

SKORBURG COMPANY
MARCH 22, 2016


TREE BOARD MEETING

Lake Forest Estates

1020 North Lake Forest Drive
McKinney, Texas



CONTENTS

1. Similar Projects by Skoburg Company
 2. Subject Property Location and Current Zoning
 3. Proposed Preliminary-Final Plat
 4. Waiver Request
 5. Factors to Consider
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 8. Flood Plain Reclamation
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1. SIMILAR PROJECTS BY SKORBURG COMPANY



SORRELLWOOD TERRACE – COMING SOON!



Coming Spring 2016

SORRELLWOOD TERRACE

MCKINNEY, TX

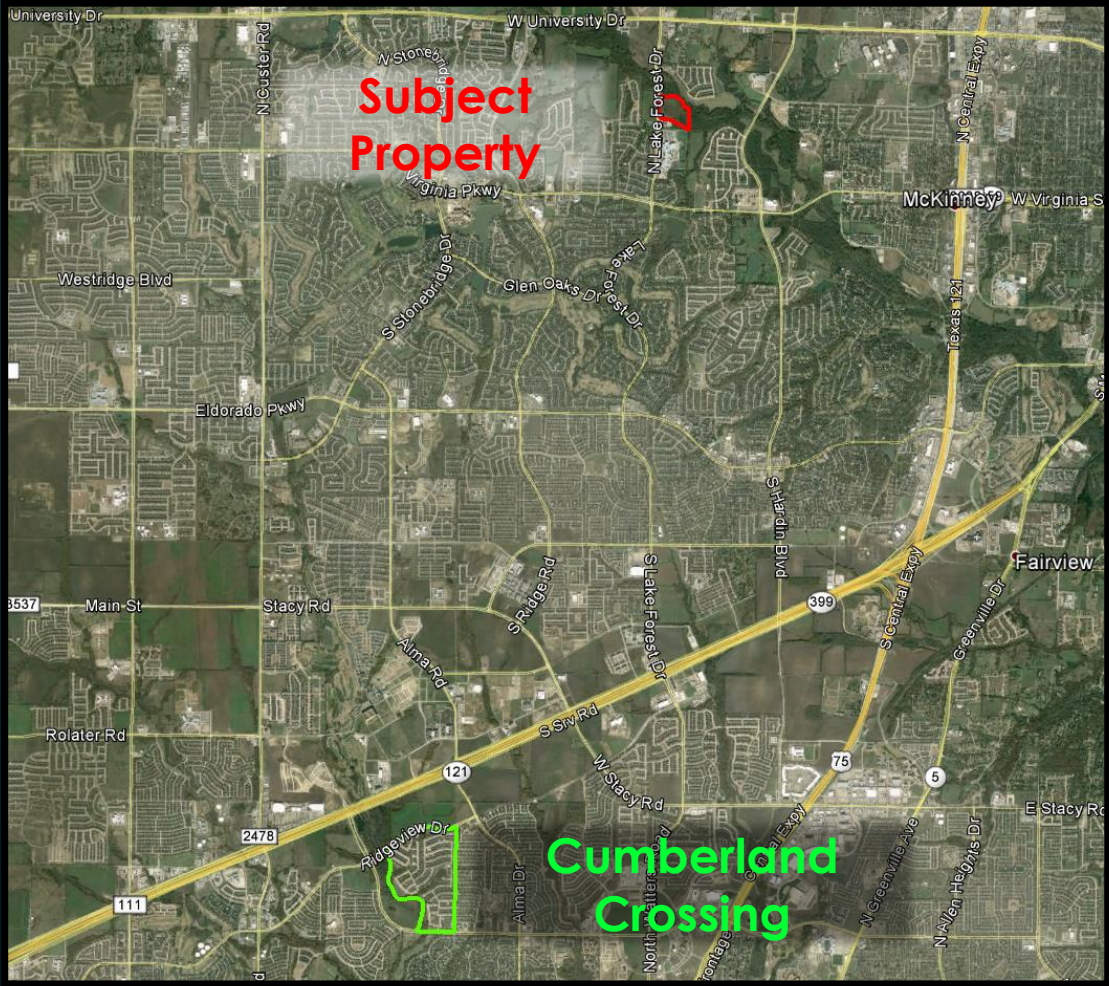
Community Facts:

- ▶ Size:
 - ▶ ± 8 acres, 40 Townhome Lots
- ▶ Location:
 - ▶ McKinney, TX
- ▶ Builder:
 - ▶ Windsor Homes
- ▶ Home Price:
 - ▶ \$240K - \$280k
- ▶ Typical Home Size:
 - ▶ 1,650 SF – 2,200 SF



Photo Date:
August 2015

CUMBERLAND CROSSING – ALLEN, TEXAS



Sold Out in 2016

CUMBERLAND CROSSING

ALLEN, TX

Community Facts:

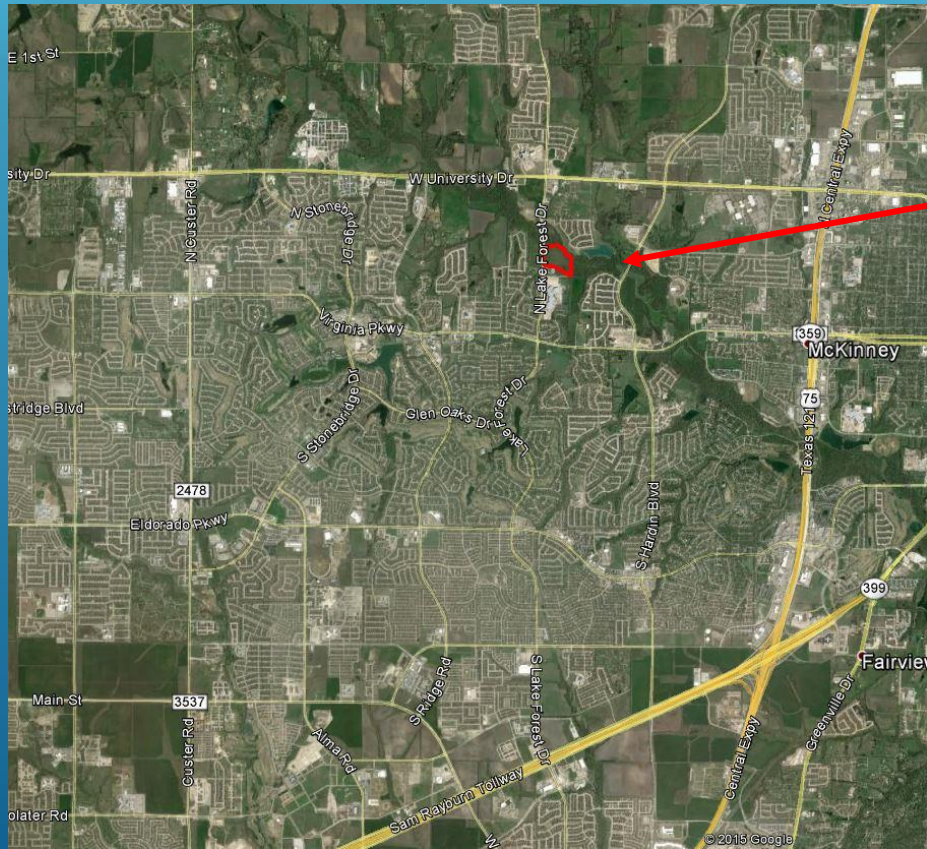
- ▶ Size:
 - ▶ ± 163 acres, 461 Lots, 5 Total Phases
- ▶ Location:
 - ▶ Allen, TX
- ▶ Builders:
 - ▶ Windsor Homes, Grand Homes and Drees Homes
- ▶ Home Price:
 - ▶ \$300K - \$550k
- ▶ Lot Size:
 - ▶ 62.5', 75' and 80' wide lots



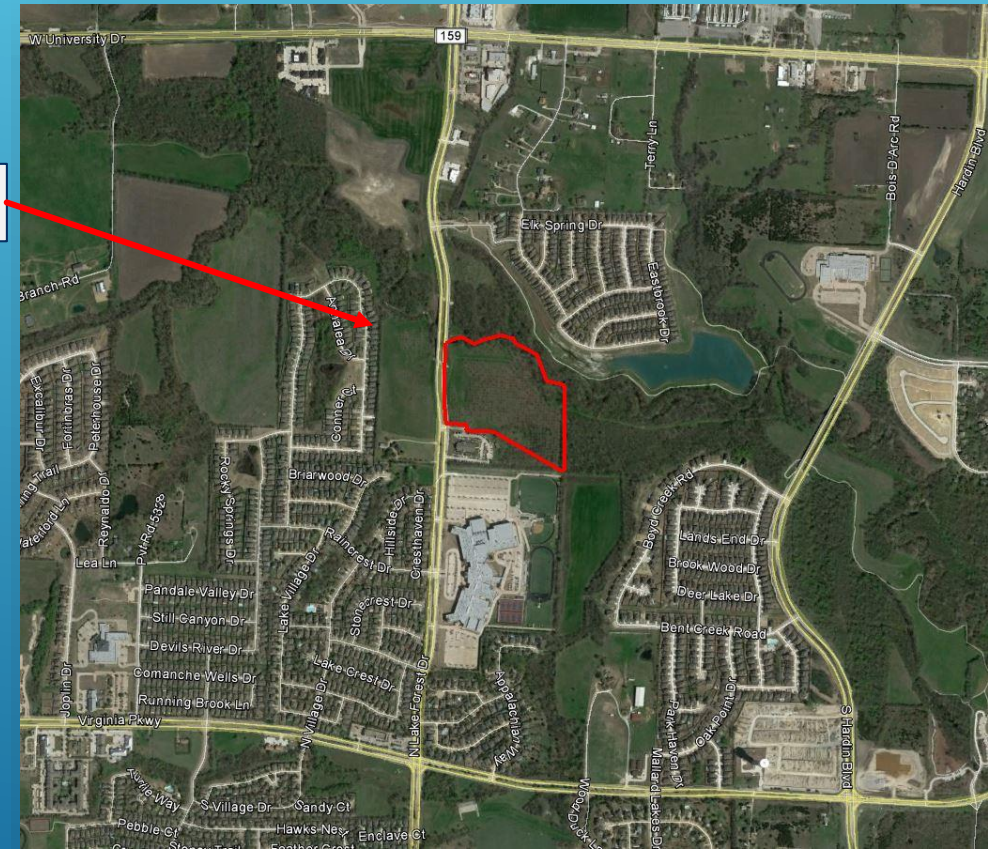
2. SUBJECT PROPERTY LOCATION AND CURRENT ZONING



SUBJECT PROPERTY LOCATION



Subject Property



LAKE FOREST ESTATES

SUBJECT PROPERTY LOCATION



Lake Forest Estates


Subject Property

Location: East side of Lake Forest,
South of 380,
North of Virginia Pkwy

Size: 25.6 Gross Acres

Current Zoning: SF - 5

CURRENT ZONING

- The current zoning of the subject property is **SF – 5**
 - Zoning was approved on December 1, 2015 by City Council
 - SF–5 allows for a minimum 5,000 SF Lots
 - Our proposed project complies with all SF–5 zoning standards
- 

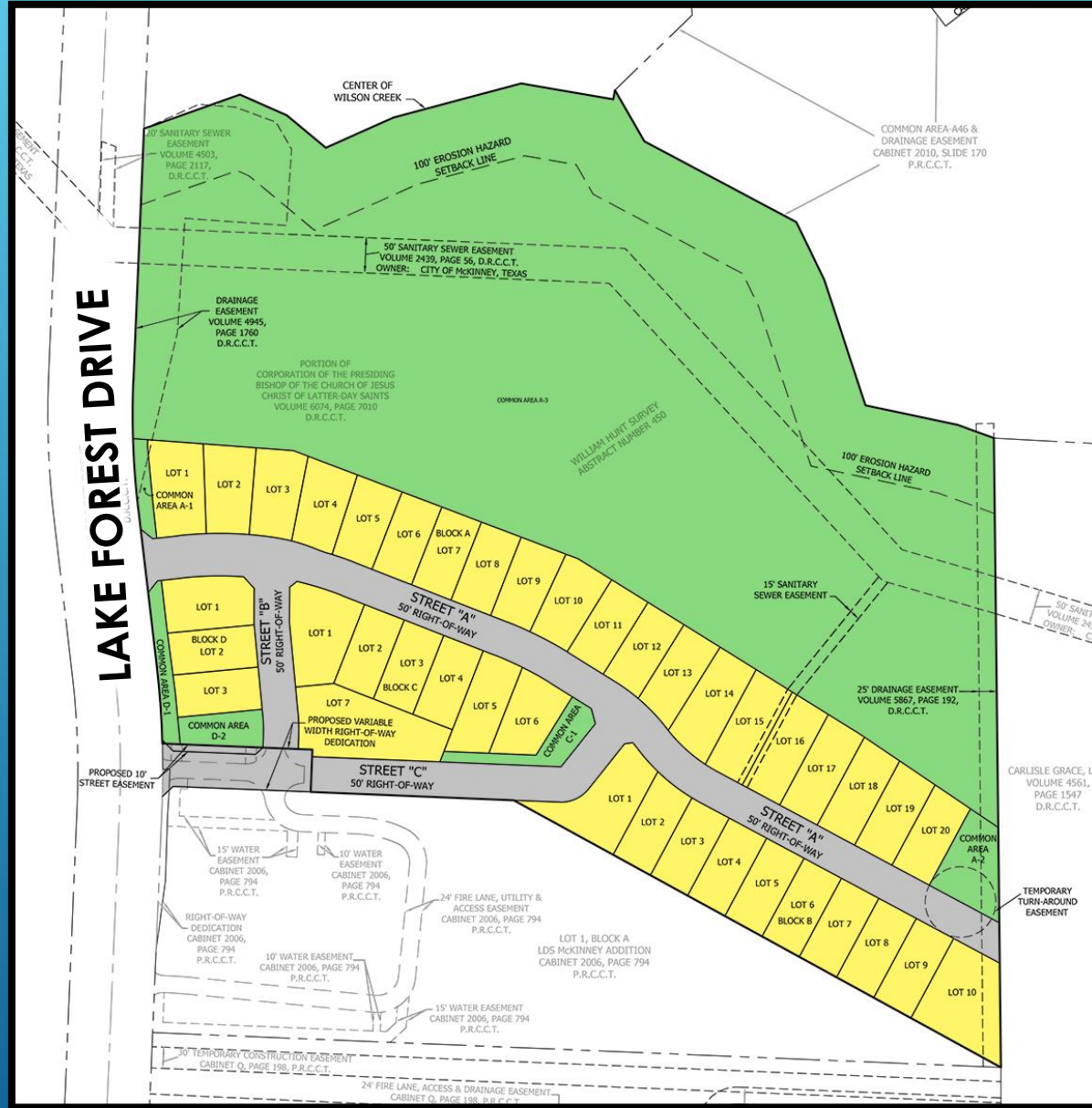
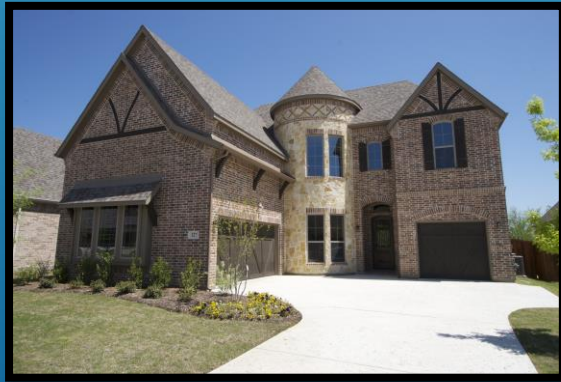
DEVELOPMENT STANDARDS

<u>SF-5</u>	
Minimum Lot Area	5,000 square feet
Minimum Lot Width	40 feet
Minimum Lot Depth	80 feet
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	15 feet
Minimum Side Yard Setback of Interior Lots	0 feet
Minimum Side Yard Setback of Corner Lots	15 feet
Maximum Height of Structure	35 feet
Maximum Density	3.2 upa

3. PROPOSED PRELIMINARY-FINAL PLAT

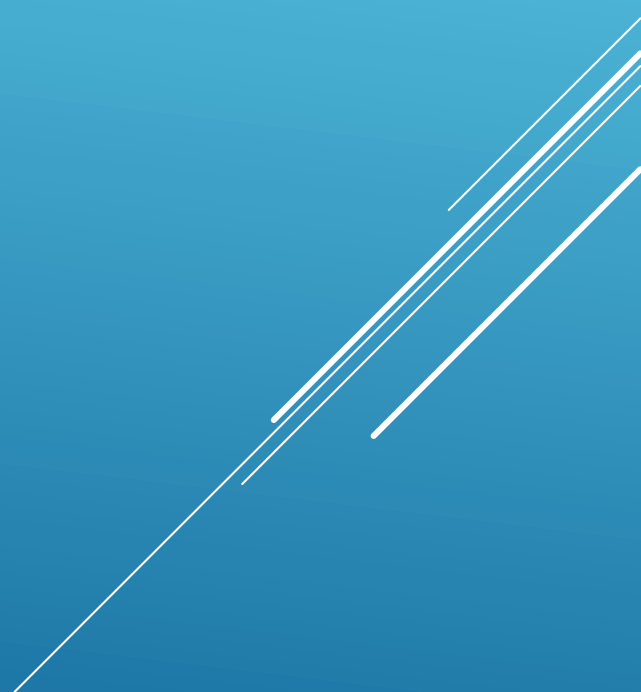


PROPOSED PRELIMINARY – FINAL PLAT




40 Lots (60' x 120' Typical) or (7,200 SF Typical)

4. WAIVER REQUEST



WAIVER REQUEST

- Partial waiver requested for Section 146-136(f)(3)(b) *Floodplain*, which requires 70% of quality trees in the existing 100-year floodplain that are six inches DBH or greater to be preserved.
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted upwards from left to right, located in the bottom right corner of the slide.

5. FACTORS TO CONSIDER



WAIVER REQUEST

- According to Section 146-135 (e)(2)(c) of the City of McKinney Code of Ordinances, the Tree Board and City Council shall consider the following factors in determining whether a waiver should be granted:
 1. The literal enforcement cannot be accomplished
 2. The extent to which the application meets other standards of this section
 3. The positive and negative impact of the proposed project on surrounding properties
 4. The extent to which the waiver would be mitigated by other proposed or existing landscaping

FACTORS TO CONSIDER

1. The literal enforcement cannot be accomplished

- Due to the large amount of pecan trees planted by Orvis L'Roy in 1973, 89.2% of the property being in existing 100-year floodplain, and elevation constraints of the property, it would be impossible to develop the property without the requested waiver.
- This fact was stated in the Council meeting at which our zoning was approved.

FACTORS TO CONSIDER

2. The extent to which the application meets other standards of this section

- As stated on the Tree Preservation Plan, we will fully comply with the tree replacement criteria (Section 146-136(g)(1)(a)(1)) and will comply with all other standards set forth in the ordinance.
- Thus, other than the request to lower the quality tree preservation percentage in the 100-year floodplain from 70% to 24%, no other waiver or variance is needed.
- It should be noted that 28 % of the quality inches in the existing 100-year floodplain are being preserved, which is reflective of us saving all specimen (greater than 36") and naturally occurring trees along Wilson Creek.

FACTORS TO CONSIDER

3. The positive/negative impact of the proposed project on surrounding properties

- Not only will the proposed development benefit the City with high-quality housing and increased ad valorem tax base, but it will also provide necessary access to the adjacent landowner to the east (Carlisle Grace, Ltd).
- During the rezoning process for Lake Forest Estates, the City received a letter of support from Bill Carlisle.
- The proposed development will provide utilities and access for the Carlisle property.
- The Carlisle Grace property was recently rezoned to SF-5 (approved by City Council February 2, 2016).

FACTORS TO CONSIDER

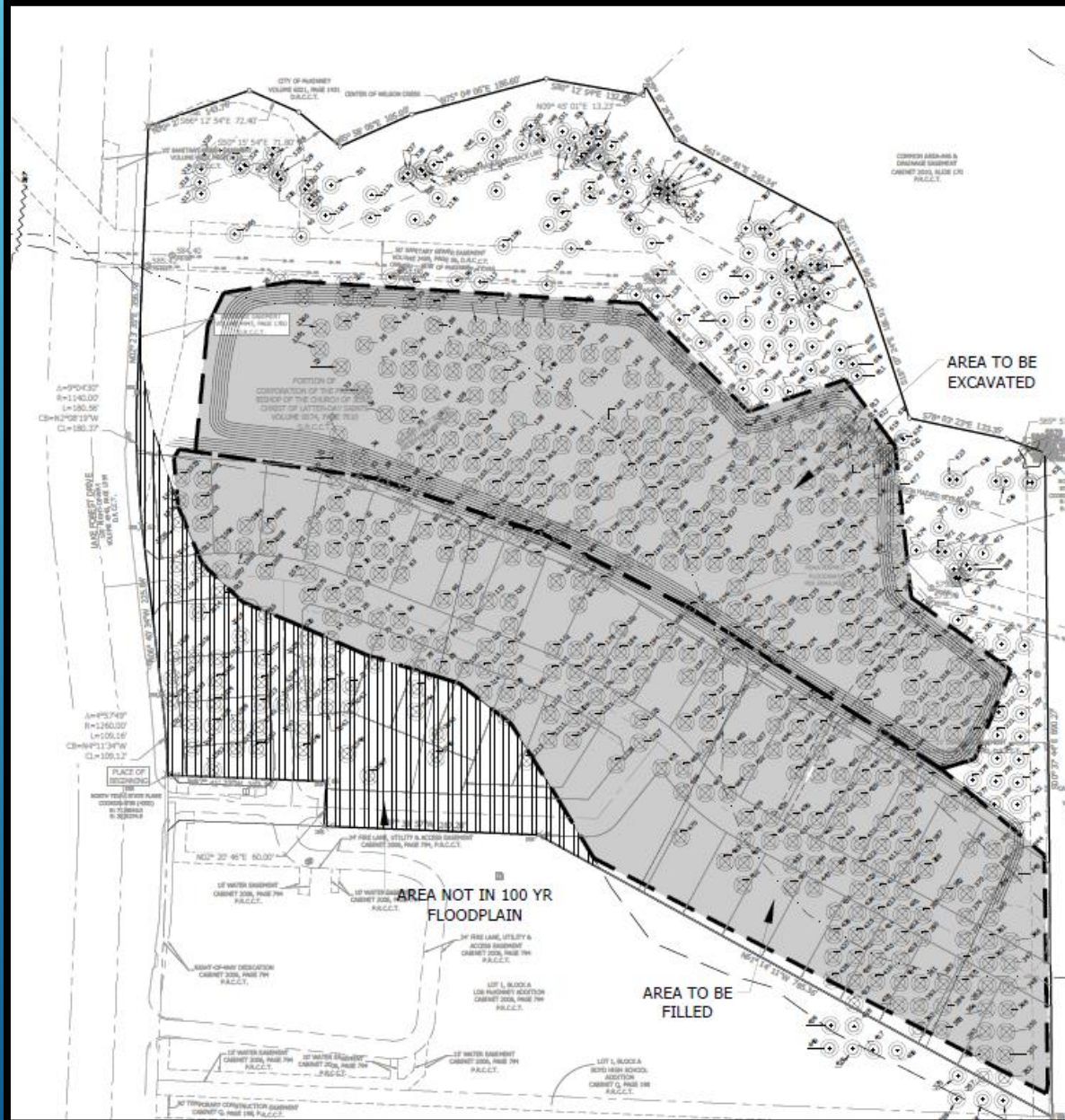
4. The extent to which the waiver would be mitigated by other proposed or existing landscaping

- In accordance with the City's landscaping ordinance, the developer will fulfill the tree replacement requirement.
 - Set forth in Section 146-136(g)(1)(a)(1)
- As required by the subdivision ordinance, the developer will require the builder to plant two (2) 4" caliper trees per unit (min. of 80 caliper inches).

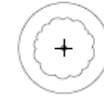
6. TREE PRESERVATION PLAN AND TREE SURVEY



TREE PRESERVATION PLAN



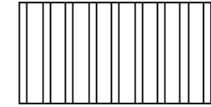
LEGEND:



EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED



OUTSIDE OF 100 YR FLOODPLAIN BEING DISTURBED



INSIDE 100 YR FLOODPLAIN BEING EXCAVATED/ FILLED

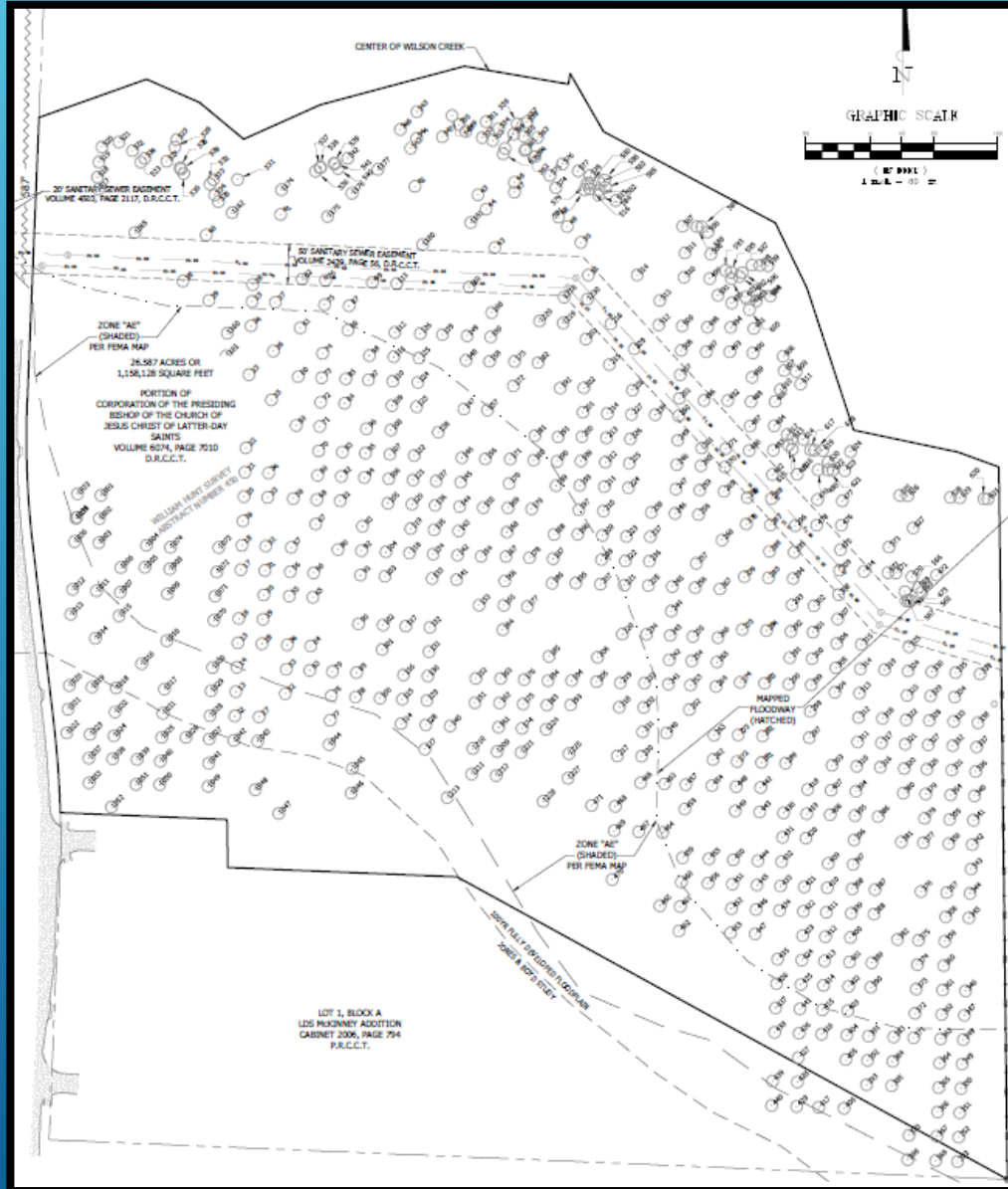


INSIDE 100 YR. FLOODPLAIN NOT BEING DISTURBED

TREE TABULATIONS:


TOTAL NUMBER OF TREES ON SITE:	677 TREES
TOTAL NUMBER OF NON-QUALITY TREES ON SITE:	24 TREES
TOTAL NUMBER OF QUALITY TREES ON SITE:	653 TREES
TOTAL NUMBER OF QUALITY TREES TO BE REMOVED ON SITE:	504 TREES
TOTAL NUMBER OF QUALITY TREES NOT WITHIN 100 YEAR FLOODPLAIN:	48 TREES
TOTAL NUMBER OF QUALITY TREES WITHIN 100 YEAR FLOODPLAIN:	605 TREES
TOTAL NUMBER OF QUALITY TREES TO BE REMOVED WITHIN FLOODPLAIN:	456 TREES
TOTAL NUMBER OF QUALITY TREES TO REMAIN IN FLOODPLAIN:	149 TREES
PERCENTAGE OF QUALITY TREES TO BE REMOVED FROM FLOODPLAIN:	75.37%

TREE SURVEY



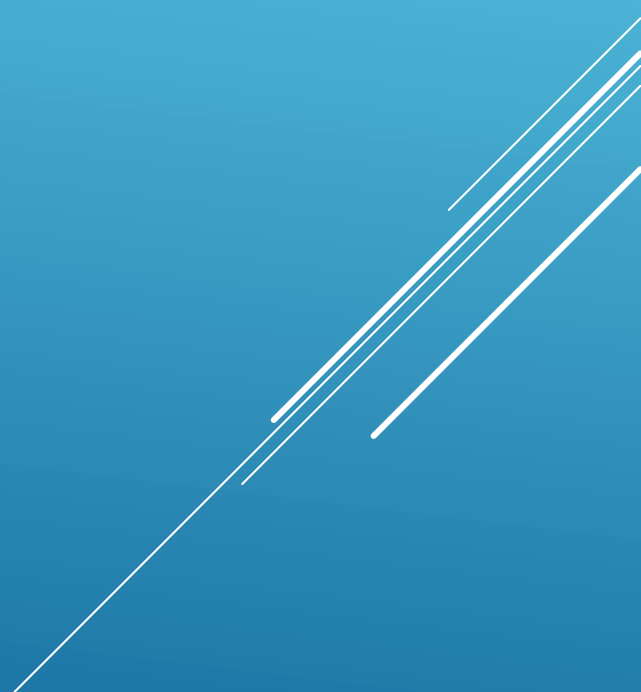
TREE LEGEND

TR TREE
IN INCH
PEC PECAN

 TREE SYMBOL

677 TOTAL TREES ON-SITE

7. ON SITE PECAN TREES



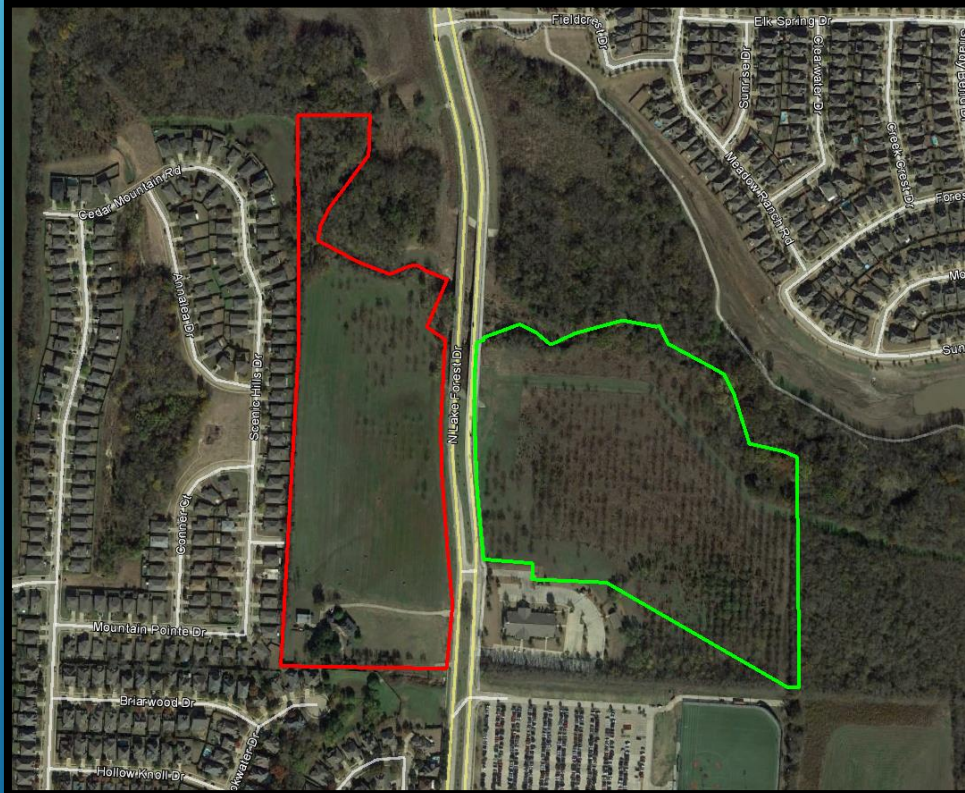
ORVIS L'ROY

- Orvis L'Roy planted the pecan trees located on the Lake Forest Estates site in 1973
- The trees never grew to the full size because of poor soil conditions in the area
 - In normal soil conditions, pecan trees planted over 40 years ago should be around 18 to 22 caliper inches in size.
 - The trees on the subject property are an average of 10.72 caliper inches in size.

Without the impact of the tree farm planted trees, the property would not be in need of this waiver request.

ON SITE PECAN TREES - HISTORY

Letter showing support and explaining history of trees from Orvis L'Roy



To: Skorburg Company
Attn: Noah Flabiano
8214 Westchester Drive, Suite 710
Dallas, TX 75225

From: Orvis L'Roy
899 N. Lake Forest Drive
McKinney, TX 75071

December 8, 2015

Dear Mr. Flabiano,

I have lived at 899 N. Lake Forest Drive and been a citizen of the City of McKinney for over 40 years. I bought the property in late 1972. Shortly after buying the property (1973), I planted rows of pecan trees in the low parts of the property. I planted the pecans because I believed taking care of the trees would be a hobby once I was retired. When I planted the trees, they were approximately 1/2" caliper in size.

The location turned out to be extremely poor for pecan trees to grow, as there is solid rock about 30 feet below ground level. With rock at such a shallow depth, the surface water seeps down and pools on the rock below and pecan trees need well drained soil which to grow properly. Once I became aware of the inadequate conditions, I discontinued actively caring for the pecan trees.

In late 2005, I sold my property on the east side of Lake Forest – about 33 acres – to The Church of Jesus Christ of Latter-Day Saints. Initially, the Church only wanted about 7 acres, but in the end they bought all of my property on the east side of Lake Forest, as I did not want to be burdened by irrigating/caring for the pecan trees I originally planted on the site.

I am in support of the Skorburg Company's wish to develop the property for single-family residential homes. The trees planted have been troublesome and difficult to maintain since I planted them in 1973. As evidenced by their current average caliper size of $\pm 10.72"$ after over 40 years of growth, the pecan trees will forever be stunted and undersized due to the poor conditions.

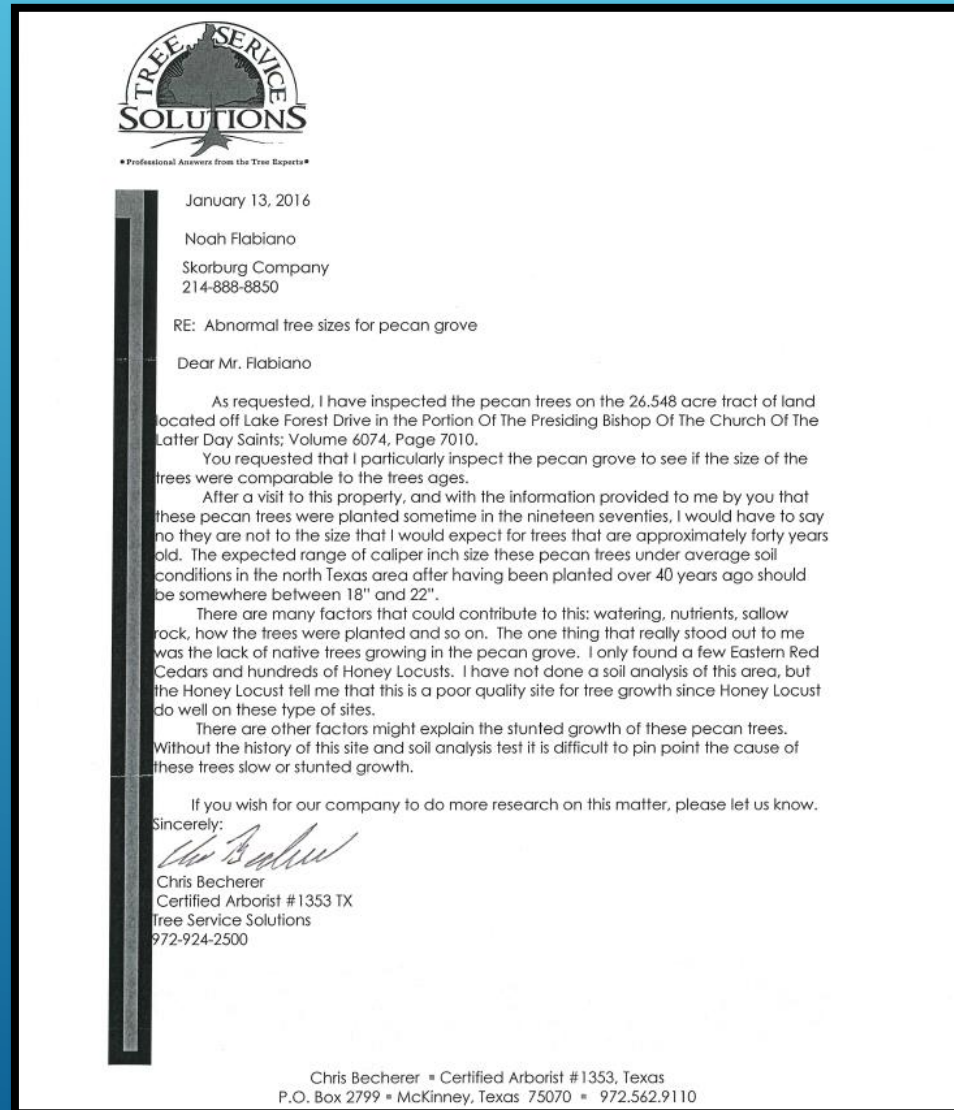
Please do not hesitate to contact me with any questions.

Cordially Yours,


Orvis C. L'Roy
899 N. Lake Forest Drive
McKinney, TX 75071

ON SITE PECAN TREES – UNDERSIZED

Chris Becherer, Certified Arborists #1353 TX, explains the poor soil conditions in the letter below:

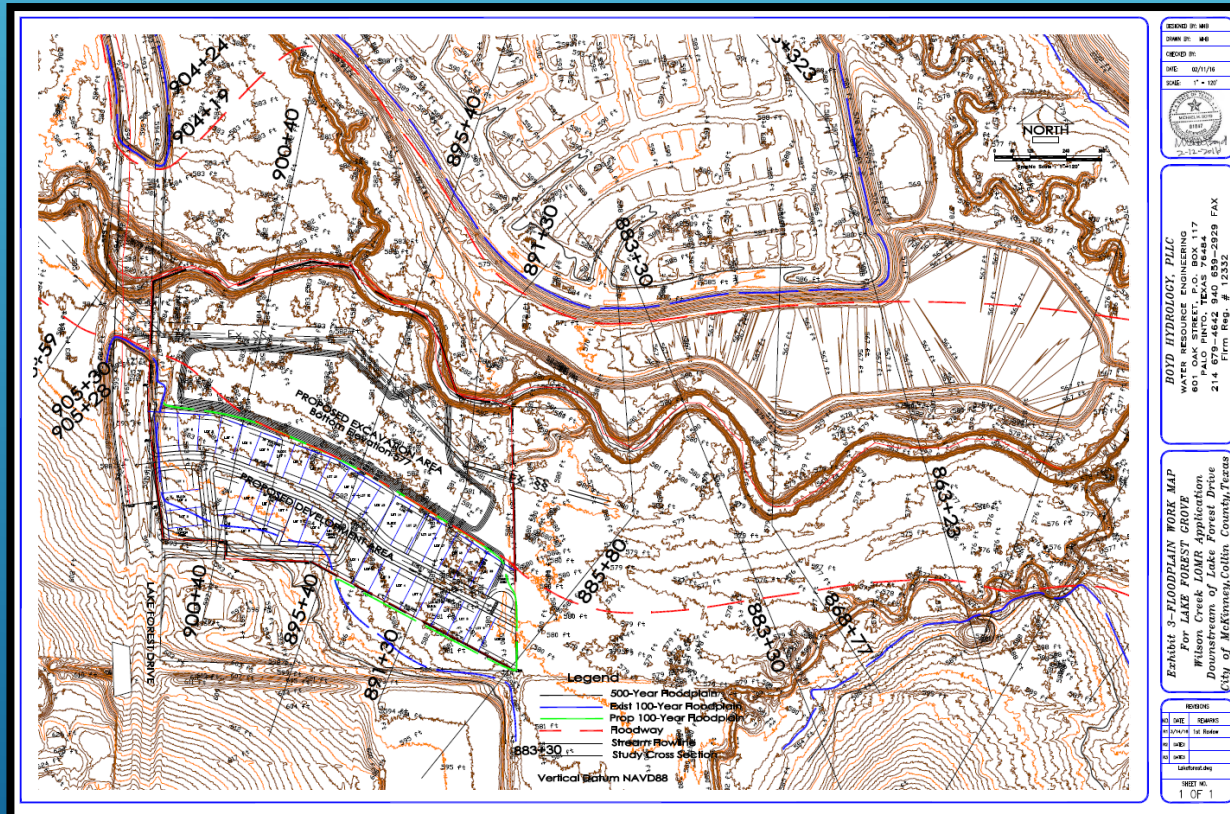


8. FLOOD PLAIN RECLAMATION



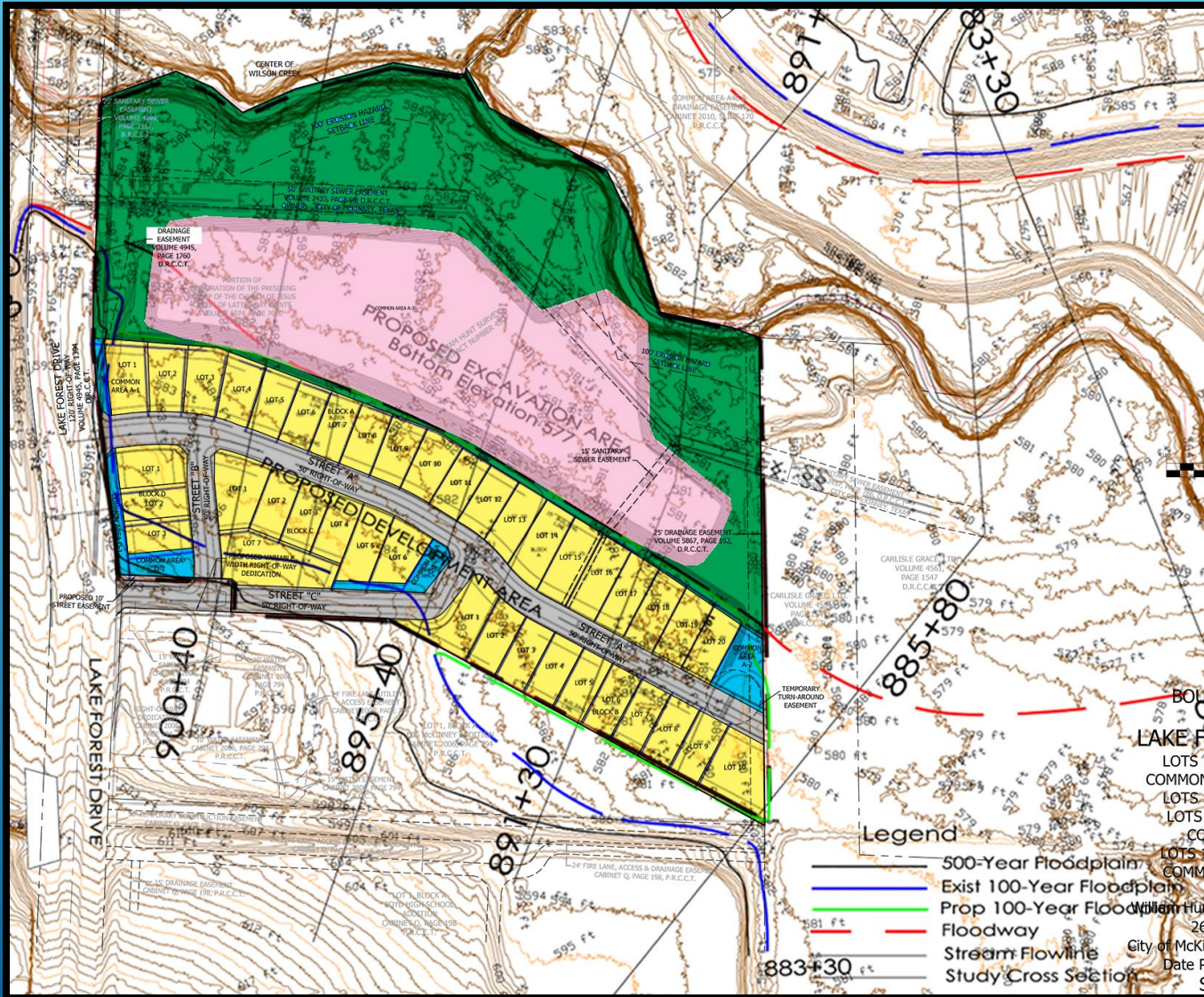
FLOOD STUDY

- Our flood study, performed by Mike Boyd, was deemed by Staff as complete and acceptable as of March 16, 2016.



Flood Study Work Map

FLOOD PLAIN RECLAMATION



LEGEND:

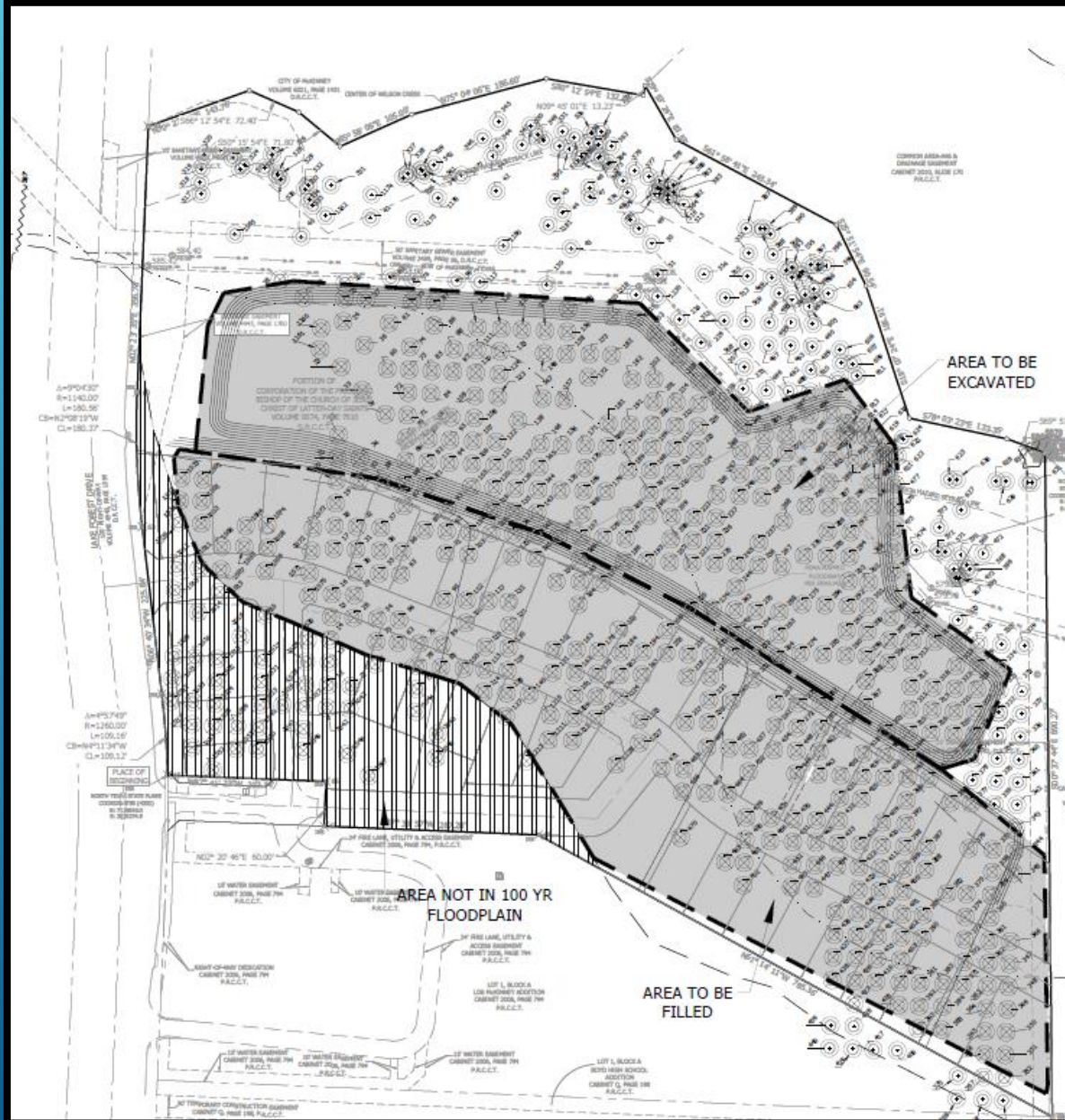
- SF Lots (40 Lots – 60' x 120' typical)
- Disturbed Green Space
- Undisturbed Green Space
- Excavation Area for Reclamation

ACREAGE:

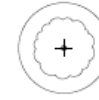
- ± 11.15** Developable Area (yellow/blue/grey)
- ± 7.25** Undisturbed Green Space (green)
- ± 8.45** Excavation Area for Reclamation (pink)

- ± 26.85** Total Area

TREE PRESERVATION PLAN



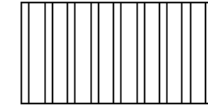
LEGEND:



EXISTING TREE TO REMAIN



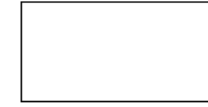
EXISTING TREE TO BE REMOVED



OUTSIDE OF 100 YR FLOODPLAIN BEING DISTURBED



INSIDE 100 YR FLOODPLAIN BEING EXCAVATED/ FILLED



INSIDE 100 YR. FLOODPLAIN NOT BEING DISTURBED

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END



APPENDIX



Neighboring Landowner to the East

Carlisle Grace, Ltd.

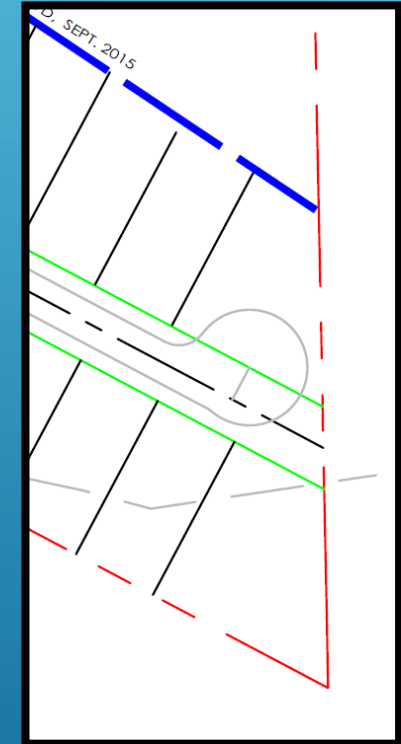
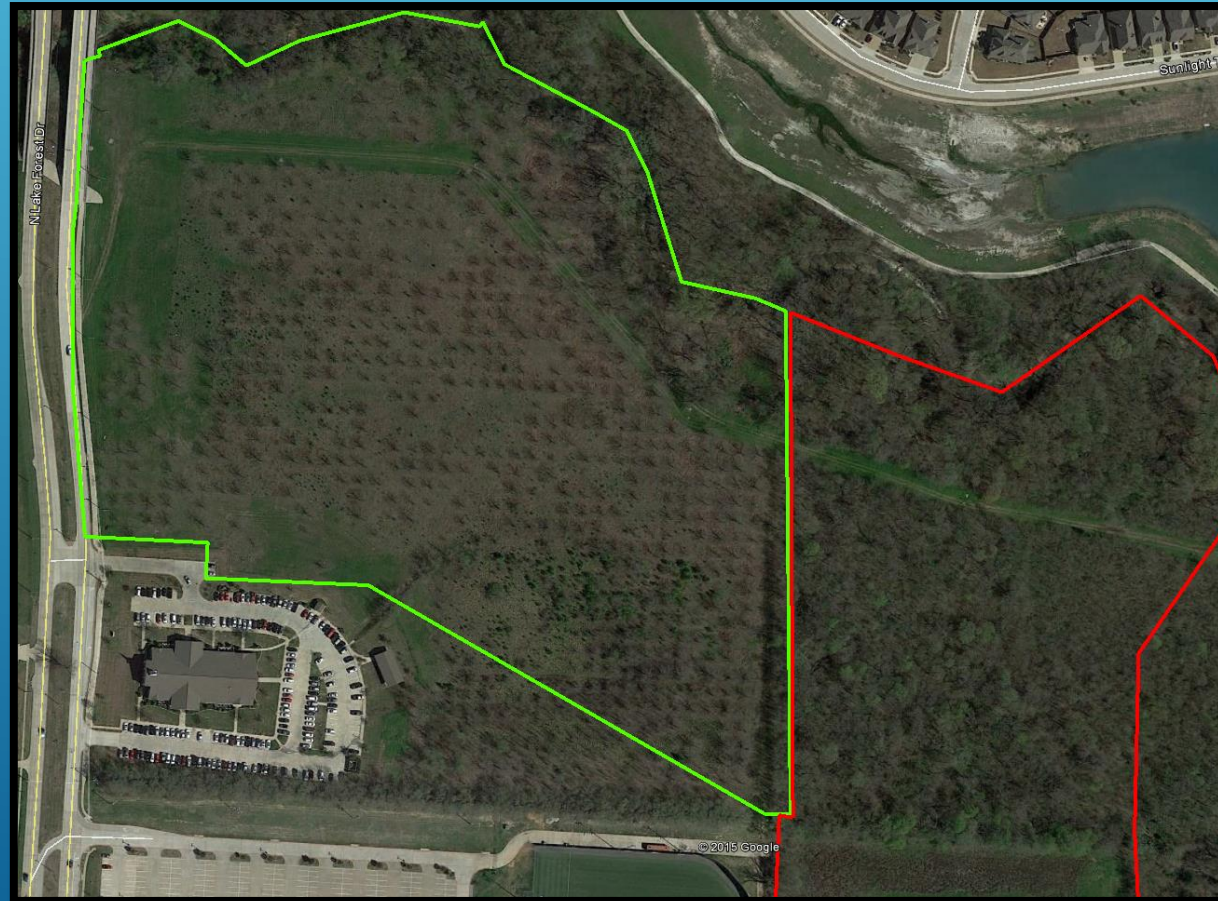
A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

CARLISLE GRACE, LTD



CARLISLE GRACE, LTD

- To provide access, we will dedicate the 50' ROW up to the property line
- There will be a temporary turnaround in place until the adjacent property is developed



CARLISLE GRACE, LTD

Letter of Support during Zoning Process



Carlisle Grace, Ltd.
P.O. Box 164256
Austin, Texas 78716-4256

November 30, 2015

McKinney City Council
c/o Samantha Pickett, Planner II
221 N. Tennessee Street
McKinney, Texas 75069

RE: Zoning Case #15-273Z to rezone that certain 26.55 acre tract located approximately 3,500 feet north of Virginia Parkway and on the east side of Lake Forest Drive commonly known as 1020 North Lake Forest Drive (the "Subject Property")

Dear City Council Members:

Carlisle Grace, Ltd. owns approximately 33 acres to the adjacent east of the Subject Property. When reviewing Zoning Case #15-273Z to confirm no negative impacts to adjacent owners, compatibility of land uses and impacts on infrastructure were considered. In order to maintain compatibility of land uses adjacent to the Subject Property, Carlisle Grace, Ltd. requests that McKinney support a rezoning of the Carlisle Grace, Ltd. property from Agriculture District to "SF5" Single Family Residential District.

As noted in the staff report to the Planning & Zoning Commission, the proposed zoning may have an impact on the existing and planned water, sewer and thoroughfare plans in the area. The proposed lot layout for the Subject Property provided for information only shows a cul-de-sac street near the property line of the Carlisle Grace, Ltd. property. McKinney's Comprehensive Plan states local streets that link and connect different subdivisions need to be direct and logical in alignment. McKinney's street design manual also includes limitations on cul-de-sacs. When the utilities for the Subject Property are addressed as part of the platting process, Carlisle Grace, Ltd. requests that such utilities are extended to the adjacent eastern property line. Such utility extensions will improve the fiscal analysis for Module 34 and the City by maximizing the development opportunities and estimated tax revenues on adjacent property.

During the December 1, 2015, public hearing on the Subject Property we would respectfully request that this letter be read into the record in support of the proposed zoning change.

Please do not hesitate to contact me with questions.

Respectfully,

Carlisle Grace, Ltd.

William T. Carlisle
William T. Carlisle, Manager