



Planning and Zoning Commission

October 14, 2014

SORRELLWOOD TERRACE

a Townhome Planned Development

City of McKinney, TX

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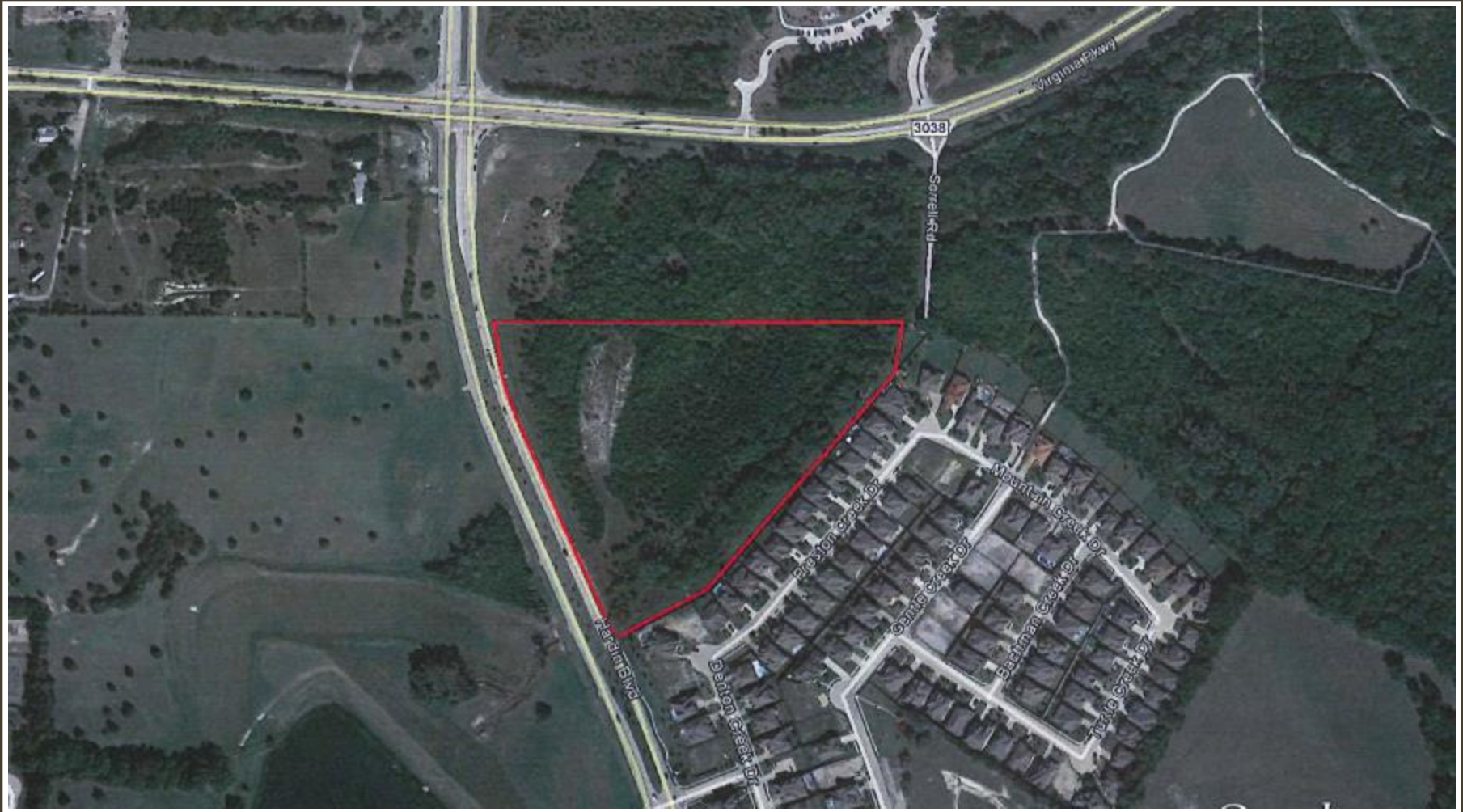
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I. Subject Property Location

Subject Property Location

+/- 12.72 gross acres (8.6 acres net of planned fully developed 100-year flood plain)



**AT THE DIRECTION OF
CITY COUNCIL
AND
CITY STAFF**

City Council and City Staff Direction

- Specific Direction From Council and Staff:



- Incorporate all alleys



- Masonry requirements



- Address all Staff comments to concept plan



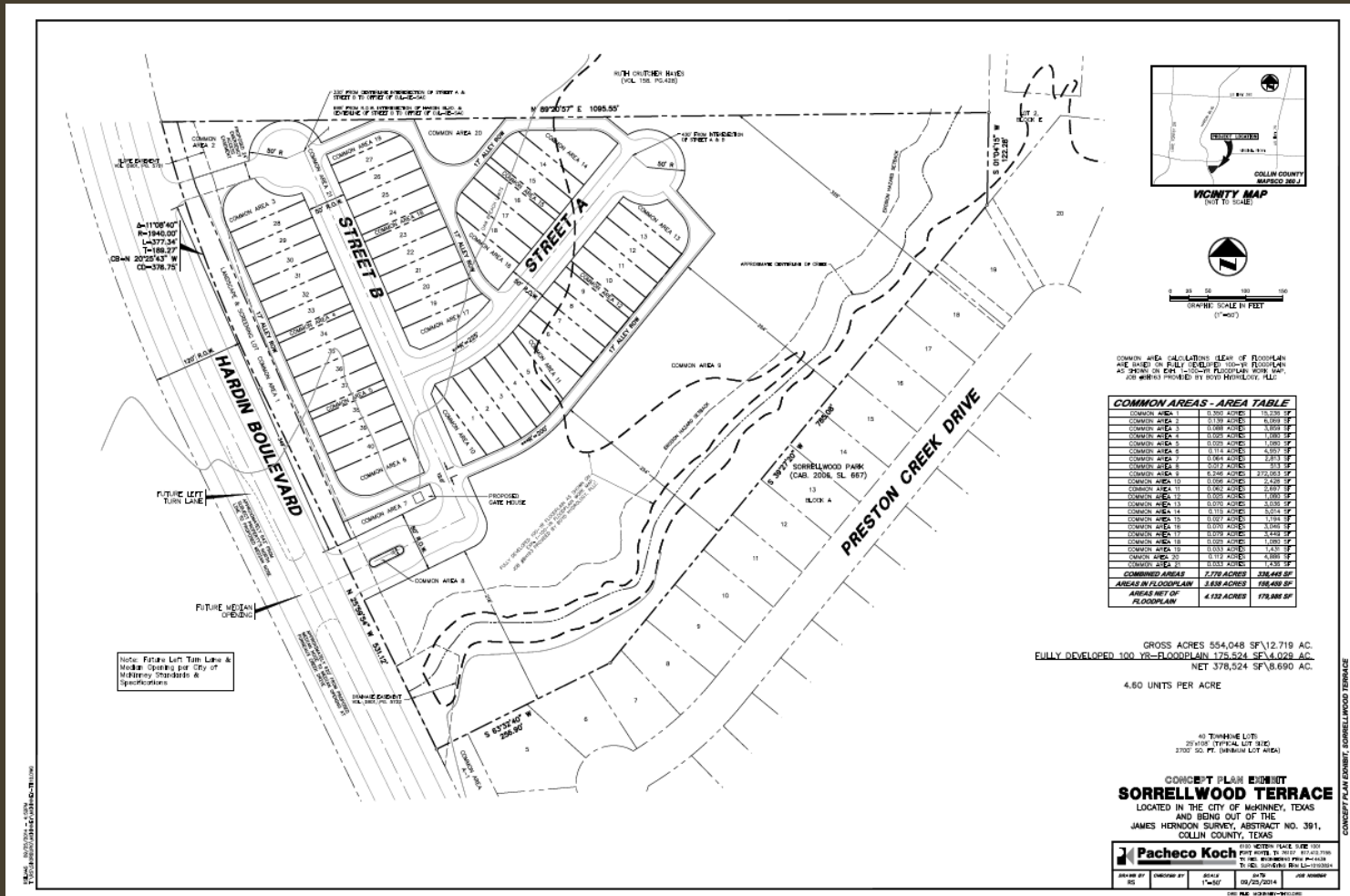
- Show revisions to neighbors



- Present revised concept plan with these elements to P&Z Commission.

II. Concept Plan

Concept Plan



40 TH units with all alleys at the direction of City Council and Staff

III. PD Regulations

PD Regulations

Townhome units shall generally conform to the character reflected in the building elevations included with the PD. Specifically, buildings shall utilize dormers or other types of architectural designs or elements to break up large expanses of roof planes, façade offsets and projections shall be utilized to break up long flat wall planes, windows and doors shall be appropriately placed to break up long wall planes and scaled given the wall in which they are located, and windows and doors shall be articulated through the use of keystones, soldier courses or other patterned brick work, awnings, patio covers or other similar architectural elements.

PD Regulations

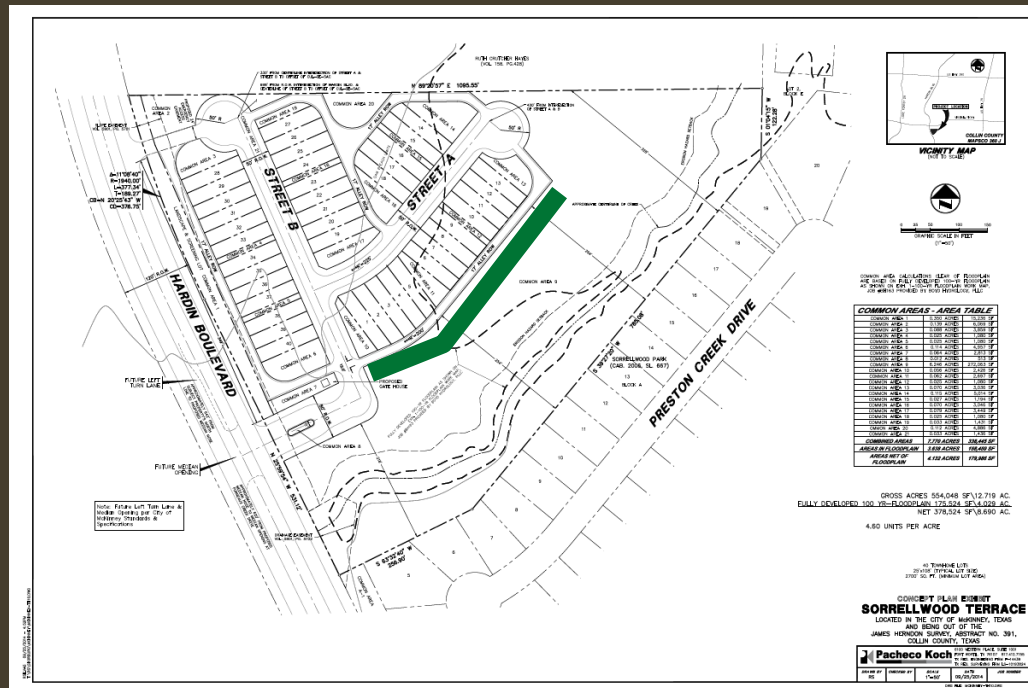
Quality Product Design



- Exclusive of doors and windows, the minimum stone / masonry coverage shall be 90% (exceeds City's standard requirement of 85%)

PD Regulations

At builder or developer's option, plant evergreen shrubs (6' tall at the time of planting) placed every 6' on center along the east side of the alley located parallel to the existing residential development (Sorrellwood Park) or install a 6' tall board-on-board wood fence in lieu of the evergreen shrubs.



IV. September 16th City Council Meeting

City Council Direction

- Council's general consensus was that the highest and best use for this property is for residential use given its mid-block location, and the exorbitant costs required to overcome the natural topographic and visibility challenges.
 - Roughly \$942,000 between dirt import and retaining wall costs.



City Council and City Staff Direction

- Specific Direction From Council and Staff:



- Incorporate all alleys



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- Present revised concept plan with these elements to P&Z Commission.

V. Continued Neighbor Support

Neighborhood Meetings

- Three formal neighborhood meetings have been held:
 - March 24, 2014 (40' wide SF lot zoning)
 - July 16, 2014 (Townhouse zoning)
 - August 19, 2014 (Townhouse zoning)
- Walked property with neighbors on Saturday, October 11, 2014
- Commitments to neighbors remains the same:
 - Preservation of open space along creek
 - Projected price point
 - Typical house size
 - Exterior masonry percentage exceeds City's requirement

END

Extraordinary Costs

For Office / Medical or Commercial Use:

Need to raise grade to Hardin Blvd elevation

To do this:

- Dirt Import = \$700,000*
- Retaining Wall = \$242,000**
- Total = \$942,000

* 80,000 cubic yards
 @ \$7.50 to \$10.00 per cubic yard
 Selected Average = \$8.75
 $80,000 \text{ cubic yards} \times \$8.75 = \$700,000$

** 15' wall + 6' footing = 21' \times 720' = 15,120 face feet
 @ \$16.00 per face foot
 $15,120 \text{ face feet} \times \$16.00 = \$242,000$

Extraordinary Costs

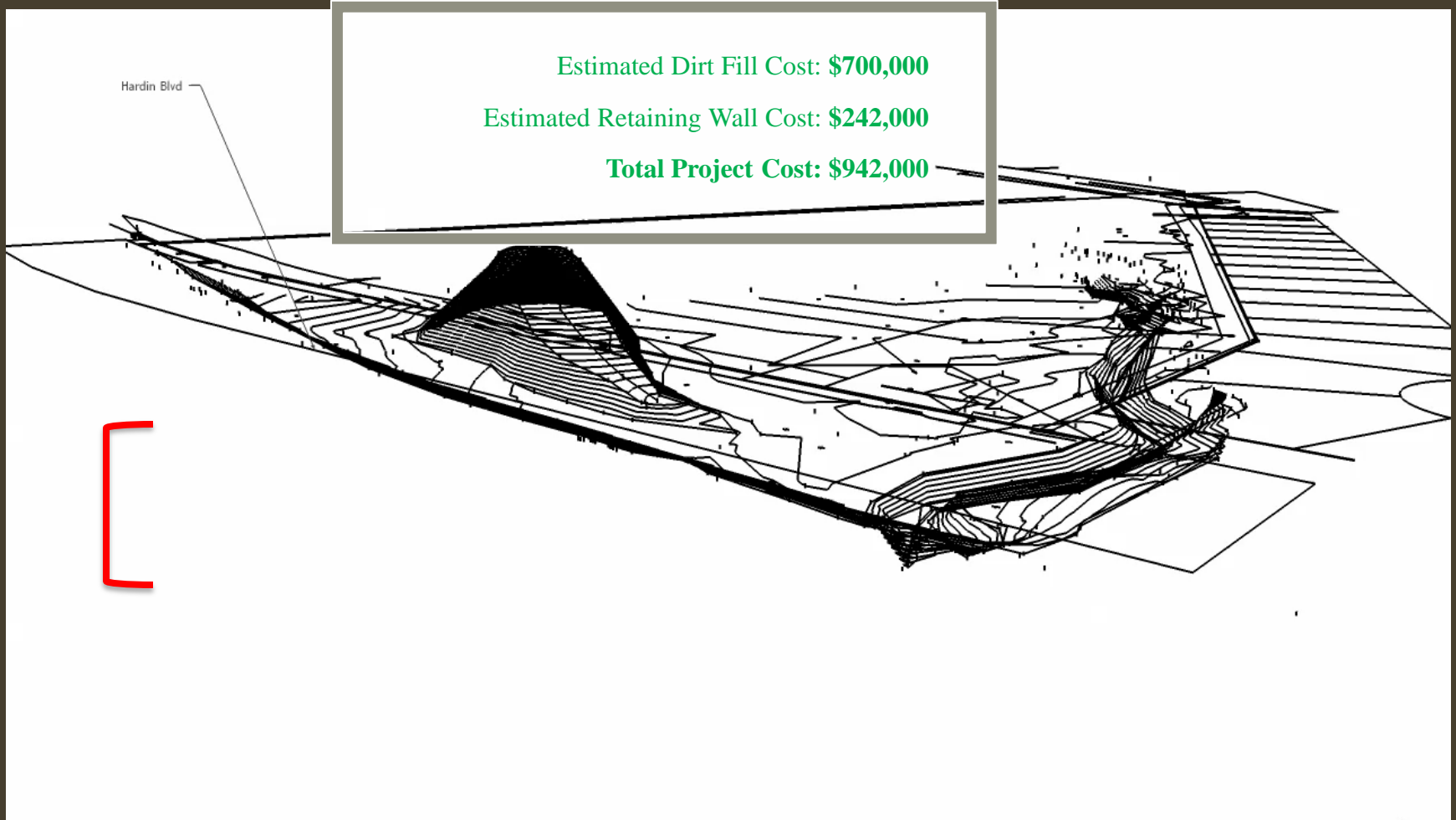


Extraordinary Costs

Estimated Dirt Fill Cost: **\$700,000**

Estimated Retaining Wall Cost: **\$242,000**

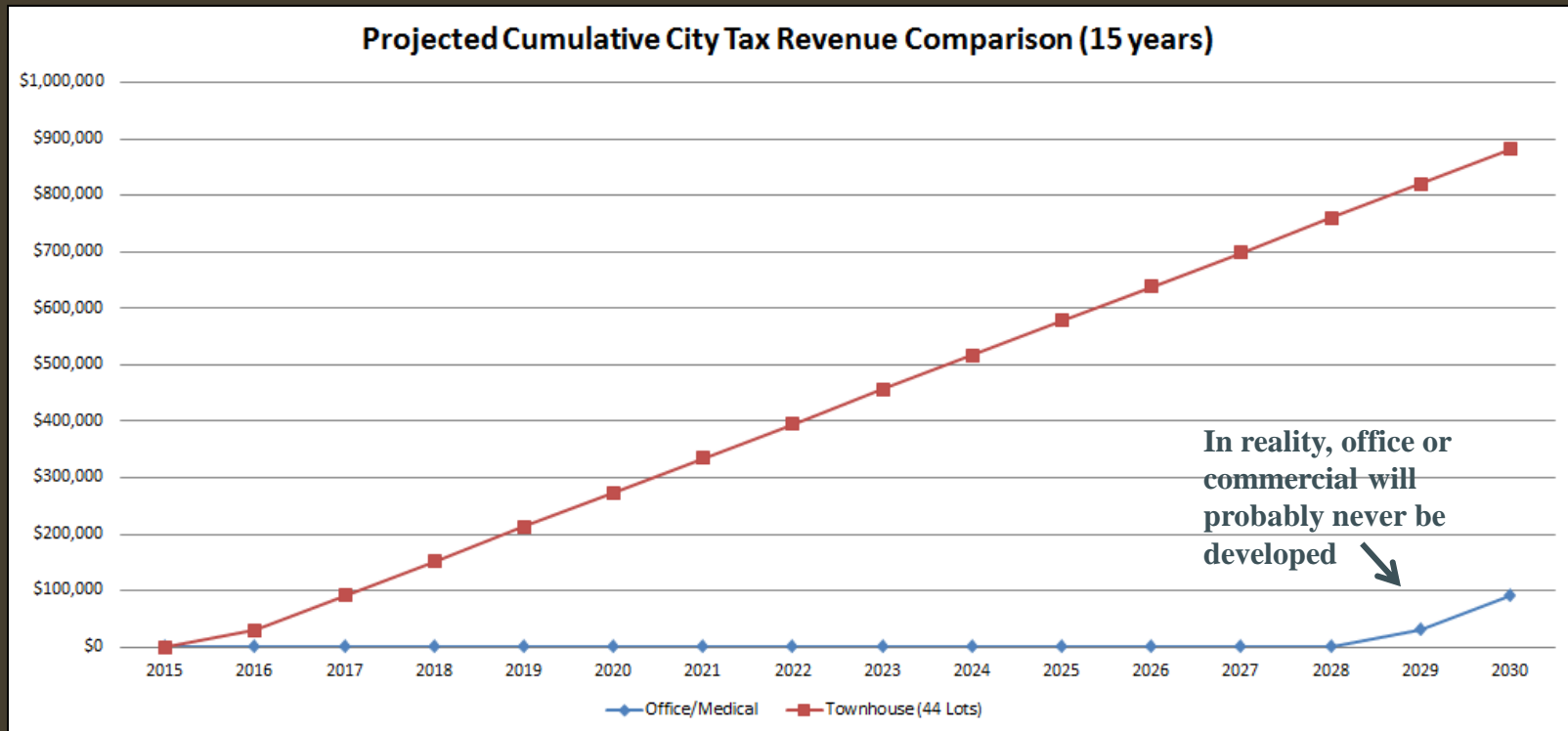
Total Project Cost: \$942,000



TH Benefit to Tax base

Reasons for TH land use:

- Projected \$530,000 additional city tax revenue with TH (next 15 years)

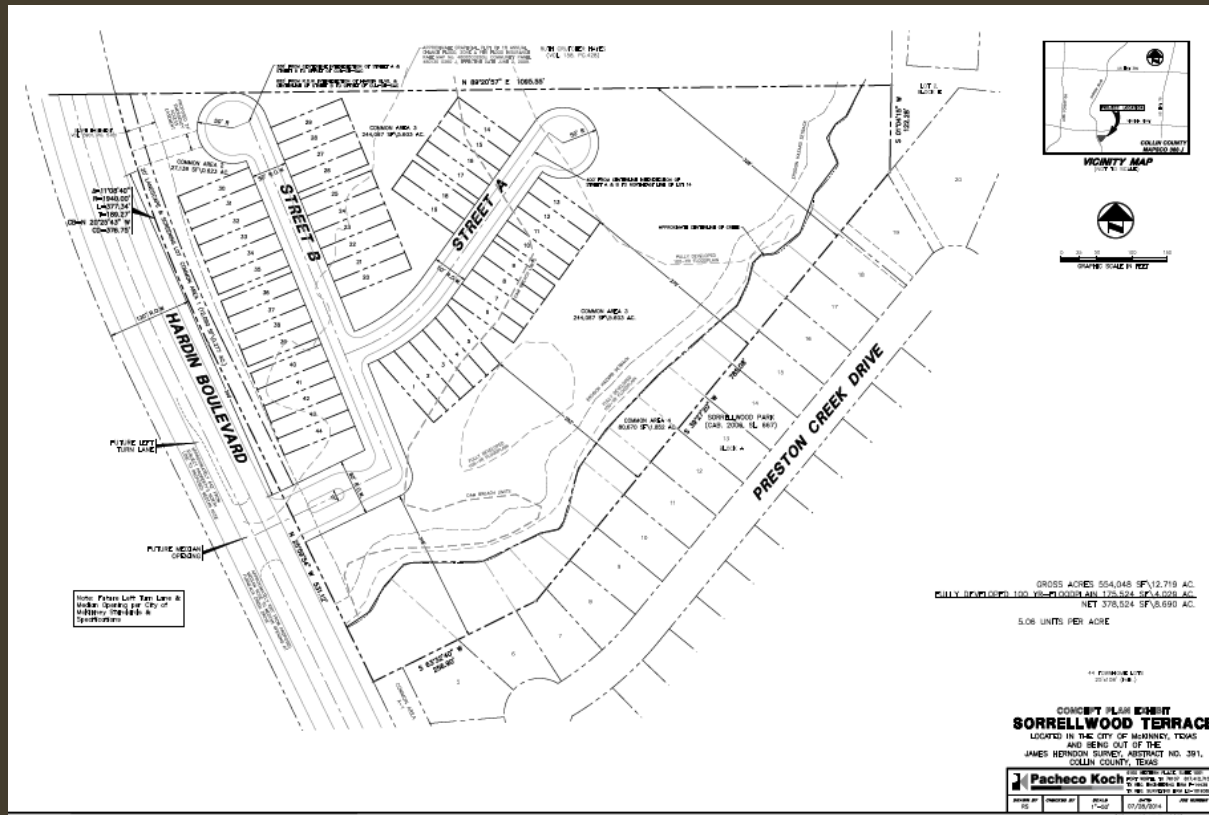


TH Benefit to Tax base

Reasons for TH land use:

- Office / medical has +/- 229 acres of vacant undeveloped land zoned for office/medical within a 2 mile radius (based on our review of associated approved zoning ordinances and PDs)
- To develop as office / medical, this site will require roughly \$942,000 in extraordinary development costs (\$700,000 in dirt import and a \$242,000 retaining wall to bring the pad level up to be visible from Hardin Blvd.)
- In addition, the subject property is mid-block (not a hard corner)

Old Concept Plan

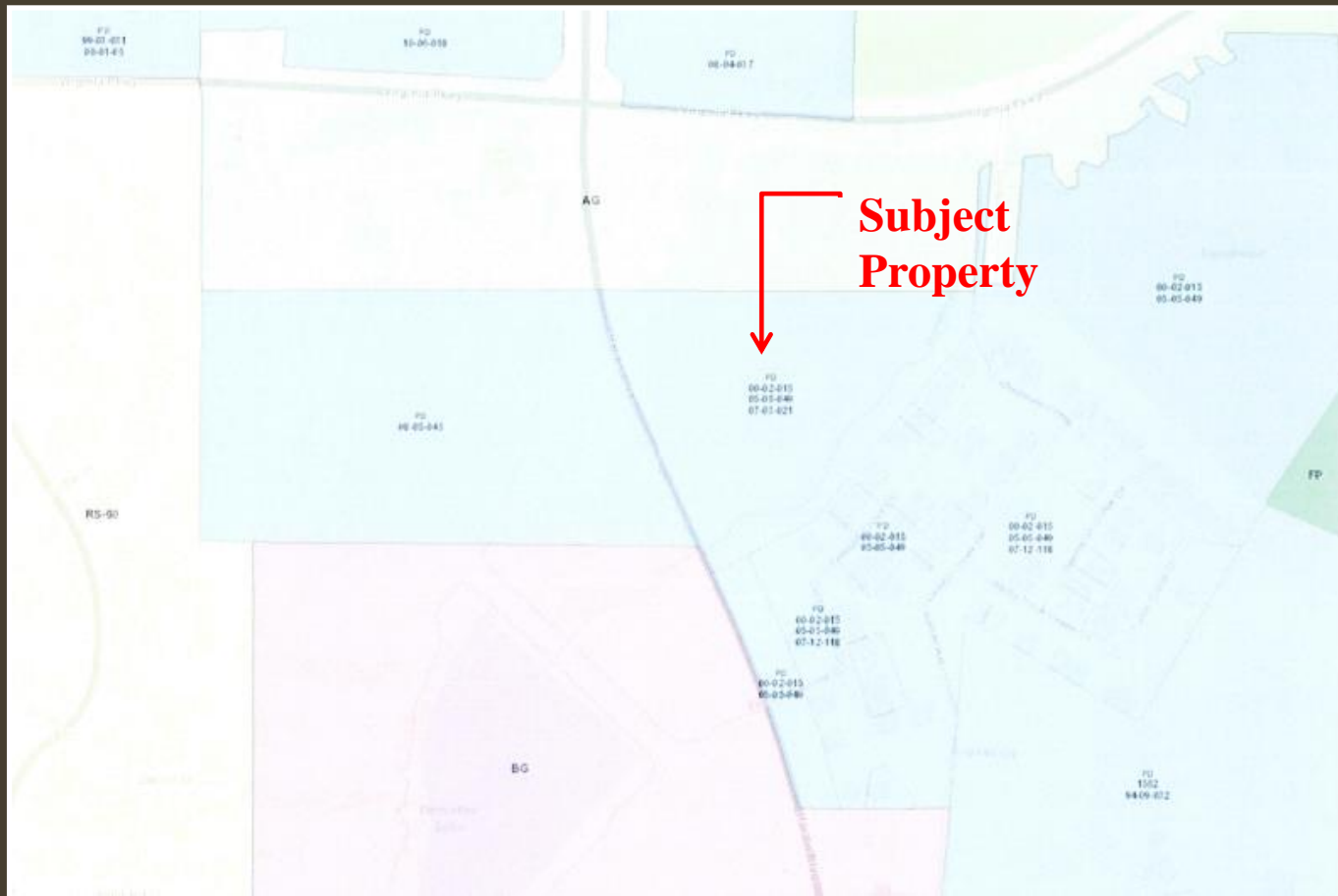


44 TH lots (no alleys)

Current Zoning

PD – 2007-03-021

Neighborhood Office



Future Land Use Plan

Adopted March 22, 2004

- Future Land Use Module is “Suburban Mix”
- Future Land Use for the Subject Property is “High Density” Residential (12-24 dwelling units/acre)
- Property is currently zoned “PD with Neighborhood Office” use, and current Ordinance was adopted in 2007

Future Land Use Plan Definitions

Suburban Mix Module:

- The predominant use is single-family detached housing.
- It also allows for medium density residential as well as neighborhood office and retail facilities, which support the residential component.
- Community facilities such as schools, parks and churches are also included.

Future Land Use Plan Definitions

High Density Residential:

This residential type is characterized by multi-family or apartment buildings, and may have development densities ranging from 12 to 24 dwelling units per acre.

(Sorrellwood Terrace, the proposed development, is less than 7 units per acre net of fully developed 100 year flood plain.)

Price Points

- Projected Price Point and Typical House Size:

<u>Size</u>	<u>Price Point</u>
1,800	\$219,000 - \$232,000
1,900	\$226,000 - \$246,000
2,000	\$234,000 - \$254,000

Development Regulations

Project Characteristics:

Gross Acres: 12.719

Net Acres: 8.69 (net of 100-year flood)

TH Lots: 40 units

Net Density: less than 5 units per net acre

Gross Density: 3.15 units per gross acre

Development Regulations

Lot Characteristics:

Minimum Lot Area: 2,700 SF

Typical Lot Dimensions: 25' x 108'

Minimum Lot Dimensions:

Lot Depth: 80'

Lot Width: 25'

Development Regulations

Lot Characteristics:

Minimum Front Yard: 20 Feet

Minimum Rear Yard: 15 Feet

Minimum Side at Corner Setback: 15 Feet

Minimum Building Separation: 10 Feet

Minimum Driveway Length: 20 Feet

Community Design

Community Design

Unmanned Guard House Examples at Entrance



Community Design

Unmanned Guard House Example at Entrance



Architectural Controls

Architectural Controls

1. Minimum Stone / Masonry Requirement: 90%
2. Minimum House Size: 1,800 Square Feet
3. All front entry garages shall have decorative wood doors and shall have a decorative hardware consistent with the door styles.
4. Sorrellwood Terrace will have its own HOA. The HOA shall maintain its own common areas.
5. Mandatory Home Owner's Association (HOA) with Architectural Control Committee (ACC)

Appendix I

Skorburg Company Overview



Skorburg Company Overview



- Over 30 development projects in more than 20 different cities around DFW



Cumberland Crossing

Allen, Texas

Community Facts:

- Size:
 - 131.6 acres, 379 lots, 5 Current Phases
- Location:
 - Allen, Texas
- School District:
 - Allen ISD
- Builders:
 - Windsor Homes, Grand Homes & Drees Homes
- Home Price:
 - \$300k - \$500k
- Lot Size:
 - 62.5', 75' and 80' wide lots



Stone Creek

Rockwall, Texas

Community Facts:

- Size: 400 acres, 918 lots, 6 Current Phases
- Location: Rockwall, Texas
- Nominated by Dallas Business Journal for 2008 Residential Deal of the Year.
- School District: Rockwall ISD
- Builders: Windsor Homes, Drees Homes, Megatel Homes.
- Home Price: \$220k - \$600k+
- Lot Size: 50's, 60's, 70's, 80's & 100's

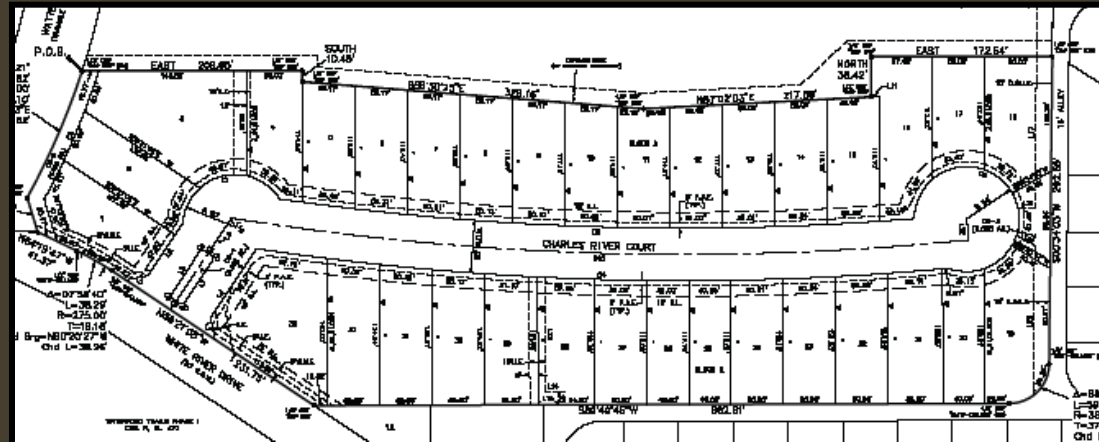


Cambridge at Watters Crossing

Allen, TX

Community Facts:

- Size:
 - 6 acres, 33 Patio Home Lots, 1 Phase
- Location:
 - Allen, TX
- Builders:
 - Cambridge Homes
- Home Price:
 - \$300-500K
- Typical Lot Size:
 - 5,000sf



Thompson Springs

Fairview, Texas

Community Facts:

- Size:
 - 178 acres, 106 lots, 2 phases
- Location:
 - Fairview, Texas
- School District:
 - Love Joy & McKinney ISD
- Builders:
 - Grand Homes & Paul Taylor Homes
- Home Price:
 - \$367k - \$750k
- Lot Size:
 - 1-2 acres



Appendix II

Windsor Homes Overview



Windsor Homes Overview

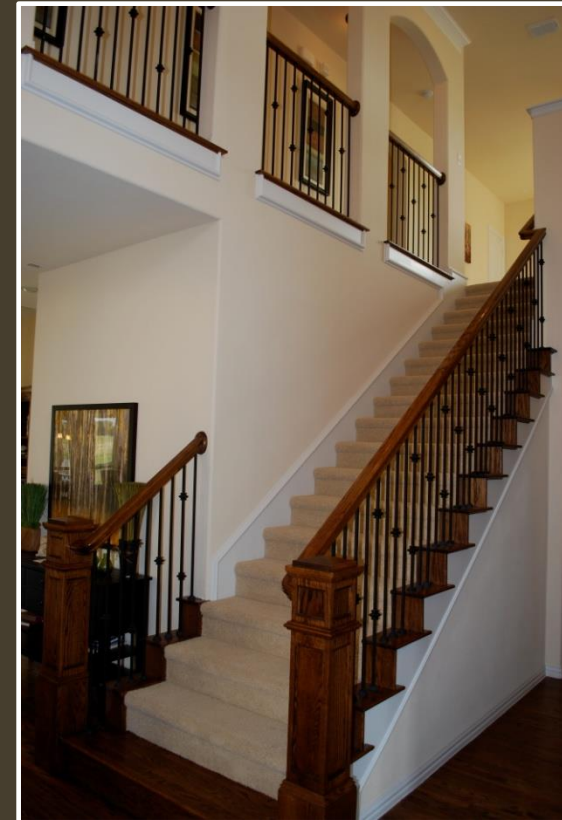


- Currently building in 10 different communities in DFW including Allen, Colleyville, Southlake, Keller, Frisco, McKinney, Rockwall, & Wylie
- In 2014, will plan to add 4 to 5 additional communities



Stone Creek Estates

Representative Product Quality



Cumberland Crossing

Representative Product Quality



Claremont Springs

Representative Product Quality

