



May 5, 2015

Mr. Brandon Opiela
Planning Manager
City of McKinney
P.O. Box 517
McKinney, Texas 75069

Dear Mr. Opiela:

Darling Homes is requesting a Specific Use Permit (SUP) for the creation of a neighborhood with private streets to provide a broader variety of residential areas to meet the needs of the residents of McKinney.

This neighborhood is part of the larger Auburn Hills community which is zoned to the SF5 single family zoning district and is generally located in the northeast quadrant of US Highway 380 and future Ridge Road. The private street neighborhood will be located in the southeast quadrant of the community, as you can see on the attached exhibit.

A preliminary-final plat for the Auburn Hills community was approved by the Planning and Zoning commission on April 28, 2015. We have submitted an amended preliminary-final plat for our neighborhood in conjunction with this request for an SUP.

As you will see, the revised preliminary-final plat conforms to the City's design standards, as well as the development guidelines for a private street neighborhood identified in the City's Code of Ordinances. More specifically:

1. The development does not impede the current or future street circulation needs of the area.
2. The proposal does not disrupt an existing or proposed city public pedestrian pathway, hike and bike trail, or park.
3. The affected area is solely zoned for residential uses.
4. The affected area is bounded on all sides by natural and manmade barriers.
5. This private street neighborhood does not result in an overconcentration of such developments.

In accordance with City requirements, a mandatory Property Owner's Association will be created for this neighborhood. We understand the Property Owner's Association shall own and be responsible for the maintenance of the private streets and appurtenances. We also understand the Property Owner's Association shall be responsible for periodic inspection and maintenance of all infrastructure except utilities (water, sanitary sewer, storm sewer, gas, cable, telephone, and electric lines.) In order to pay for this maintenance, the Property Owner's Association documents will establish a reserve fund per the adopted City requirements.

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Additionally, as we have discussed with your engineering staff, we are requesting the ability to build model homes in the existing FEMA flood plain to be reclaimed with a formal Letter of Map Revision (LOMR). The flood study has been approved by your staff and grading has commenced. We seek to include the ability to build model homes in the approved LOMR area prior to the “effective” approval.

We look forward to providing such a neighborhood in what we think will be one of McKinney’s signature communities.

We anticipate the Planning and Zoning Commission hearing our request at their June 9, 2015 meeting and the City Council hearing it at their July 7, 2015 meeting.

If you should have any questions, please contact me or Jerry Sylo with JBI Partners, Inc., who is our representative on this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RH', written over a light blue circular stamp.

Ryan Huey
Vice President- Land Acquisition