

McKinney City Council Public Hearing, December 3, 2013 to Consider/Discuss/Act on the Request by Wynn Jackson, Inc, on Behalf of Coit and Plano Parkway , Ltd., William and Barbara Docekal, Ronald Alan Gibson, Erwin H. Gibson, Sr., Armon D. and Mary Ann Gibson, Wesley J. and Evelyn E. Valek, for Approval of a Request to Zone Fewer than 127 Acres to “PD” Planned Development District, Located on the North and South Sides of Wilmeth Road and on the East and West Sides of County Road 161(Future Ridge Road), and Accompanying Ordnances.

Presentation Material

by

Bill Docekal

As the owner of 29.4 acres of this Planned Development, I would like to correct the record of statements made by several of the Estate Lot owners at the Planning & Zoning Hearing on November 12, 2013, and to state that Wynn Jackson is a quality developer and leader in the real estate industry.

POINT 1: 1990 MCKINNEY COMPREHENSIVE PLAN INDICATING 3.5 D.U. PER ACRE PREDATES ALL CURRENT ESTATE LOT OWNERS

STATEMENT # 1: One Estate Lot Owner stated at the Nov. 12 P&Z Hearing that he was told by the City of McKinney that any Planned Development of this property would be Estate Lots.

RESPONSE # 1: The City of McKinney Comprehensive Plan Adopted in 1990, shows Private Use of Land, Residential, Low Density (3.5 dwelling units per acre) for this property. As part of our due diligence prior to purchasing our property, Barbara and I talked to Alan Efrussy, Director of Planning and Community Development. Mr. Efrussy wrote a letter dated July 14, 1994, where he stated “The low density designation indicated the area will have an average of 3.5 dwelling units per net acre”. We purchased our property on August 22, 1994. Collin CAD property records show that all of the existing

Estate Lot owners acquired their property in 1991 or later, after the 1990 Comprehensive Plan was published.

POINT 2: ESTATE LOTS SIZE AND SETBACK OF HOMES FROM THE FUTURE RIDGE ROAD PROVIDE THEIR OWN TRANSITION FROM THE DEVELOPMENT

STATEMENT # 2: Two of the Estate Lot owners suggested and/or requested at the Nov. 12 P&Z Hearing that the developer provide a transition from the Estate Lots to the development.

RESPONSE # 2: There are nine Estate Lots west of the future Ridge Road, encompassing a total of 115 acres with a total market value of \$6.8M, according to Collin CAD 2013 records. The average estate lot size is 12.8 acres with an avg. 3874 SF home, having an avg. market value of \$756.4K, and an average setback of 576 ft. Three of the estate lots also have an internal tree line that further isolates them from the development. In effect, the Estate LOT owners have provided their own transition due to their extra-large Estate Lots size (12.8 acres avg.) and a 576 ft. avg. setback from the future Ridge Road.

STATEMENT # 3: One of the Estate Lot owners stated at the Nov. 12 P&Z Hearing that the OFFICE part of the Planned Development north of Scott Cemetery would be built in a swampland area when it rains, and that runoff from Robinson Ridge would be a problem.

RESPONSE # 3: The detailed engineering plans for this development would address these issues.

POINT 3: WYNN JACKSON IS AN OUTSTANDING DEVELOPER

Wynn Jackson has developed properties worth in excess of \$875M, and their company's experience encompasses over 8,000 acres of master-planned community development, 10,000 single-family lots, over 4.8 million SF of mixed-use space, and over 5 million SF of commercial space.

Wynn Jackson's 127 acre development is comparable in size to the 115 acres of the 9 Estate Lots, but Wynn Jackson's tax base is estimated to be over 10 times greater than the \$6.8M market value of the estate lots, and it will provide excellent housing for the people moving to North Texas for jobs.

Barbara and I continued our due diligence by driving by Wynn Jacksons Waterford Parks in Allen. We were impressed and feel that this project would be a development the City of McKinney would be proud to have.

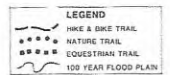
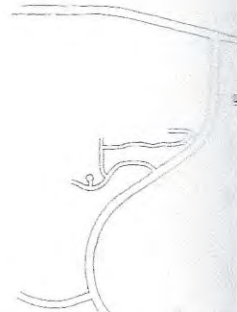
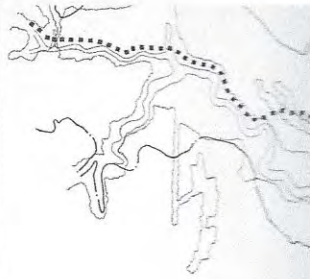
Summary of the
City of McKinney, Texas
Comprehensive Plan

Adopted

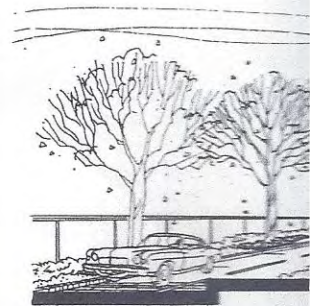
1990



A VISION OF OPPORTUNITY



City of McKinney
1991 Wilson Cr



STREETSCAPE CORRIDOR
Utilizes streetscape elements
medians and adjacent to
rights-of-way, such as lands

LEGEND:

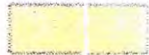
1990

I. PRIVATE USE OF LAND

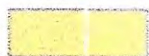
RESIDENTIAL



1. ESTATE (0.5 TO 1.5 D.U./NET ACRE)



2. LOW DENSITY (3.5 D.U./NET ACRE)



3. MEDIUM DENSITY (6.0 TO 12.0 D.U./NET ACRE)

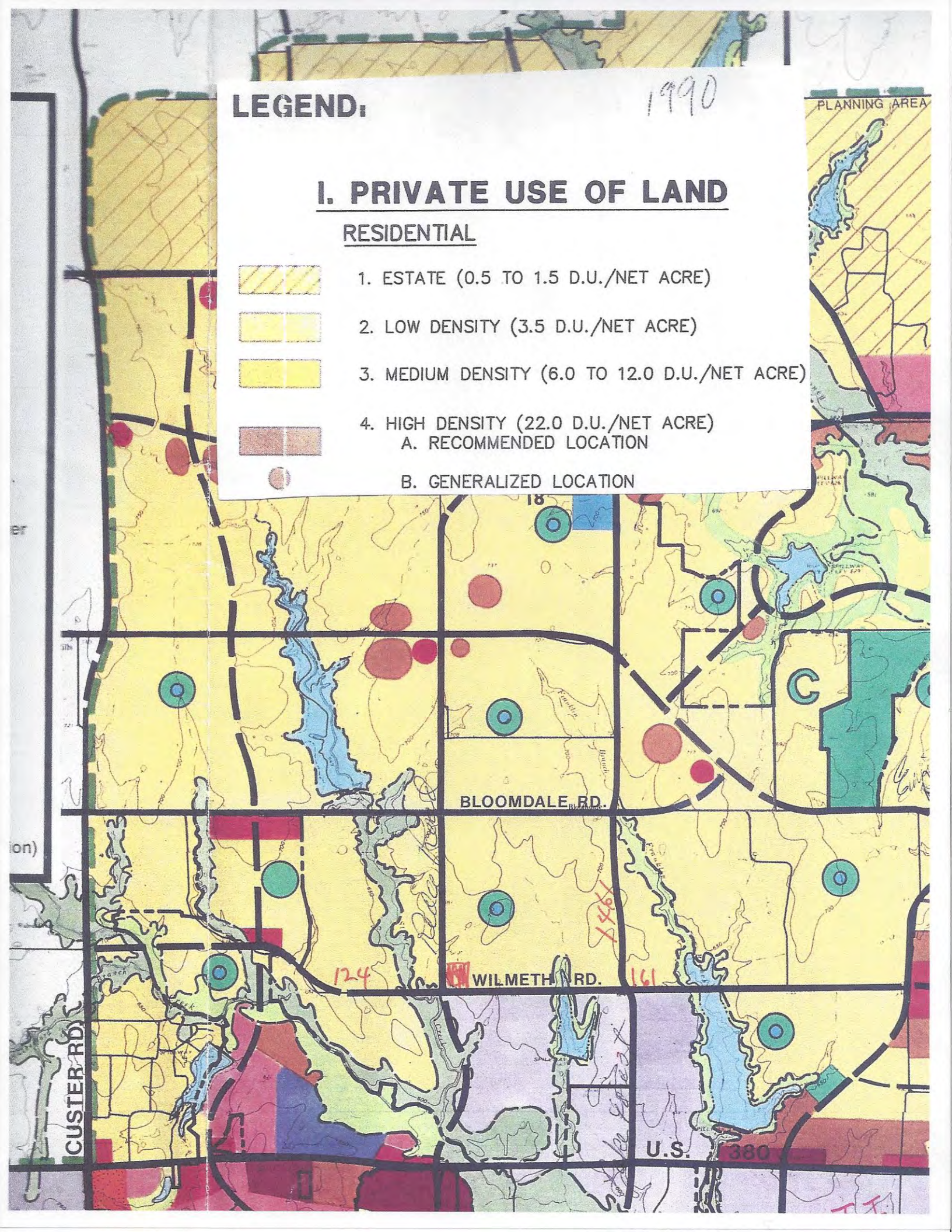


4. HIGH DENSITY (22.0 D.U./NET ACRE)
A. RECOMMENDED LOCATION



B. GENERALIZED LOCATION

PLANNING AREA



July 14, 1994

Mr. William Doctol
4117 Keele Drive
Garland, TX 76501

Dear Mr. Doctol:

① The subject property lies in the ultimate planning area of the City of McKinney and therefore is intended to be annexed in the future. However, at this time I cannot say for certain the exact date that the property will be annexed. The property currently has no type of zoning ordinance due to its location outside the city limits. According to the City of McKinney Future Land Use Plan the property will eventually be zoned for low density residential housing. The low density designation indicates the area will have an average of 3.5 dwelling units per net acre. I have enclosed the regulations regarding newly annexed property and a brochure describing the development process in the City of McKinney.

② The existing and proposed wastewater system map indicates plans for a future sanitary sewer main running to the west and north of the subject



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P.O. Box 517, McKinney, TX 75069

JACK E. CARR, PE
director of engineering

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CITY OF MCKINNEY, 308 N. Tennessee
P.O. Box 517, McKinney, TX 75069

ALAN M. EFRUSSY, AICP
director of planning and
community development

(214) 542-2675, Ext. 602
Metro 238-0091, Ext. 602
Fax (214) 542-0010

property. The size of this future sanitary sewer main has yet to be determined. (Refer to - Wastewater System Map)

(C) (E) The existing and proposed water distribution map for the City of McKinney indicates future plans to install water mains adjacent to the subject property. An upper level water main is proposed to be constructed on the west and south side of the property along C.R. 161 and Wilmeth Rd respectively. (Refer to water distribution map)

(D) (E) Questions regarding property taxes can be answered by calling the Central Appraisal District. (214) 542-0306. The subject property should be referenced as Abstract 833, Tracts 12 and 12-9.

Miscellaneous

The Federal Insurance Rate Map (FIRM) indicates that the 30 acres located at the NE corner of the intersection of CR 161 and CR 160 is outside of any flood plain.

The subject property is in Zone X, which indicates the property is located outside the 500 year flood plain. (Refer to FIRM)

Loop Thoroughfare Plan

Subject property is located at the southeast corner of the proposed Loop Thoroughfare System and Wilmeth Rd. Wilmeth is designated as an M60 = a 6 lane major divided thoroughfare. * Right-of-way (ROW) may need to be dedicated on Wilmeth and/or the Loop Thoroughfare System.

Impact Fees, Ord. No. 1868 requires that impact fees be paid prior to filing the final plat. Fees are based on the following, as excerpted from Ord. No. 1868.

Park Dedication Ordinance: See attached.

Estate Lots West of CR 161 (future Ridge Road)

Property ID 1/	Owner Name 1/	Property Address 1/	Acreage/ Home SF 1/	2013 Market Value 1/	Home Setback from Road 2/	Comment 3/
2032743	Hailstone, Lynn Ann	6677 CR 161, McKinney, TX	25.4Ac. / 8164 SF	\$1,792,000	663 ft.	1995
2120710	Loughridge, Flint & Regina	6665 CR 161, McKinney, TX	7.4 Ac. / 4762 SF	\$669,500	226 ft.	1997-1999
2034601			5.1 Ac.	\$203,040		1998
2060349	Fitzau, Bernd & Valerie	6551 CR 161, McKinney, TX	10.6 Ac. / 2255 SF	\$545,000	392 ft.	1997
973566	Dobransky, Joseph & Lori	6423 CR 161, McKinney, TX	14.4 Ac./ Home 5434 SF Hanger 4200 SF	\$1,091,600	1075 ft.	Built 2012 Driveway also serves as a 1250 ft. airstrip
2582764	Cisco, Michael	6327 CR 161. McKinney, TX	12.4 Ac. / 3190 SF	\$571,800	1083 ft.	Purchased 1994. Has internal tree line.
2582765			5.0 Ac.	\$150,000		
2120714	Hopkins, Tracy & Rhonda	6235 CR 161, McKinney, TX	10.3 Ac. / 3284 SF	\$672,300	500 ft.	Purchased 2001. Has internal tree line.
1697051	Nilson, Bryce Etux Sheri	6077 CR 161, McKinney, TX	5.8 Ac. / 2206 SF	\$365,700	740 ft.	Purchased 1998. Has internal tree line
973619			4.5 Ac.	\$156,800		
2120712	Knuth, Kenneth & Marsha	6071 CR 161, McKinney, TX	11.0 Ac. / 3740 SF	\$457,100	329 ft.	2012
973600	Richards, Blane	6048 CR 124, McKinney, TX	1.47 Ac. / 1834 SF	\$132,700	172 ft.	Purchased 1991
AVG LOT AREA, HOME SF, MKT VALUE, SETBACK			12.8 Ac. 3874 SF	\$756,400	576 ft.	
TOTAL ACREAGE & MKT VALUE			115.4 Ac.	\$6,807,540		

Notes: 1/ Based on Collin CAD Property Search, 2/ Home Setback in feet based on Google Earth "Ruler Tool" Measurement ,

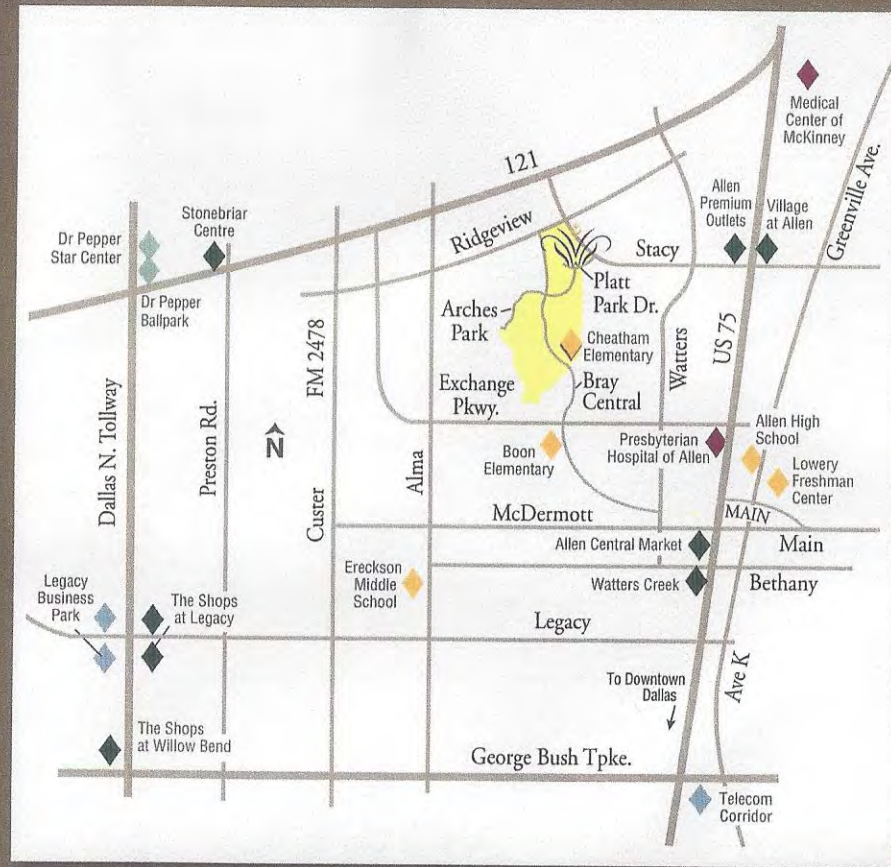
3/ Year purchased or year built based on Collin CAD Property Search



WATERFORD P A R K S



Grand Homes



K. Hovnanian Homes

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Another Fine Development Of



W Y N N E J A C K S O N