
CROSS ENGINEERING CONSULTANTS

I N C O R P O R A T E D

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- McKinney, Texas 75069
- Texas P.E. Firm No. F-5935

May 31, 2017

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

Attn: Mr. Brian Lockley
Director of Planning

Re: Cooper Living Center Town Homes

Mr. Lockley:

Please see attached for the PD rezoning submittal for the Cooper Living Center Town Homes project. The subject property is located on Wessex Court between Uplands Drive and The Esplanade (Block W of The Trails at Craig Ranch, Phase 4) on 0.487 acres. The intent of the PD is to establish setbacks and lot geometry consistent with development in the area in order to construct a nine (9) unit two-story town home building. The proposed property will front Wessex Court and backs up to Avondale Drive. Project details are listed below:

- Current Zoning is Single Family Residential (Originally developed as Townhome prior to current zoning)
- Proposed Base Zoning is Townhome (TH)
- Proposed building to be approximately 25,920 square feet (2 stories)
- Variances Requested as Part of the PD:
 1. Front Yard Setback – 5 Feet
 2. Side Yard at Corner Setback – 5 Feet
 3. Minimum Lot Area – 2,040 Square Feet
 4. Townhome Density – Maximum of 9 units
 5. Enhancements Proposed as Part of This Rezoning:
 - 100% Masonry will be used for each building façade. This is a 15% increase above the required 85% for townhome district zoning.
 - Three separate types of masonry will be used for each building façade. Brick, natural stone, and an applied limestone product that will qualify as masonry.
 - The front elevation will be articulated with 2 feet deep box window projections over the front doors at the middle seven (7) units and a recessed covered entryway at each of the two (2) end units.

- Timber brackets that support the box windows as well as the roof eaves at the bay windows will add visual interest.
- The side and rear elevations will also be articulated with detailed brick work. This brick work will include soldier coursing around the entire building, and brick pilasters at the end unit garages.
- All units will have rear covered porches accessible from the second floor. The two (2) end unit porches will be a minimum of 100 square feet, while the middle seven (7) unit porches will be a minimum of 50 square feet.
- Since the two (2) end units are pulled back from the side-yard setback, each of these units will have access to yards from the first floor living areas.
- Additional canopy trees (4 total) will be provided along The Esplanade (2) and Uplands Drive (2). Additional canopy trees will also be planted in the rear of the building along Avondale Drive in the spaces between the individual driveways (8 total).

Thank you for your consideration in this PD rezoning request. Please call with any questions.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read 'Casey McBroom', written in a cursive style.

Casey McBroom
Project Engineer