

**MCKINNEY NORTH TOWNHOMES, L.P.  
GREEN EXTREME HOMES, 501 C 3 CHDO NON-PROFIT  
16812 DALLAS PARKWAY  
DALLAS, TX 75248  
972-701-5551  
972-977-7398**

City of McKinney  
Planning and Zoning

February 29, 2016

Re: Waiver and variance request for this 12.5 acres zoned MF, as part of the façade review package (15-281 SP)

Dear Commissioners:

Working with the City housing department, our task was to bring additional, high quality, mixed income housing to the City. The task was to find a parcel zoned for apartments, MF, and develop something better than apartments. This parcel fulfills this task.

This land parcel is part of a PD put in place years ago which included land use for multifamily housing (MF) and single family (SF) homes. The property to our north is an existing SF subdivision, Trinity Hills, completed pursuant to the PD. To the south is an existing apartment community, Creek Point, also completed pursuant to the PD. Our proposed site plan before you is located on the last remaining parcel covered by that PD and is only +-300 feet wide. It is sandwiched between the SF home subdivision north and the MF community to the South as you will note from the site plan before the commission.

The City has previously approved a MF development site plan for this 12.5 acre land parcel for 200 living units. Only 10 acres is usable due to the green belt and creek running along the eastern boundary line. The McKinney community leadership does not consider MF garden apartments to be a desirable land use. So this applicant has proposed a 90 living unit, townhome style, multi-family rental design development, as a replacement for 200 garden apartments which have already been approved for this site. The approved plan for the 200 garden apartment units does not honor the 150 foot set back from SF for windows facing that development. The 150 setback ordinance between SF and MF was adopted after the PD for this property was approved and Trinity Hills was fully developed. That 150 setback was approved by the City after the existing MF and SF to our south and north were under development or completed.

Our proposed townhome style, multi-family rental design, MF rental living units, herein referred to as TH, are mixed income and built with structured insulated panels (SIPS). The homes are designed to be zero energy ready at completion. This is a special, highly energy efficient, designation the non-profit has obtained in the past from the department of energy (DOE). Each of the 90 living units is a two story town home style, multi-family rental design with garage. Home ownership is the long run goal of the non-profit development sponsor, Green Extreme Homes. Green Extreme Homes is a familiar face in Collin County with a history of providing quality housing choice to families, seniors and veterans.

So please consider the following supporting this request for approval of our development design:

1. Proposed use of this design (townhome style multi-family rental design) is more desirable to the community than the MF garden apartments allowed and already approved on this site.
2. The proposed use allows for possible ownership in the future.
3. The proposed use honors other requirements of the PD and the City with an exception of the 150 foot set-back regulation and the 5 foot building massing in the current ordinance. The design before you uses an 18" building massing area. The applicant is requesting specific approval of a waiver or variance of these two design requirements for the reasons stated above.
4. The housing stock proposed provides for an alternative use to the approved MF design with 200 garden apartment living units. It is less density and more family oriented.
5. The sponsor has offered to install a traffic light at our expense as part of the development plan if allowed. This addresses an on-going traffic issue facing our SF neighbors to the North. This offer is conditions solely on approval by the government entities having jurisdiction over the installation of a light near our site on McDonald. This includes the City and TX DOT at a minimum.
6. The sponsor, Green Extreme Homes, is a local stake holder helping deliver housing where it is needed at a price that is affordable without doing high density MF.
7. The sponsor, Green Extreme Homes, is a national award winner who provides much needed housing choice for McKinney and Collin County.
8. The City council is looking for better rental housing options than typical, high density, garden apartments.
9. Remember the other development choice in place allows for 200 apartments and does not honor the 150 foot set-back.
10. The fire marshal gave preliminary approval to our hose drag distances up to 170'. The plan before you meets the requirement of a hose drag of less than or equal to 150'.

So recognizing this site plan is more desirable than what is approved and in place, and recognizing the need for housing choice in McKinney. Recognizing the non-profit development sponsor is local boots on the ground for mixed income housing with a nationally recognized record of achievement.

We respectfully request your approval of the site plan submitted with a waiver of the 150 foot setback and the 5 foot façade massing area. In addition, regulations call for a screening wall on the East boundary of the property. This area is our 2 acres of greenbelt with a walking trail. The site is inherently bounded to the East by the creek and corresponding heavily wooded area that populates the flood plain and no build areas. In addition, the City has a sewer main running the length of the property along our side of the creek. A masonry screening wall will make it difficult to service the line and the creek area. We respectfully request a waiver of this screening wall requirement on this boundary due to the specific site characteristics of the property and two acres of green belt.

Your consideration for approval of our request to build this specific design instead of garden apartments is appreciated.

Sincerely,



Steve Brown, Board Chair  
Green Extreme Homes

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City of McKinney  
Planning and Zoning

February 22, 2016

Re: Supplement to the Multi-family residential project checklist---part of the façade review package

Dear Commissioners:  
Amenities:

90 units

Two amenities required

1. Clubhouse with minimum required SF fitness center with equipment
2. Swimming pool meeting the 1000 SF minimum with decking

Major Architectural and Site Enhancements:

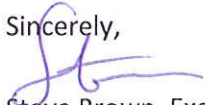
1. We are building two story townhome designed multifamily rental units in an apartment district each with garage. (We ask for specific approval of this enhancement over garden apartments)
2. We produce a DOE rated zero energy home using structured insulated panels in the construction of the living units. SIP product. (We ask for specific approval of this enhancement)
3. We have offered to install a light at an intersection of the City's choosing so facilitate improved traffic flow into and out of the community including Cypress Hills SF next door.

Minor Architectural Features and Site enhancements:

1. 100% masonry exteriors
2. Shutters around all the windows as required by the regulations
3. Use of drought tolerant plants and water storage system compliant with the Texas A&M water sense landscape criteria (we ask for specific approval as an enhancement)
4. A porch of 50 SF for each unit

We respectfully request your approval of the site plan submitted with a façade package as presented with approval of these amenities and architectural and site features sufficient to meet the design requirements of the City of McKinney.

Sincerely,



Steve Brown, Executive Director  
Green Extreme Homes

## MULTI-FAMILY RESIDENTIAL PROJECT CHECKLIST

PROJECT NAME: MCKINNEY NORTH

ASSOCIATED SITE PLAN CASE NUMBER: SP - 2818P

Please note this is an informal checklist only. Please refer to Section 146-139(F)(1) of the Zoning Ordinance for the specific ordinance requirements.

**Roof Treatment**

- Pitched, flat, or standing seam metal roof allowed provided no flat roof is visible
- Only one (1) roof color (if multiple materials are used, the materials may be varying shades of the same hue)

**Exterior Finishing Materials**

- Minimum 50% of each elevation finished in masonry materials (brick, stone, synthetic stone)
- Maximum 50% of each elevation may be finished in secondary materials (stucco, EIFS, CMU, lap siding (excluding vinyl), and/or glass curtain wall)
- Maximum 20% of each elevation may be finished in architectural metal (excluding corrugated metal)
- Maximum 10% of each elevation may be finished in architectural wood accents

**Exterior Color**

- 100% of exterior building surfaces shall be neutrals, creams, pastels, or deep, rich, non-reflective or earth-tones
- No more than six (6) colors may be used

**Building Massing**

- Horizontal wall planes longer than 30 feet shall be segmented with offsets (minimum 5 feet deep by 10 feet wide)
- Offsets shall be the full height of the wall

**Amenities**

- Number of required amenities based on the total number of dwelling units
  - Number of dwelling units: 40 Living Units
- Providing two or more of the same amenity shall not count as multiple amenities unless specifically stated
  - Selected amenities: Clubhouse w/ Equipped Fitness Center  
Pool of at least 1500 SF ~~plus~~ plus pool deck

**Major Architectural and Site Enhancements**

- All buildings or developments (depending on enhancement) shall provide a minimum of two (2) enhancements
  - Enhancement: Zero Energy Ready per DOE
  - Enhancement: USE OF STRUCTURAL INSULATED PANELS (SIP)

**Minor Architectural and Site Enhancements**

- All buildings or developments (depending on enhancement) shall provide a minimum of four (4) enhancements
  - Enhancement: 100% masonry exterior
  - Enhancement: Shutters on all windows
  - Enhancement: Water sense landscape plants &
  - Enhancement: \_\_\_\_\_

**Additional Requirements**

- Covered and/or enclosed parking shall be of similar design to buildings and conform to requirements herein
- Off-street parking must be screened by a 6 foot tall device (low masonry wall and berms; berms; masonry wall; or wrought iron fence with masonry columns and shrubs) or multi-family residential building
- All paving shall be concrete and curbed
- All buildings outside the REC limited to two (2) stories in height
- Exterior stairways shall be covered and incorporated into building design
- Structures outside the REC and within 150 feet of a residential use or zone shall have no windows oriented to said use or zone