
CROSS ENGINEERING CONSULTANTS

I N C O R P O R A T E D

December 7, 2012
Job 12155

RECEIVED

By Kathy Wright at 10:51 am, Dec 11, 2012

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Mr. Michael Quint, Director of Planning

Re: Zoning Change Request – Fireside Village

Dear Mr. Quint:

Please accept this Letter as our request for Zoning Change for the 13.13 acre property located at the Southwest corner of White Ave and Bois-D-Arc Road in the City of McKinney. The property is currently Zoned AG and we are requesting to Re-Zone as a Planned Development, with a Base Zoning of RS-45, with one exception or variance: The Owner is requesting a variance on Lot depth. We are requesting to have a minimum lot size of 65' wide by 82' deep. Although this minimum size is substantially larger than the minimum lot size required in RS-45, the depth is less than the minimum allowed in RS-45 zoning. The target market for this project is senior citizens. We will deed restrict the lots to age 55 and above. We have found that the best lot configuration for homes in this type of development is a "Short/Wide" lot with minimum yard, and maximum width to improve front elevations and to give the appearance of a larger home. The wider lot and hence wider home allows for more glass front and rear, for better curb appeal, and a lighter and brighter home living space. It is the intent of the owner and all consultants to construct a quality project and we appreciate your consideration of this request! We look forward to working with you on this project! Project details are summarized as follows:

- Subject property is 13.13 acres
- Subject property is currently zoned AG
- Owner requests Zoning with the Use as RS-45 as the Base
- Owner requests 65' wide by 82' deep Lot sizes

- 100% Brick Façade
- Hardy Colorfast Cornish Material – No Paint
- Elevations Attached – All 10' Plates
- All Landscape, BOTH Public and Private, Maintained by HOA
- Open Space Provided
- Deed and Age restricted Development – 55 and Older
- Maximum Density 3.7 units per acre
- Enhanced Quality of Landscape and Open Space with Walking Path Throughout
- Target Planning & Zoning Commission date is January 8, 2012
- Target City Council date is February 5, 2013

Thank you for your consideration of this Zoning Request. Please call if you have any questions.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read 'Jon David Cross', written in a cursive style.

Jon David Cross, P.E.
President