

08/20/2020

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

RE: Letter of Intent to rezone 1300 N Waddill Street in McKinney, TX

Dear Planners:

The subject property is currently zoned RS-60 and it is the applicant's desire to modify the property to a Planned Development (PD) with an underlying SF5 zoning to allow for one (1) single-family residence and one (1) duplex to remain until the duplex lot redevelops in the future at which time the uses revert to the underlying SF-5 zoning. The reason for the rezoning request is to allow for the highest and best use for the subject property, which is currently RS-60 with a duplex on an oversized lot, rezoning to SF-5 allows for utilization the vacant property and provides tax base to the City of McKinney.

The integrity of the SF5 ordinance will be maintained but the following variances are being requested:

- a reduced front yard setback of 15ft to match the homes facing Erwin as well as give me more buildable area in lot A should it be subdivided again when the duplex develops further.
- A reduced rear yard setback of 7ft to accommodate a 75' depth on the desired floorplan
- An increased max density of 7.5 units per acre to allow for the construction of 3 units on .4 acres of land
- A reduced mean and median lot size for the neighborhood of 5,750 square feet to allow for 3 units to be built on .4 acres of land
- The landscape requirement be changed to one canopy tree and two ornamental trees will be required to be planted on the lot. A canopy tree or two ornamentals shall be located in the front yard. (I spoke with Adam on this matter)
- Additional accessory uses (Duplex) will be permitted on Tract A until a point when Tract A redevelops, at which point, those permitted uses will no longer be allowed and any new development will abide by the underlying SF-5 regulations

Sincerely,  
-Sam Franklin