



November 23, 2020

Jennifer Arnold
City of McKinney – Planning Department
221 N. Tennessee St.
McKinney, TX 75069

RE: Letter of Intent – Zoning Change Request for Storybook Development

Dear Jennifer:

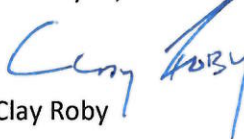
The purpose of this letter is to request a zoning change for land generally located at 3701 Custer Road, being approximately 38 acres out of the J. J. Naugle Survey, Abstract No. 662.

The subject property currently has two zoning classifications, with the northern portion being zoned AG and the southern portion being zoned Planned Development 2010-10-040. The AG zoning would not permit the commercial uses nor support the proposed residential density. The Planned Development was passed in October of 2010 with a focus on neighborhood business and office districts and would not support the proposed residential density. This land remains undeveloped.

We are requesting a zoning change for the subject property to be split into two tracts, Tract A and Tract B. Tract A—approximately 2 acres—will have a base zoning of C-2 and will be used for commercial uses. Tract B—approximately 36 acres—will allow for a cottage residential development. This innovative type of land use is not provided for in Chapter 146 of the McKinney Zoning Ordinance and thus the reason for the Planned Development request. As defined in the proposed PD conditions “Cottage Residential” dwelling means a building which is designed to be occupied as one dwelling unit and is located on a lot with other similar dwelling units. To enhance the quality of the project, we are requiring representative architectural drawings and elevations be part of our conditions. Tract B of this subject property is naturally divided into two developable tracts by the creek. We plan to add amenities to this creek and make it an important feature of the development.

Thanks in advance for your review of this application. Please reach out with any questions you might have.

Thank you,


Clay Roby