

June 10, 2024

City of McKinney
Planning Department
221 N Tennessee Street
McKinney, Texas 75069

RE: Highland Lakes Zoning Request

This is a request to zone approximately 5 acres of land which is adjacent to the Highland Lakes community. The property is located on the east side of Ridge Rd, approximately 2,200' north of Bloomdale Rd. The Highland Lakes community is adjacent to the site on three sides (east, north, and west). The Highland Lakes Planned Development (PD) was approved by the city in 2005. The 5 acres were not part of the original zoning request. Subsequently, in 2006, the property owner sold the 5 acres to HRC/WCD Partners LP. HRC/WCD intends to integrate the property into the overall Highland Lakes community. The accompanying Area Context Exhibit proposes a design depicting how the 5 acre site might be incorporated into the community.

The adjacent property within Highland Lakes is designated for Low-Density Single-Family development and more specifically, SF-2 with development standards that corresponded to the RS-72 zoning district. Since the RS-72 zoning district is no longer actively used, it is requested the property be zoned to the R6 residential zoning district, which has the same development standards as the RS-72 zoning district.

This zoning request is accompanying a request to annex the property into the McKinney city limits. It is intended that the annexation and zoning requests be heard by the City Council concurrently.