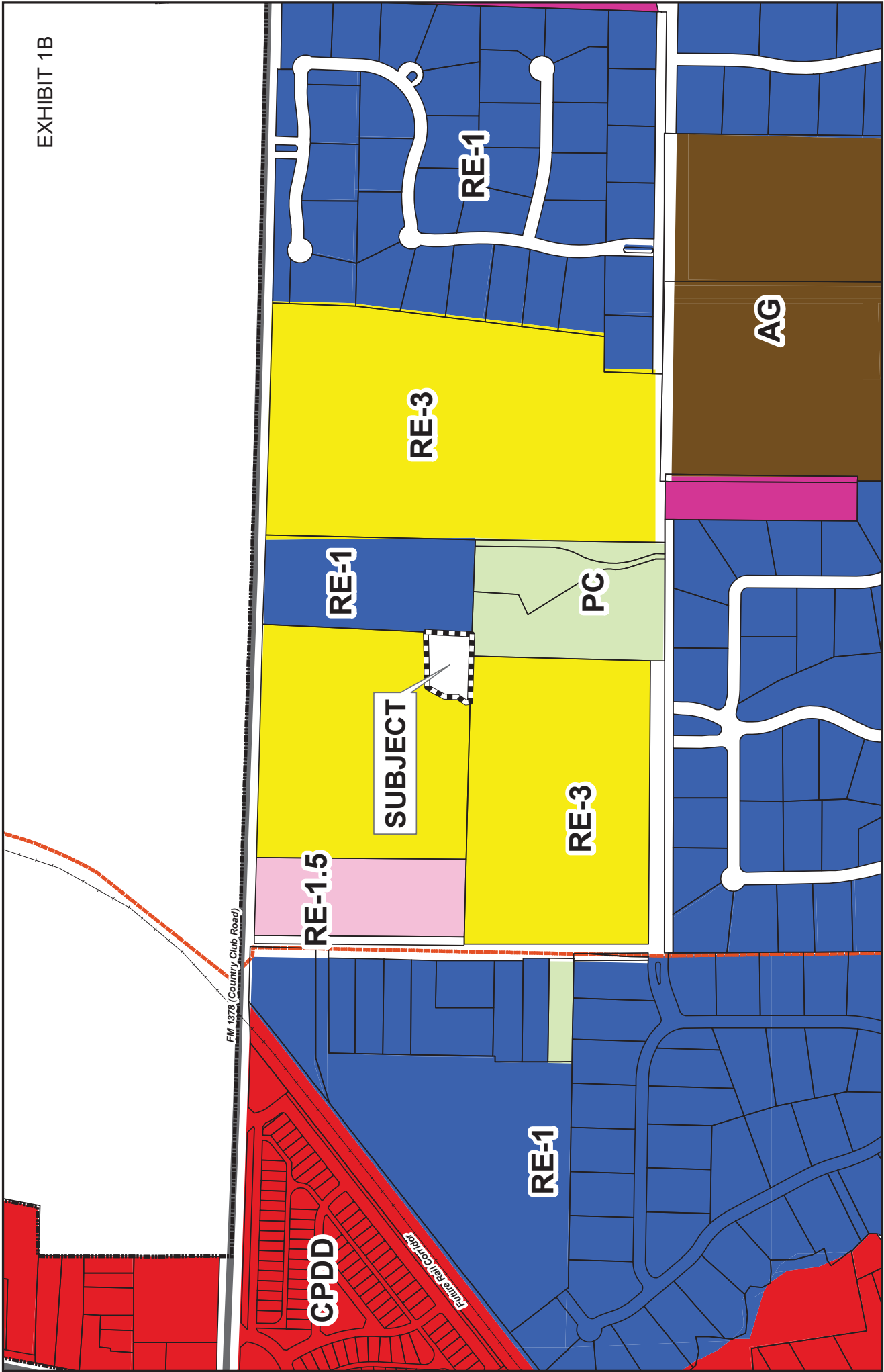
1A – Aerial

1B – Surrounding zoning map



1.058-acres
Abstract A791, Samuel Sloan Survey, Sheet 1, Tract 17

EXHIBIT 1B



0.811-acre parcel of land located in abstract A791, Samuel Sloan Survey, Sheet 2, Tract 100

2A – Aerial

2A – Surrounding zoning map



**0.811-acres
Abstract A791, Samuel Sloan Survey, Sheet 2, Tract 100**

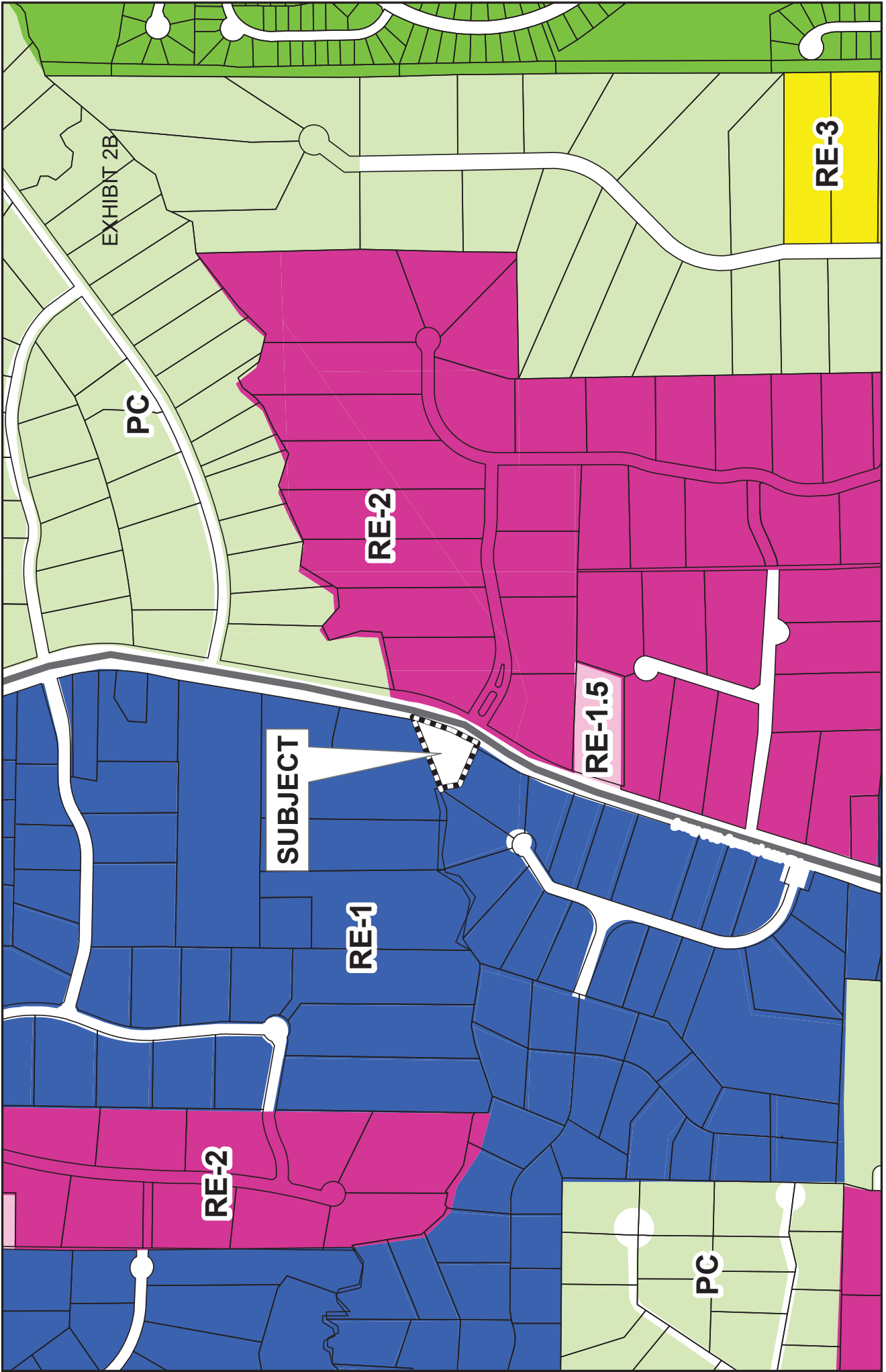


EXHIBIT 2B

PC

RE-2

RE-3

SUBJECT

RE-1.5

RE-1

RE-2

PC

a 4.69-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 223;

**a 37.46-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 2, Tract
133;**

a 1.0-acre parcel of land, located in abstract A28, Calvin Boles Survey, Sheet 2, Tract 134

3A – Aerial

3B – Surrounding zoning map

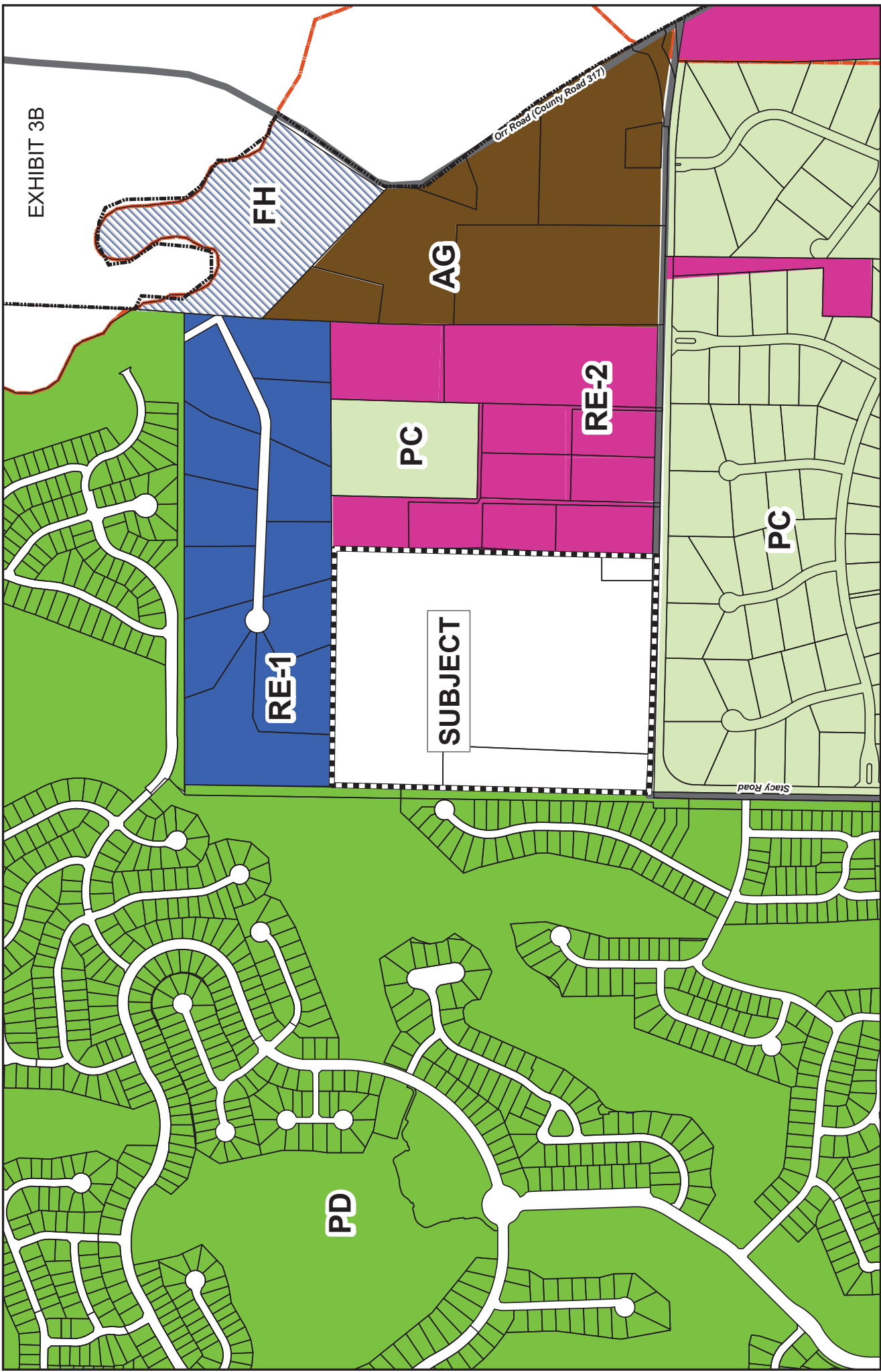


37.46-acres
Abstract A28, Calvin Boles Survey, Sheet 2, Tract 133

4.69-acres
Abstract A28, Calvin Boles Survey, Sheet 2, Tract 223

1.0-acre
Abstract A28, Calvin Boles Survey, Sheet 2, Tract 134

EXHIBIT 3B

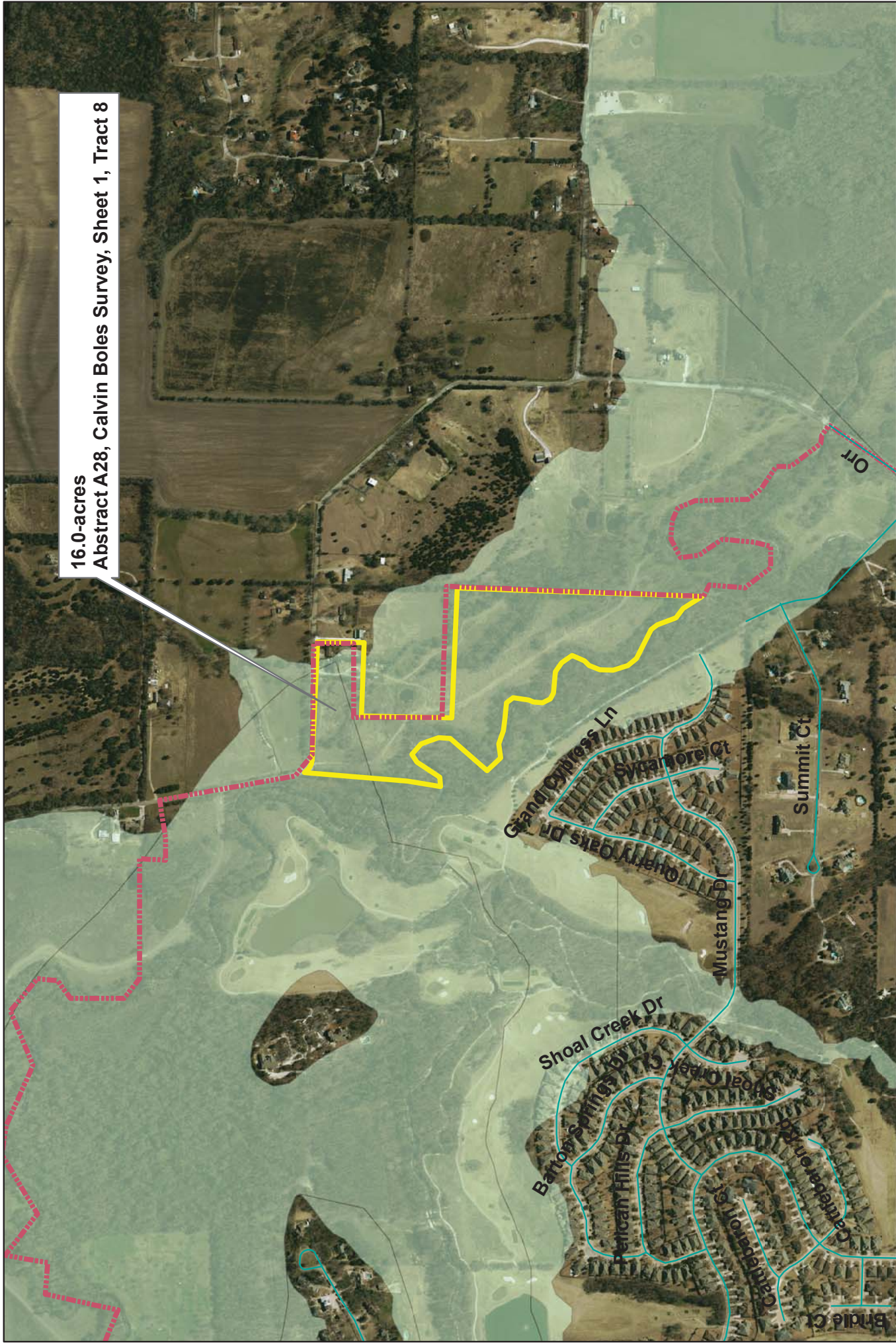


16.0-acre parcel of land located in abstract A28, Calvin Boles Survey, Sheet 1, Tract 8

4A – Aerial

4B – Surrounding zoning map

16.0-acres
Abstract A28, Calvin Boles Survey, Sheet 1, Tract 8



MCKINNEY

EXHIBIT 4B

FLOODPLAIN LINE

SUBJECT

Or Road (County Road 317)

FH

RE-1

RE-1

PC

RE-3

PD

