



February 25, 2025

JPI  
9001 Cypress Waters Blvd, Ste. 2A  
Dallas, TX 75019

**RE: Jefferson Terry & 380 – Site Plan and Variance Letter of Intent**

Jennifer Arnold, Director of Planning,

As the Development Manager of JPI, I am proposing a site plan variance for consideration by city staff for our Jefferson Terry & 380 multi-family project.

The project is located at the Southeastern corner of Terry Lane and US Highway 380 (W. University Drive), William H. Hunt Survey, Abstract 450. The proposed development includes 393 multi-family housing units. A site plan has been submitted for review and approval and is intended to conform to all requirements of the current zoning with exception of the requested variance below.

We are requesting a design exception regarding section 206C.3.a of the City of McKinney Code regarding screening requirements. We are requesting the fence along the West side to be a 6' metal picket fence with columns every 20', the East side to be a combination of 6' metal picket and wood fence, and the South side to be 6' wood fence. This will maintain design consistency with the existing fencing along these boundaries and create a more cohesive interaction with the surrounding developments. See reasoning below for why the design exception is appropriate for each boundary.

East boundary – The existing metal picket fence that is installed belongs to the neighboring multifamily development that is also a JPI developed/operated community. Installing a differing screening device alongside would look conflicting, and installing another metal picket fence parallel would be redundant. We believe the existing fence is sufficient, as it was previously approved with the neighboring development and creates more cohesion between the projects that share a connection point with one another. There is a small section at the southeastern corner of this boundary that would be a 6' wooden fence to connect into the existing wooden fence that runs along the southern boundary. This would close the gap between the wooden boundary along the south and the beginning of the existing metal fence to create a smooth transition between fencing types that match what already exists.

West boundary – The proposed metal picket fence is the same design as the already existing fence installed along the east boundary of the site but this boundary will also have masonry columns every 20'. This is the shared boundary line with our future Phase 2 multifamily development, and it would be appropriate to have a similar but enhanced design as the east boundary to maintain a degree of consistency between developments of the same nature



and create a degree of visibility between the sistering projects while still maintaining separation.

South boundary – There is an existing 6' wooden fence installed along the southern boundary, in addition to many trees that already act as a screening device. The fence turns from wood into steel the closer you get to the floodplain where topography becomes more severe and challenging. Like the eastern boundary reasoning, a differing screening type alongside the existing wood fence would look conflicting and installing another wood fence parallel would be redundant. We believe the existing fence is sufficient since it was previously approved with the development and currently acts as an existing screening device as installed.

Please feel free to reach out directly to us if you have any questions or require additional information to review and we look forward to collaborating with the City of McKinney on another great community!

Sincerely,

**Matthew Crow**

Development Manager

Central Region

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