

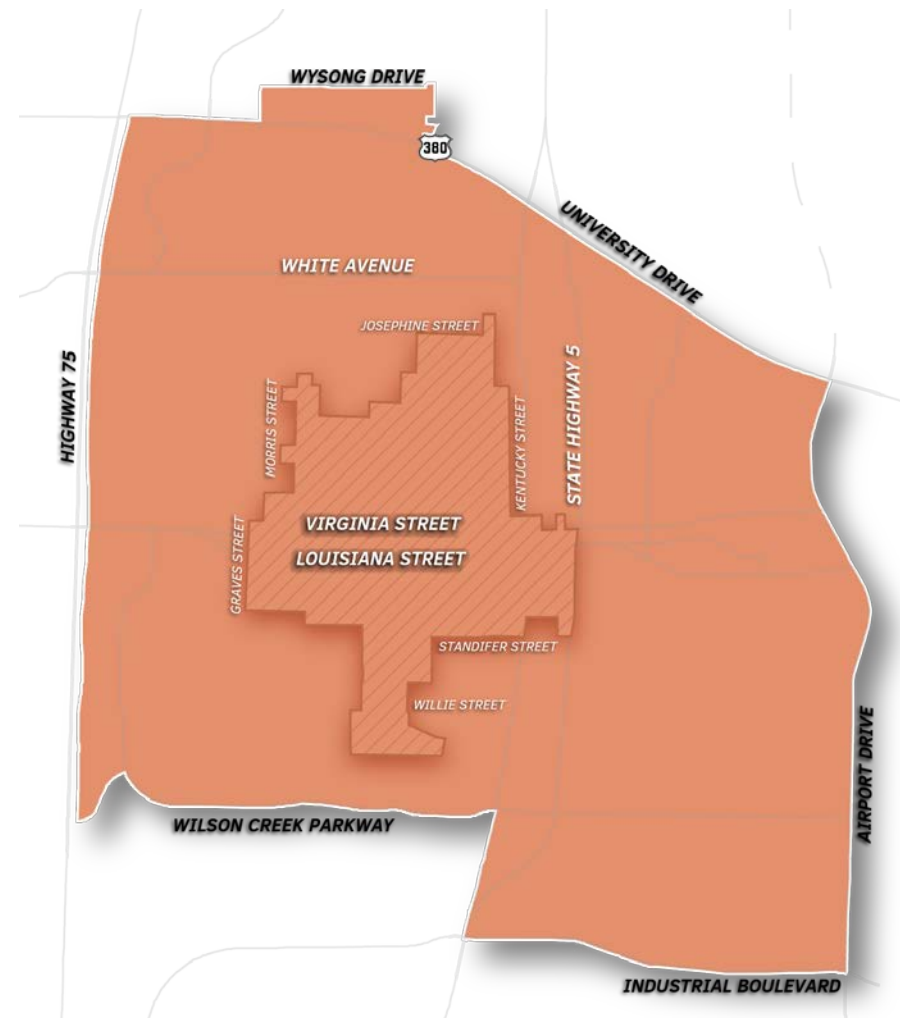
# 380 Villas NEZ- Roadway Impact Fee Waiver Request

Neighborhood Empowerment Zone  
Multi-family, Roadway Impact Fee Waiver

City Council  
May 2, 2023

# Background– Neighborhood Empowerment Zone (NEZ)

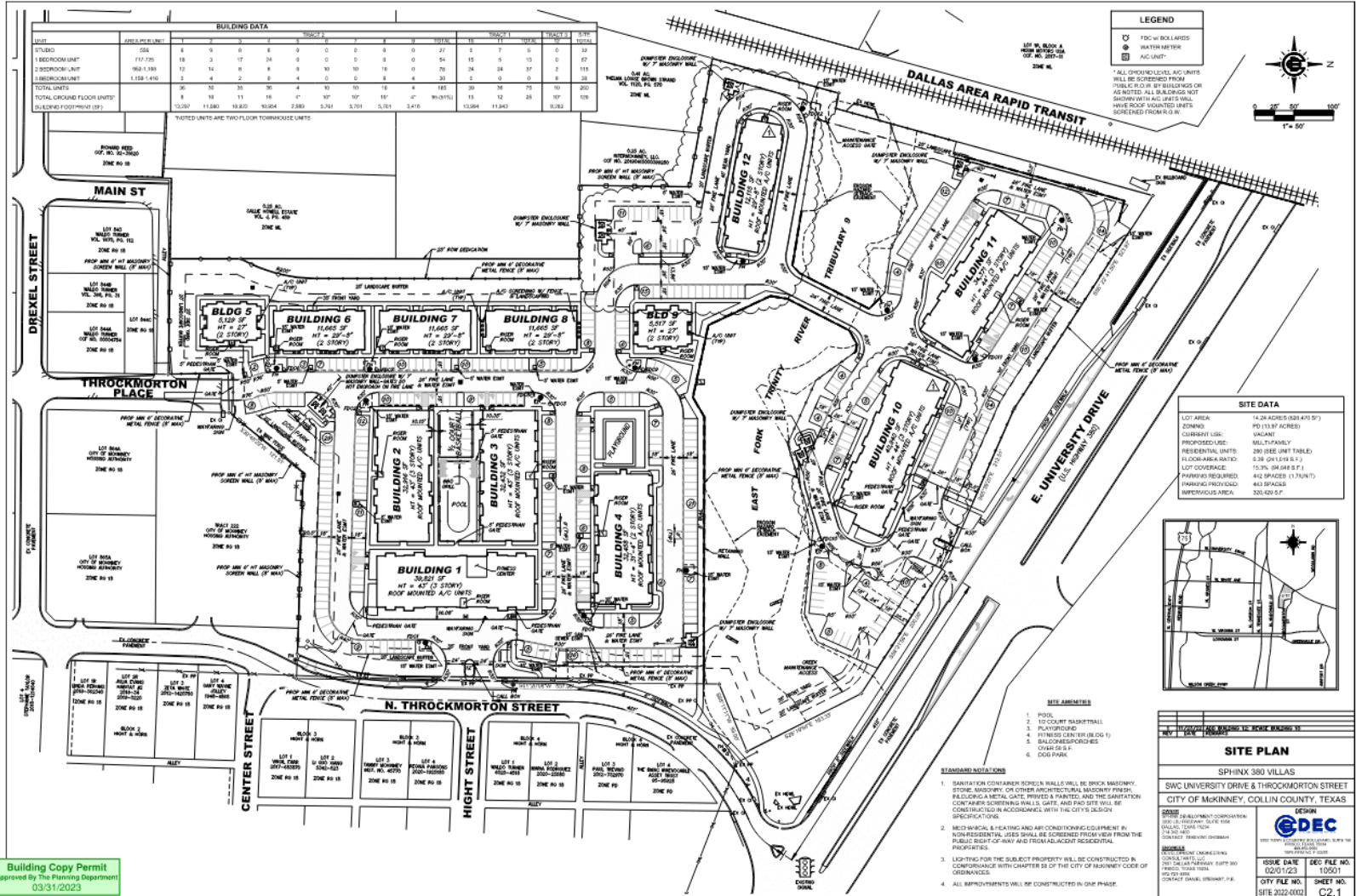
- NEZ program began in 2009 to support infill in the Town Center Area
- Provides impact fee waivers for certain construction on certain vacant lots
- Multifamily properties are only eligible for Roadway Impact Fee waivers
- To date: \$2,044,607.86 in waivers have been awarded to multi-family projects



# Project Scope and Values

- 260 residential units
- Limited retail
- Community amenities
- Approximately 104,161 sq ft
- 14.267 acres
- Anticipated completion date: Summer 2024

# Site Plan



Building Copy Permit  
 Approved by The Planning Department  
 03/31/2023



**SITE PLAN**

**SPHINX 380 VILLAS**

**SWC UNIVERSITY DRIVE & THROCKMORTON STREET  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

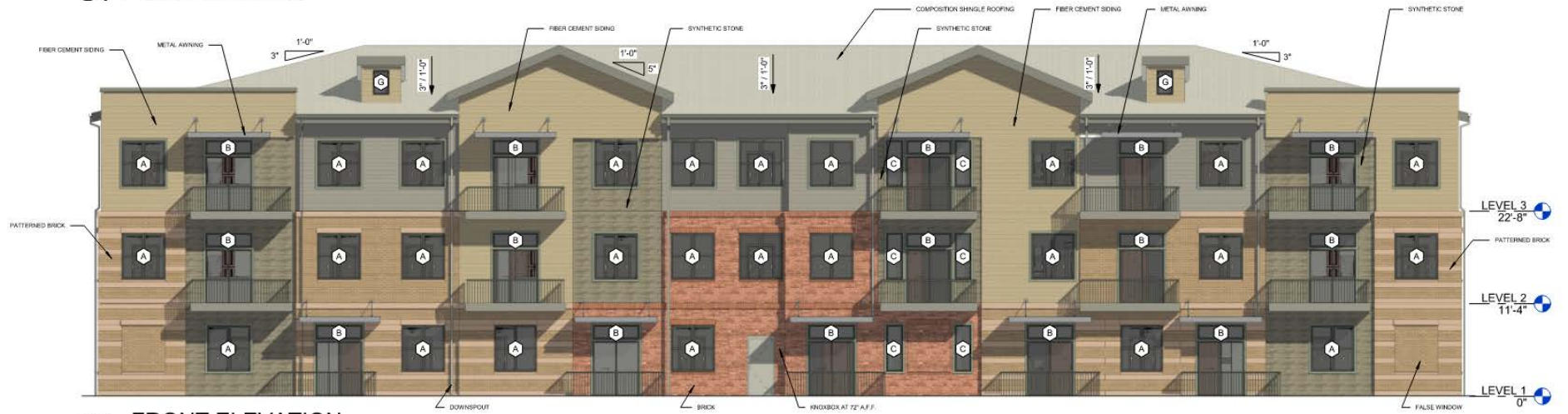
DESIGN DEVELOPMENT CORPORATION  
 1100 W. MCKINNEY ST. STE. 100  
 MCKINNEY, TEXAS 75069  
 CONTACT: ANDREW SHENKMAN  
 PHONE: 972.516.9000  
 FAX: 972.516.9001  
 CONTACT EMAIL: ANDREW@DPC.COM

ISSUE DATE: 02/01/23  
 SEC. FILE NO. 15501  
 CITY FILE NO. 2022-002  
 SHEET NO. C2.1

# Elevations



**O1 FRONT ELEVATION**



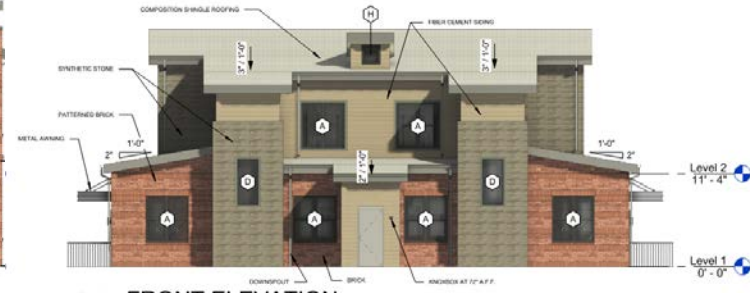
**O1 FRONT ELEVATION**

A203 SCALE: 1/8" = 1'-0"

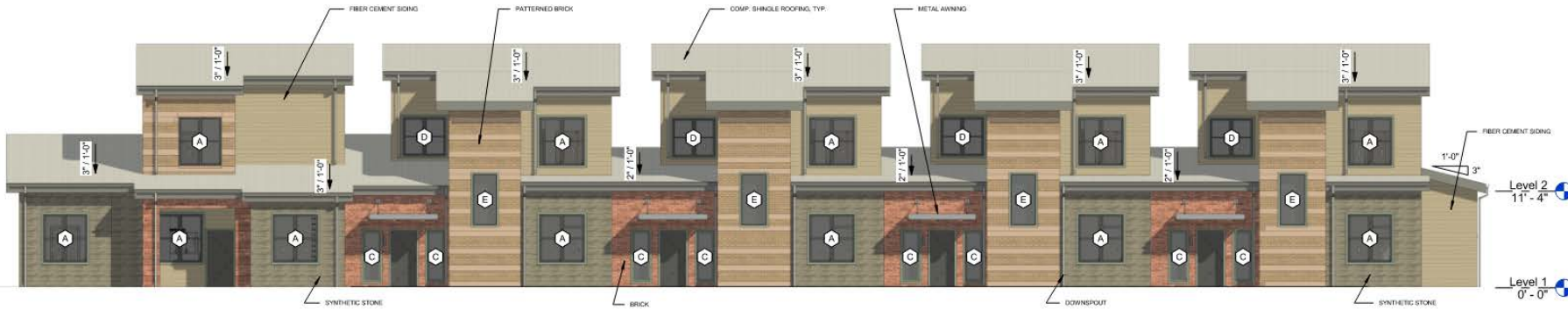
# Elevations



**O1 FRONT ELEVATION**  
A206 SCALE: 1/8" = 1'-0"



**O1 FRONT ELEVATION**  
A208 SCALE: 1/8" = 1'-0"



**1 FRONT ELEVATION**  
A209 SCALE: 1/8" = 1'-0"

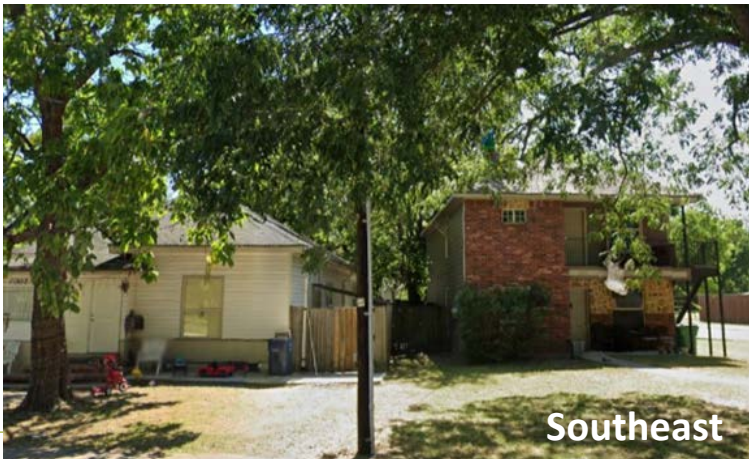
# Surrounding properties



Southwest



East



Southeast



South

## Applicant Request

Request for a Roadway Impact  
Fee Waiver in the amount of:

— **\$619,532**

## Staff Recommendation

**Approve the request**