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January 25, 2017
Via Online Submission

The City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, TX 75069

**RE: PD Re-Zoning Request
The New Modern Home Subdivision
SE Corner of the intersection of
Crutcher Crossing and Virginia Parkway
McKinney, Texas 75071**

Dear City of McKinney Planning Department,

On behalf of our client, The New Modern Home, we are contacting you to request that the Planned Development District associated with the above referenced property be amended to include single family residential use, SF5. The subject property is defined as ABS A0578 of the J.M. McReynolds Survey, Tract 47. The property is located north of Stone Brooke Crossing, south of Virginia Parkway, east of Crutcher Crossing, and west of the commercial property located at 5217 Virginia Parkway and is 5.4988 acres in area.

The property is currently in the Planned Development (PD) zoning district defined by the City of McKinney Ordinances 1997-05-33 and 1997-05-34. We request the PD be amended to allow the above referenced property to permit Single Family Residential uses to be developed according to the "SF5" Single Family Residential zoning district (SF5).

Single family residential subdivisions currently surround the property. Located north of the property, across Virginia Parkway, there are two residential subdivisions. Brookview #1 Subdivision to the west and the Villages of Lake Forest 1 Subdivision to the east. Brookview #1 Subdivision contains +/-225 homes and the Villages of Lake Forest 1 Subdivision contains +/- 135 homes. Stone Brooke Crossing Subdivision is located directly south of the above referenced property. The Stone Brooke Crossing Subdivision contains +/-189 houses. Located across Crutcher Crossing, west of the property, is currently under construction. The site was recently rezoned to be in the Neighborhood Commercial (C1) zoning district and is being developed as a senior living center. Therefore, the property will be surrounded on three of its four sides by residential living.



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The PD amendment is requested to allow residential development on the above referenced property, which will allow the land use to match surrounding properties. The proposed residential development is to contain thirteen single family residences. The homes will vary in size from a 2,750 square foot footprint to a 4,200 square foot footprint. It is our belief that this development will fit in with the surrounding developments; further, we believe that the proposed development will bring a unique housing option to McKinney.

If you have any questions, please feel free to contact our office.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC

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Dynamic Engineering Consultants, PC
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Applicant – Jimmy Tanghongs
The New Modern Home
1150 N. Watters Rd, Ste. A103 Allen,
Texas 75013

1/11/2017

Owner – Crutcher Partners LTD
828 Royal Crest Court
McKinney, TX 75070

PW Crutcher
Don Crutcher