

**LEGACY HOMES**

January 13, 2014

Mr. Michael Quint  
CITY OF MCKINNEY  
221 N. Tennessee Street  
McKinney, Texas 75069

Subject: Legacy Homes McKinney Apartments  
Letter of Intent – Meritorious Exception to Architectural Standards  
NEC of Community Avenue and White Avenue, 11.997 Acres  
McKinney, Texas

Dear Mr. Quint:

Please accept this letter as evidence of our intent to file a meritorious exception to architectural standards for a multi-family development proposed to be located on the east side of Community Avenue and the north side of White Avenue, approximately 1,900 feet west of the North Central Expressway. The site consists of 11.997 acres of land with an existing Planned Development (multi-family) zoning.

1. Under Section 146-139 of the Zoning Ordinance, *Architectural and Site Standards*, "85% of each wall shall be masonry (unless within a courtyard or not visible from ROW or residential zoning districts or uses)."

Legacy Homes is requesting an exception to this requirement. We intend to create a modern styled building through the use of stone, brick and stucco. We would like to deviate from the 85% masonry requirement to incorporate some larger stucco walls which would enable the buildings to have a more varied look. The stucco walls will also enable us to introduce some colors which aren't available using masonry. The smoother texture of the larger stucco areas will also help us achieve the varied look, as it will contrast with the rougher stone and brick.

To create visual interest and to break-up the long elevations of the buildings, we've created multiple vertical planes or flat surfaces that are off-set from each other on the same side of a building. As a result, our elevations do not have some of the individual "wall planes" or vertical planes covered by 85% masonry material as required by the ordinance. The attached elevations illustrate the buildings staggered layout of each elevation. As illustrated, some of the smaller wall planes are 100% stucco and are set back from larger wall planes that are 100% masonry. The recessed stucco walls will accentuate the taller and larger masonry elements of the facade. As noted above, the design provides visual interests and a logical sequence of material coverage of the wall planes.

2. Under Section 146-139 of the Zoning Ordinance, *Architectural and Site Standards*, "All covered and enclosed parking shall be of similar and conforming architectural design and materials as the main multi-family structures. Exposed steel or timber support columns for covered parking structures shall be prohibited and shall be finished with a masonry finishing material to match the building."

The proposed carports will be a cantilevered design. The carports will be a more modern design that requires a slimmer, sleeker look on the columns. As a result, the use of steel material will be visible. This approach will complement the design and use of steel/metal material on the multi-family structures. Please note that only the two carport areas on the south side of Building 10 will be visible from a public right-of-way. Landscaping along this right-of-way will soften the views of these structures.

3. The applicant further submits that the placement and use of material discussed in No. 1 and No. 2, above will not have an adverse or negative impact on surrounding property use or property values and is not requested as a cost-savings measure. These requests enhance the project's aesthetic image.
4. The applicant requests an appearance before the Planning and Zoning Commission at the earliest possible date.

We look forward to working with the City staff toward the successful completion of this project. If you have any questions, please contact me at (209) 815-1297 or at [jakemathews@legacyhomesusa.com](mailto:jakemathews@legacyhomesusa.com) if this is more convenient.

Sincerely,



Jake Matthews  
President  
Legacy Homes, Texas Division