



Sphinx at Throckmorton/4% tax credit  
Housing & Community Development

**TO:** Paul Grimes, City Manager  
**FROM:** Janay Tieken, Housing & Community Development Manager  
**DATE:** 22 March 2018  
**SUBJECT:** Sphinx at Throckmorton

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- 1. Project location, including whether the project is located one linear mile or less from a development that serves the same type of household as the new development;*  
Sphinx at Throckmorton is a 220 unit, mixed-income, mixed-use multifamily development, to be located at 820 E. University Drive, McKinney, Texas, 75069. The project will also have 12,000 sf of commercial and retail space. The site is located in Council District #1. The project is not located one linear mile or less from an existing tax credit development serving the same type of household. See attached map for location with respect to other tax credit properties.
- 2. Housing needs characteristics;*  
With a 2018 estimated population of 179,804, there are currently 2,128 multifamily, tax credit units in McKinney or one unit for every 85 people. Based on a 2020 projected population of 190,027, to maintain historical number of tax credit units as 1.25% of population (or one unit for every 80 people), 2,375 units of affordable housing will be needed. This is an additional 247 units of affordable housing needed by 2020. (McKinney Planning Department; American FactFinder)
- 3. Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan;*  
The proposed development will have 216 units at 60% or less of the AMI (\$49,954 for a family of four). The remaining 4 units will be market rate.

The project does include the use of a proposed Concerted Revitalization Plan.

- 4. Sponsor/developer characteristics and experience, and list the name, including company name, of the contact person, with address and telephone number, and the identification of those persons providing developmental or operational services to the development, including: (a) development owner (b) architect (c) attorney (d) tax professional (e) property management consultant (f) consultant (g) market analyst (h) tenant services provider (i) syndicator (j) real estate broker or agent or a person receiving a fee in connection with services usually provided by a real estate broker or agent (k) the owners of the property on which the development is located (l) developer (m) the builder or general contractor;*  
Owner: SDC Throckmorton Villas, LP

The proposed ownership structure consists of: General Partner Throckmorton Villas Development GP, LLC whose sole member is the McKinney Housing Finance Corporation

(MHFC) (.01%). Sphinx Development Corporation is the co-developer, a Dallas based real estate development company committed to affordable housing, with specialization in LIHTC products under Section 42 of the Internal Revenue Code. Development experience goes back to the mid-1980s, with major and recent accomplishments of more than 1,409 housing units within ten (10) projects. SDC has collaborated/joint-ventured on more than 2,000 units in the State of Texas

Main contact: Jidefor “Jay” O. Oji, Sphinx Development Corporation, 3030 LBJ Freeway, Suite 1350, Dallas, TX 75234, P: 214.342.1400 ext. 225, C: 214.505.5322

Contractor: SDC Construction, LLC, Adolphus Oji, PE, 3030 LBJ Freeway, Suite 1350, Dallas, TX 75234, 214.342.1400 ext. 233

Architect: Robert W. Lamkin, AIA, HLR Architects, 14881 Quorum Dr., Suite 550, Dallas, TX 75254  
972.726.9400

Managing Agent: Sphinx Residential, LLC, Charles Payne, 3030 LBJ Freeway, Suite 1350, Dallas, TX 75234, 214.342.1400 ext. 235

Current Property Owners: McKinney First Baptist Church

5. *Whether the anticipated tenant population includes individuals with special housing needs;*  
The anticipated tenant population may include but does not specify persons with special housing needs.
6. *McKinney Housing Authority (“MHA”) waiting lists, and whether the development is supported by MHA;*  
At their 11/29/16 Board meeting, the McKinney Housing Authority acknowledged the need for additional affordable housing in McKinney and supported the Sphinx development as long as it does not interfere with redevelopment efforts of existing MHA properties. The MHA waiting list currently consists of:  
  
Public Housing: 750  
Housing Choice Voucher (Section 8): 365
7. *Whether the anticipated tenant population includes individuals with children;*  
The proposed development includes (39) 1-bd units, (129) 2-bd units and (48) 3-bd units and four live/work units. The development is not limited to seniors, so may include individuals with children.
8. *Whether the project is intended for eventual tenant ownership;*  
The project is a rental development and must remain so through the end of the TDHCA compliance period – at least 15 years.
9. *The energy efficiency of the project;*  
The development contains water and energy conserving features.
10. *The historic nature of the project, including an evaluation of anticipated impact of the development on City historical areas, sites, buildings, or other structures;*  
The site is not a historic site and is not adjacent to any historic sites.

11. *Whether at the time of application the City has more than twice the State average of units per capita supported by housing tax credits or private activity bonds, unless the applicant: (a) has obtained prior approval of the development from City Council, and (b) has included with the development application a written statement of support from the City Council referencing Texas Government Code §2306.6703 and authorizing an allocation of housing tax credits for the development;*

The City does not have more than twice (2.0 x) the state average of units per capita supported by housing tax credits and private activity bonds. With an estimated 2017 population of 168,358, there are 2128 tax credit units for a total of .01264 units per capita. This is 1.4 x the state average of .00875 units per capita.

12. *Whether the applicant has notified the following entities about the filing of the application: (a) any neighborhood organizations on the record with the State or Collin County; (b) the superintendent and the presiding officer of the board of trustees of the applicable independent school district (c) the Mayor and City Councilmembers of the City Council (d) the Collin County Commissioner's Court and County Judge; and (e) the State senator and State representative of the district containing the development, including whether the City has received any input from such persons or entities;*

Notifications: (a) there is no neighborhood association on record with the State or Collin County. (b) Superintendent and presiding officer board of trustees of MISD have been notified (c) the Mayor and Councilmembers have been notified (d) Collin County Commissioners Court and County Judge have been notified (e) the state Senator and state Representative have been notified.

13. *Whether the development is: (a) permitted under the City's zoning ordinance provisions; and (b) consistent with the City's Comprehensive Plan and housing priorities;*

The subject property is has been successfully rezoned to "PD" Planned Development District, to allow for multifamily, live/work and retail uses. The development is consistent with the City of McKinney's Comprehensive Plan and housing priorities. The development is located in TIRZ #1. A Project Plan goal of the TIRZ #1 is, "Mixed-Income Housing -- Funding to encourage and assist in the creation of new affordable, workforce and mixed-income housing inside or outside the Town Center TIRZ is included." (TIRZ #1 Project Plan)

14. *Whether the applicant is in the process of seeking the appropriate zoning from the City and has signed and provided to the City a release agreeing to hold the City and all other parties harmless in the event that the appropriate zoning is denied;*

City Council approved the zoning change on this property on December 5, 2017.

15. *Whether the development is financed through a private activity bond program, including private activity bonds issued by the TDHCA, the Texas State Affordable Housing Corporation, or a local issuer, such as the McKinney Housing Finance Corporation ("MHFC"), and if so, review of any staff or City Council requested financial analysis provided by an issuer related to the applicant's financing;*

The development is financed through private activity bonds issued by the McKinney Housing Finance Corporation.

16. *Whether the development complies with accessibility standards required under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); 24 C.F.R. Part 8, Subpart C; and related authorities concerning accessibility standards;*

The development complies with accessibility standards required under Section 504 of the Rehabilitation Act of 1973.

17. *An evaluation of the anticipated impact of the development on City services and related infrastructure, including but not limited to, police and fire services; water, sanitary sewer, and stormwater capacities and facilities; traffic patterns; and any environmental issues; and*  
Police: The proposed development is in line with the anticipated growth of the City. The McKinney Police Department has a multi-year plan to meet the demands of future City growth. The McKinney Police Department has sufficient current capacity to absorb the new development's anticipated service demands.

Fire: These developments typically increase demand for EMS. New buildings are built within existing codes and standards including active fire protection features. The overall impact to fire suppression should be minimal under normal circumstances. An additional inspection(s) requirement is created for the Fire Marshal Office.

An evaluation of existing infrastructure, as well as a traffic analysis are attached.

18. *An evaluation of compliance with City health and safety codes.*  
The development will comply with health and safety codes.

# SITE DATA

**SITE LOCATION** MCKINNEY, TEXAS

**SITE DENSITY**  
 SITE AREA (GROSS) 12.75 ACRES  
 SITE AREA (NET -FLOODPLAIN) 10.88 ACRES  
 TOTAL UNITS 220  
 PROPOSED DENSITY (GROSS) 17.25 UN./ACRE  
 PROPOSED DENSITY (NET) 20.22 UN./ACRE

**UNIT MIX**

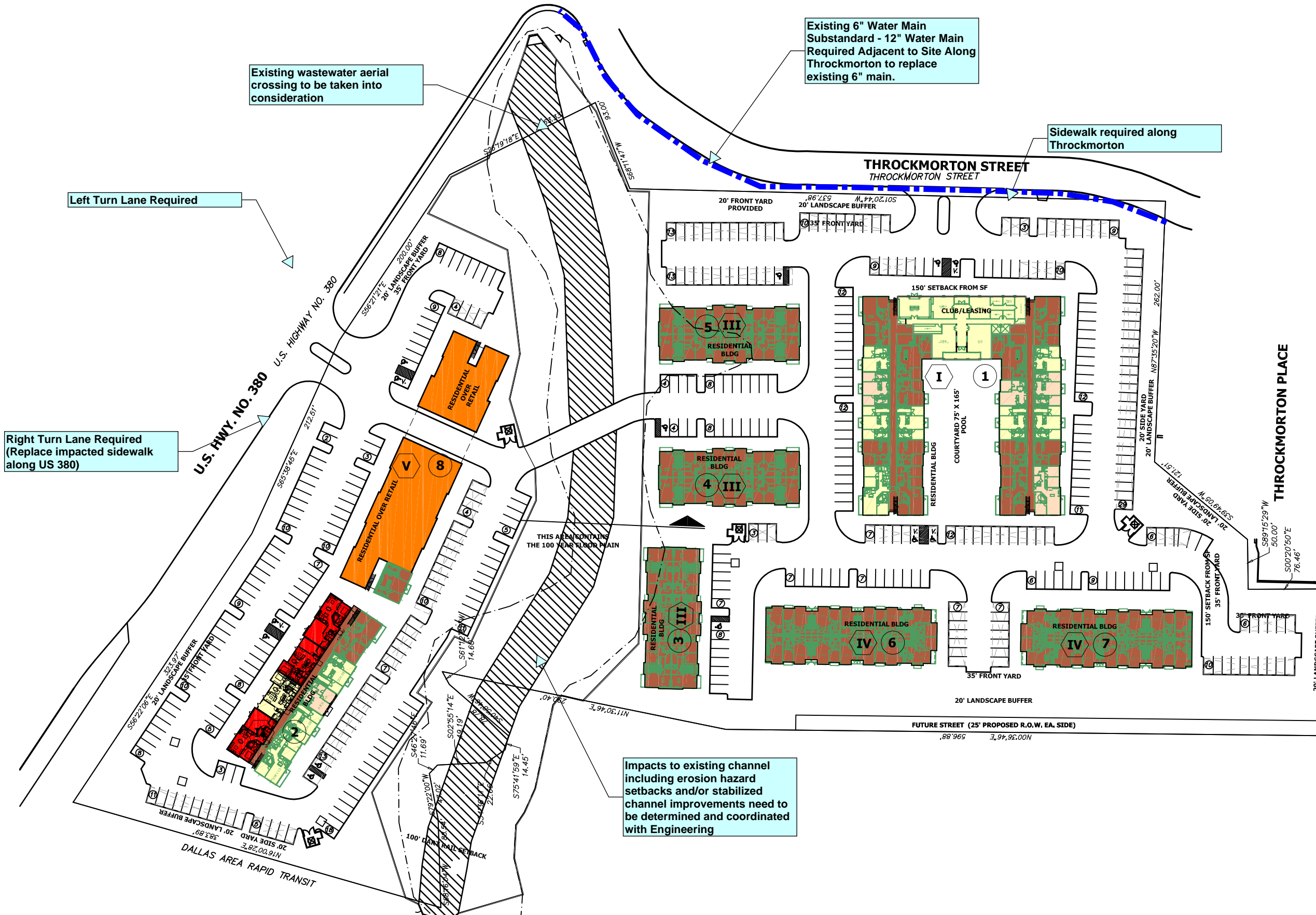
TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	39	17.8%
TWO BEDROOM	129	58.4%
THREE BEDROOM	48	21.9%
LIVE/WORK	4	1.8%
<b>TOTAL</b>	<b>220</b>	<b>100.0%</b>
LEASING/CLUBHOUSE		6,053 SF
RETAIL		13,604 SF

**PARKING**

	NO.	RATIO	SPACES
1 BEDROOM	96	1.5	59
2 BEDROOM	108	2.0	256
3 BEDROOM	48	2.5	120
1 BED L/W	4	1.5	6
<b>TOTAL</b>			<b>441</b>
PROPOSED 10% REDUCTION			44
<b>TOTAL REQUIRED MF</b>			<b>397</b>
RETAIL 12,217 SF	1/250 SF		49
<b>TOTAL REQUIRED</b>			<b>447</b>
<b>TOTAL PROVIDED</b>			<b>450</b>
PROVIDED W/CARPORT			201
PROVIDED UNCOVERED			249
<b>TOTAL ACCESSIBLE SPACES REQUIRED</b>			<b>9</b>
PROVIDED:			
HC UNCOVERED			5
HC COVERED (W/CARPORT)			3
HC VAN UNCOVERED			3
HC VAN COVERED (W/CARPORT)			2
<b>TOTAL PROVIDED:</b>			<b>13</b>

**LEGEND**

BUILDING NUMBER	BUILDING TYPE
1	II
(Hatched Box)	CARPORT COVERED PARKING
(Yellow Box)	ACCESSIBLE UNIT
(Orange Box)	HEARING AND VISUALLY IMPAIRED UNIT



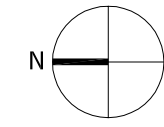
Left Turn Lane Required

Right Turn Lane Required  
(Replace impacted sidewalk along US 380)

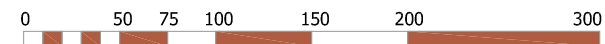
Existing 6" Water Main  
Standard - 12" Water Main  
Required Adjacent to Site Along  
Throckmorton to replace  
existing 6" main.

Sidewalk required along  
Throckmorton

Impacts to existing channel  
including erosion hazard  
setbacks and/or stabilized  
channel improvements need to  
be determined and coordinated  
with Engineering



**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 100'-0"



**SPHINX AT THROCKMORTON VILLAS**  
**McKINNEY, TX**  
 #16095 1.22.18

# Trip Generation Planner (ITE 10th Edition)



**Weekday Trip Generation**  
 Trips Based on Average Rates/Equations

**Project Name** SPHINX - US380 @ Throckmorton  
**Project Number** 220 MF Units + 12,217 SF Retail

ITE Code	Land Use Description	Independent Variable	No. of Units	Avg Rate or Eq	Trip Rates			Total Trips							
					Daily Rate	AM Rate	PM Rate	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out	
220	Apartment (South of Creek)														
	Bldg 1		78												
	Bldg 2 (north of creek)		27												
	Bldg 3		18												
	Bldg 4		18												
	Bldg 5		18												
	Bldg 6		14												
	Bldg 7		14												
	Bldg 8 (north of creek)		33												
		Dwelling Unit(s)	220	Eq	N/A	N/A	N/A	1624	101	119	23	78	75	44	
							<b>Totals</b>	<b>1624</b>	<b>101</b>	<b>119</b>	<b>23</b>	<b>78</b>	<b>75</b>	<b>44</b>	
820	Shopping Center														
	Bldg 8	1,000 Sq Ft	12.22	Avg	37.75	0.94	3.81	462	11	47	7	4	23	24	
							<b>Totals</b>	<b>462</b>	<b>11</b>	<b>47</b>	<b>7</b>	<b>4</b>	<b>23</b>	<b>24</b>	