

The Retreat at Craig Ranch Rezoning Letter of Intent

(Submitted June 8, 2020)

Property Description:

Acreage and Location: The Retreat at Craig Ranch (formerly "Wellstone at Craig Ranch"), Lot 1, Block A, City of McKinney is located near the southeast corner of Custer and Stacey Roads and consists of 33.89 acres.

Zoning Districts: The existing zoning district is a Planned Development (PD). No change in the zoning district is being requested.

Request:

The Home Owners Association of The Retreat at Craig Ranch requests that Ordinance No. 2010-11-19 (Attachment 1), Section 2.c.i. Landscaping, be amended to remove "canopy" thereby allowing the use of either canopy or ornamental trees. The clause would then read "One tree shall be provided in the front yard of each one unit building pad."

Reason for Request:

In the early 2000's The Retreat was to be a first of its kind community in McKinney. The original plan called for 2 and 4 unit multi-family homes. In 2010, a subsequent builder rezoned to add small, single-unit villas. To maintain the look and feel of single family homes, the landscaping requirement was put in the ordinance. As we know now, the space between the front of the home and street was much too small for canopy trees.

Today we have 18 homes with damaged foundations, six of those have been repaired at a current cost of over \$87,000 (see map in Attachment 2). The engineering report (see Attachment 3) shows that as many as 47 homes (including the existing 18 since those trees have not been removed) in our community are at risk of similar damage. According to the engineering report prepared by Criterium Dotson Engineers the damage to the foundations is due to the root system of the canopy trees drawing water from below the foundations and the foundations then settling. There is also considerable damage from the roots pushing upward through patios, sidewalks and similar areas.

Changing the ordinance is requested so that trees appropriate for the physical limitations can be used instead of canopy trees.

We would note that we are also working to identify spaces in the community that would be suitable for canopy trees as following recommendations from the City of McKinney staff, who have been helpful in guiding us through this process.

Submitted by: Lauerne E. Pierron, President, The Retreat at Craig Ranch HOA

Signature: 

Date: 6/8/2020