



LOCATION MAP
SCALE: NTS

SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: OFFICE

SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: REAL OFFICE COMMERCIAL

SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: RESIDENTIAL MULTIFAMILY

D=20°30'12"
R=529.97'
L=189.65'
T=95.85'
CB=S70°54'35"E
CD=400.00'

D=63°30'50"
R=380.00'
L=421.24'
T=235.21'
CB=N61°05'56"E
CD=400.00'

D=19°18'19"
R=284.88'
L=189.65'
T=95.85'
CB=S06°04'17"E
CD=95.53'

D=20°40'36"
R=310.00'
L=111.87'
T=56.55'
CB=S07°28'26"E
CD=111.27'

SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: OFFICE

SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: NURSING HOME

EX. ZONING: PD 2021-04-031
PROP. ZONING: PD
EX. LAND USE: VACANT

LOT 1, BLOCK E
HERITAGE ADDITION
CAB. F, PG. 744

LOT 4, BLOCK E
HERITAGE ADDITION
CAB. 2008, PG. 284

LOT 5, BLOCK E
HERITAGE ADDITION
CAB. 2008, PG. 284

LOT 3R, BLOCK E
HERITAGE ADDITION
CAB. H, PG. 738

LOT 2R1, BLOCK E
HERITAGE ADDITION
CAB. 2008, PG. 284

McKINNEY APTS AT
HERITAGE LLC
INS.# 2020063000099370

FIRST PRESBYTERIAN
CHURCH
VOL. 643, PG. 536

BROOKWOOD ADDITION
CAB. C, PG. 396

CENTRAL CHURCH OF CHRIST ADDITION
LOT 1, BLOCK A
CAB. 2011, PG. 51

SITE DATA
EX. ZONING: PD 1996-06-24
EX. LAND USE: INSTITUTIONAL CHURCH

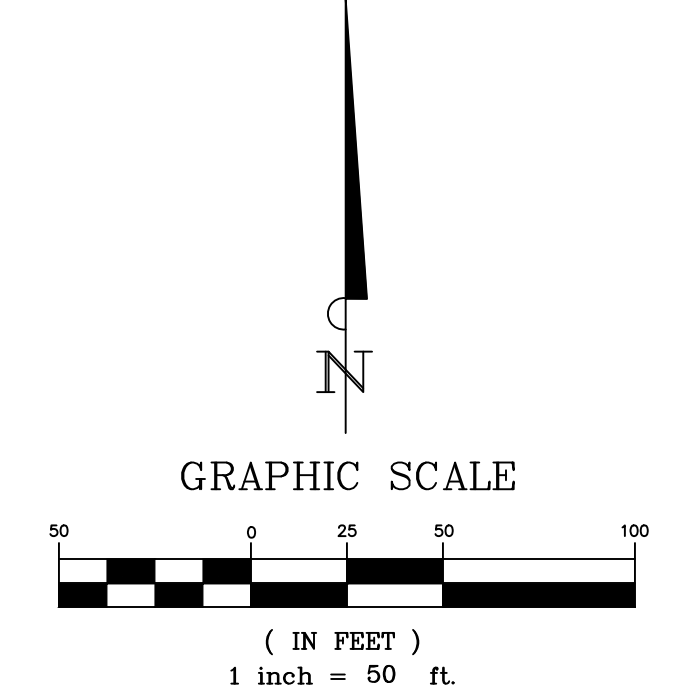
SITE DATA
EX. ZONING: PD
EX. LAND USE: RESIDENTIAL MULTIFAMILY

SITE DATA
EX. ZONING: RD-30
EX. LAND USE: INSTITUTIONAL CHURCH

SITE DATA
EX. ZONING: RS-84
EX. LAND USE: RESIDENTIAL SINGLE FAMILY

SITE DATA
EX. ZONING: PD
EX. LAND USE: UNDEVELOPED

McKINNEY APTS AT
HERITAGE, LLC
DRCC #2020063000099370



Master Planning
Civil Engineering
Land Development
2000 N. McDONALD STREET, SUITE 100
MCKINNEY, TX 75071
Tel 469 424 5900
Fax 214 544 5200
Certificate of Registration No. F-58665

SANCHEZ
& ASSOCIATES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

THE MERANO MCKINNEY, TEXAS

ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE

Designed by:	RCG
Drawn by:	CDR
Checked by:	RCG
Date:	11/4/2022
Project No.:	02015.023

EXHIBIT

**ZONING EXHIBIT
THE MERANO MULTIFAMILY
BEING 8.9 ACRES OF THE
SAMUEL McFALL SURVEY, ABSTRACT NO. 641
HERITAGE ADDITION LOTS 2R1, 4 & 5 BLOCK E**

OWNER:
McKINNEY APTS AT HERITAGE, L.L.C.
1603 LYNNDON B JOHNSON FWY, #800
DALLAS, TEXAS 75234
(469) 522-4200
ATTN: LOUIS CORNA

ENGINEER:
SANCHEZ AND ASSOCIATES, L.L.C.
2000 N MCDONALD STREET, #100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, L.L.C.
2000 N MCDONALD STREET, #100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: CASEY GREGORY, PE



November 7, 2022

Jennifer Arnold
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

**RE: Letter of Intent – Zoning Change Request
Approximately 8.9 Acres
McKinney Apts at Heritage, LLC
S&A Project Number: 0201523**

Dear Mrs. Arnold,

Please accept this correspondence as the formal Letter of Intent to rezone the approximate 8.9-acre property south of the intersection of Heritage Drive and Pearson Avenue. The site is currently zoned as Planned Development “2021-04-031” and it is the intention of my Client to maintain the current zoning as is with the exception of reducing the landscape buffer required on the southern boundary of the property. My client intends to develop the property for multifamily residential uses in accordance with the current zoning.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at casey.gregory@thesanchezgroup.biz if this is more convenient.

Regards,

Casey Gregory, P.E.
Director of Engineering
Sanchez & Associates LLC

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

1. The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").
2. The subject property shall be zoned "MF-2" – Multiple Family Residential – Medium Density and shall conform to the requirements of the "MF-2" – Multiple Family Residential - Medium Density district as defined in Section 146-80 of the City of McKinney Code of Ordinances, except as follows:
 - i. The maximum allowed density of multi-family development on the subject property shall not exceed 25 dwelling units per acre.
 - ii. Where not adjacent to Heritage Drive or Pearson Avenue, the required landscape buffer along the property line shall be ten (10) feet wide with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. The landscape buffer adjacent to Heritage Drive and Pearson Avenue shall be twenty (20) feet wide with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. The trees along the street frontage may be clustered, while the trees along all other property lines may not. Landscape buffer along the southern property line shall be ten (10) feet.
 - iii. Maximum height of structures shall be 55 feet (3 stories).
 - iv. Minimum side yard setbacks shall be ten (10) feet.
 - v. Minimum rear yard setback shall be ten (10) feet.
 - vi. Ornamental trees shall be used in the place of canopy trees at a three to one replacement ratio along the western property line where adjacent to an Oncon easement.
 - vii. All garage and tandem parking spaces shall be within 80' of a canopy tree.
 - viii. All mechanical, heating, ventilation, and air conditioning equipment shall be either roof mounted and screened or located at ground level and completely screened by a masonry screening wall or a living screen.
 - ix. The minimum lot area for multi-family development on the subject property shall be no less than 1,860 square feet per unit.

- x. Screening around the property shall be provided as follows:
 - (1) Along the eastern property line and adjacent to Pearson Avenue, a six-foot masonry screening device shall be required.
 - (2) Along the southern property line, a six-foot ornamental iron fence with masonry columns spaced a maximum of 20 feet on center with sufficient evergreen landscaping to create a solid screening effect shall be required.
 - (3) Along the western property line, an evergreen living screen that meets the intent of the ordinance and complies with all relevant Oncon requirements shall be provided.
 - (4) All screening shall be allowed to be moved into the property as required to accommodate existing easements.
- xi. The following site enhancements shall be required:
 - (1) Each elevation of each building that is visible from the right-of-way or property zoned or used for residential purposes contains two types of complementary masonry finishing materials and each of the materials is used on at least 50 percent of the elevation.
 - (2) Proposed entrances to the property shall offer enhanced landscaping to include at least 200 square feet of seasonal color and monumentation and at least twenty (20) feet of pavers within the drive entrance as measured from the property line into the site. Canopy and ornamental trees shall be placed within the median per the requirements of Section 146-139(f)(2)(b)(1)(i).
 - (3) The development shall provide at least six amenities as specified in Section 146-139 (2)(a)(1)(iv).