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August 7, 2014

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

Re: Zoning Application for Sorrellwood Terrace
12.7191 Acres
Sorrellwood Park, Block 1, Lot 1
City of McKinney, TX 75069

Dear Staff Members,

Please accept this Letter of Intent to request a change of zoning on the above referenced property from O-1 Neighborhood Office District to Planned Development – Townhouse District Zoning (TH) Sec 146 – 108 called “Sorrellwood Terrace.” This proposed PD complies with all elements of the recently adopted base town house zoning district (Section 146-108. TH – Townhome Residential district) with the sole exception being that this development will have front entry garages (with no alleys required), which will enable us preserve as much of the open space as possible between Sorrellwood Terrace and the existing Sorrellwood Park subdivision to the south. To date, several neighbors in the Sorrellwood Park subdivision who live adjacent to this property have expressed their support for this zoning change contingent upon the open space being preserved in a manner consistent with what is reflected on our concept plan.

The 12.7 gross (+/- 8.69 net of 100 year flood plain) acre tract is east of Hardin Boulevard and approximately 550 feet south of Virginia Parkway. The purpose of the request is to serve the need for high-quality townhomes for the current and future citizens of McKinney, Texas.

We are requesting to continue zoning case #2013-195Z to the August 26th Planning and Zoning Commission meeting. We are proposing a maximum of 44 townhome lots on the +/- 8.69 net acres (net of 100 year flood plain), with minimum lot dimensions of (25’ wide x 108’ deep). No more than seven (7) units shall be attached in any one building; however, each building in the revised concept plan included with this zoning application has fewer than seven (7) attached units per building in order to satisfy the City’s fire code regulations.

Section 146-108. TH – Townhome Residential district allows density (net of floodplain) of up to fourteen (14) units per acre provided that at least two (2) “density bonus” elements under Section 146-108 (c) (1) are incorporated into the development.

However, to make Sorrellwood Terrace an exceptional / innovative development, this proposal will incorporate two (2) of the “density bonus” characteristics while keeping density at or below 7 units per acre (or 50% of the City’s permitted maximum allowable density in this zoning district with the density bonus) as follows:

- (1) The main entrance into the community shall feature a divided entrance containing a landscaped median separating the traffic entering the neighborhood from the traffic exiting the neighborhood with a landscaped divided open space median that meets all of the density bonus requirements of Section 146-108 (c) (1)(e) items #1-4; and
- (2) The cul-de-sacs will be more elliptical and off-center in nature and feature landscaped common areas that will be owned and maintained by the HOA and be at least 90 square feet in size as stipulated in Section 146-108 (c) (1)(g). In addition, the cul-de-sacs shall be designated as no parking areas and contain appropriate signage and striping for enforcement.

To further enhance Sorrellwood Terrace as an exceptional / innovative development, the following additional elements shall be incorporated:

- 1) An unmanned gate house shall be constructed within the landscaped median at the main entrance into the subdivision; and
- 2) Over 100,000 square feet (approximately 2.4 acres) of open space net of fully developed 100 year flood plain shall be dedicated to and maintained by the HOA, and shall not count against any applicable park land dedication requirements as mandated by the City’s subdivision regulations. These areas are identified as Common Areas #1, 2, and 3 less the 4.029 acres of 100 year fully developed flood plain as shown on the attached/revised concept plan with this submittal.

This submittal and concept plan has been modified from our last submittal to address the following staff comments that we received from our last submittal:

- Dam breach area has been identified on the concept plan
- Erosion hazard set back (EHSB) line based upon McKinney’s stream based stabilization manual has been identified on the concept plan
- 100 year flood plain lines (current FEMA map and fully developed) have been identified on the concept plan.
- Per our hydrologist consultant, Mike Boyd, no detention is required for this project because of the property’s proximity to Wilson Creek. A CLOMR/LOMR study will be submitted with engineering.
- No residential driveways are located within 120’ of an arterial road.
- Distances from the proposed entrance into Sorrellwood Terrace and the northern edge of the property along Hardin and the first entrance to the south at Furneaux Creek Drive have been added / labeled on the concept plan.

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C O M P A N Y

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We respectfully submit this application to allow us to continue our public hearing at the August 26th, 2014, Planning and Zoning Commission meeting agenda, and thereafter at the earliest possible City Council meeting.

Attached are the details for the Planned Development Regulations.

Cordially Yours,



Adam Buczek
Development Partner

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RECEIVED

By PLANNING DEPARTMENT at 3:03 pm, Aug 07, 2014