

Oden Hughes, LLC

600 Congress Avenue Suite #200
Austin, TX 78701
512-476-7880

July 8th, 2013

Mr. Michael Quint
Director of Planning
City of McKinney, TX
McKinney, TX 75069

Re: Letter of Intent to Rezone 11.574 Acres at Skyline Drive & US Highway 380

Dear Mr. Quint:

The subject property referenced herein is part of Lot 4, Block A, Skyline/380 Addition, an approximately 11.574-acre tract of land located along Skyline Drive north of Highway 380, as shown on the attached survey. The subject property involves two tracts under single ownership, which are currently zoned under PD Ordinances No. 1371 (adopted in 1983) and No. 1719 (adopted in 1987) that allow multifamily and commercial development:

1. The RG-18 Tract: This is an approximately eight-acre tract adjacent to Skyline Drive and generally governed by the RG-18 base zoning district. Multifamily is currently permitted by right on this tract at a maximum density of 24 units per acre.
2. The C Tract: This is an approximately 3.5-acre tract adjacent to Skyline Drive and generally governed by the C base zoning district. Multifamily is permitted by SUP on this tract (based on a staff interpretation) at a maximum density of 24 units per acre, and commercial uses are permitted pursuant to the C base zoning district. When this PD was adopted, multifamily was permitted without an SUP on this tract.

The purpose of this letter is to request a rezone of the subject property to a new PD for multifamily development on the RG-18 Tract and the C Tract.

Rather than applying for an SUP for the C Tract to allow multifamily, the applicant proposes to create a new PD for the entire subject property that clearly sets forth all of the applicable requirements and imposes uniform standards to provide certainty and eliminate confusion related to the zoning. The proposed PD will allow multifamily on the C Tract and the RG-18 Tract without an SUP. Existing zoning allows multifamily without an SUP on the RG-18 Tract, so this particular request only represents a change in use with respect to the C Tract. The PD process achieves the same purposes as an SUP requirement by allowing the imposition of conditions and a site plan requirement without requiring the developer to design the project

before the City Council makes a basic finding that multifamily should be permitted on the C Tract.

Requested PD Ordinance Provisions:

The subject property shall develop in accordance with the “MF-1” – Multifamily Residential-Low Density District as amended, and “CC” – Corridor Commercial overlay District, and as amended, except as follows:

- 1. A maximum of 212 multifamily residential dwelling units shall be permitted on the subject property.*
- 2. A maximum multifamily building height of 3-stories shall be permitted on the subject property.*
- 3. A 6-foot tall board-on-board wood fence with masonry columns spaced every 20 feet on center shall be permitted as an approved screening device along the side and rear property lines (i.e. northern, western, and southern boundaries). The eastern boundary along Skyline Drive will consist of 6-foot tall primed and painted tubular steel or wrought-iron fence with masonry columns spaced 20' on center with structural supports placed every 10 linear feet and with sufficient evergreen landscaping to create a screening effect. This steel fence will terminate into a minimum 6' tall masonry wall that abuts both sides of the community entry drives and spans a distance of no less than 10 feet on either side.*
- 4. The property will provide a large green space area dedicated to a dog park along with ample outdoor seating as a Special Ordinance Provision providing exceptional quality. Specifically, the fenced portion will be a minimum of 1,500 sf in size, will include a minimum of two dog-waste stations, a minimum of two outdoor benches and/or seating for a minimum of six people, a tubular steel or wrought-iron fence surrounding it that stands a minimum of 42" in height, and one canopy tree placed a minimum of every 30' along the dog fence or shrubs planted a minimum of every 4'.*

Hearing Schedule:

We are requesting the fastest available Planning & Zoning Commission public hearing to consider our application.

Regards,



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