

April 15, 2026

Re: Letter of Intent Regarding Planned Development Zoning

Property: Lot 4R2, Block A, B&L Cox Addition, University Drive; 10.576 Acres

To Whom It May Concern:

I. REQUEST

Storm Guard Franchise Systems, LLC and KAYASA Holdings, LLC respectfully request zoning changes for the above-referenced property. The property will be divided into three tracts as shown on the Zoning Exhibit. The requested zoning for each tract is as follows: Planned Development (PD) for Tract 1, MF-36 for Tract 2, and R-5 for Tract 3.¹

Rezoning will facilitate development of Forest View Senior Housing, an affordable, independent senior living community containing amenities designed for seniors (a craft room, community garden, fitness center, numerous outdoor gathering spaces, etc.), combined with stand-alone commercial businesses serving residents, the Medical District, and the broader McKinney community. The development will restrict multifamily residential uses to seniors aged 55 and older, with 100% of residential units rent-restricted at an average of 60% Area Median Income (AMI).

The development consists of 222 residential units in 3 buildings, 7,853 SF of commercial space, and 281 parking spaces.

II. ALIGNMENT WITH THE ONE MCKINNEY 2040 COMPREHENSIVE PLAN

The development is directly aligned with the One McKinney 2040 Comprehensive Plan's vision for the Medical District, which the Plan designates as a multi-use health district anchored by Baylor, Scott & White Medical Center.²

The Plan targets "empty nesters and older individuals" seeking "maintenance free, yet highly-amenitized, housing" as residents of the District, and identifies "Retirement Communities," as a priority residential psychographic within the District.³ The Plan also calls for residents "within multiple income groups and consumers of medical services who will benefit from their proximity" to the Medical Center to live in the district; exactly the residents that will be served by Forest View Senior Housing.

The commercial uses contemplated for the development – medical offices, restaurants, personal services, retail, and office – also align with the Plan. The Plan designates areas close to the Medical Center for Professional Center development, intended to "provide locations for smaller medical offices, specialty clinics, labs, health and wellness facilities and similar businesses that provide conveniently-located services to the Medical Center's patients and practitioners".⁴

III. Community Benefits

This development offers significant, tangible benefits to the City of McKinney and the surrounding community:

Addressing a Critical Housing Shortage. The One McKinney 2040 Comprehensive Plan identifies a critical shortage of affordable and senior housing in McKinney, which is directly addressed by Forest View Senior Housing:

- Demand for approximately 60,200 new rental units in the McKinney Trade Area by 2040.⁵

¹ The R-5 zoned portion of the property (Tract 3) will be subdivided and conveyed to the applicable adjacent homeowners as part of the replat process.

² One McKinney 2040 Comprehensive Plan, Chapter 8, Medical District Description, p. 170-171.

³ One McKinney 2040 Comprehensive Plan, Chapter 8, Medical District Description, p. 170-171; One McKinney 2040 Comprehensive Plan, Chapter 8, Medical District Description; Land Use Diagram, p. 172.

⁴ One McKinney 2040 Comprehensive Plan, Chapter 8, Medical District Description, p. 170.

⁵ One McKinney 2040 Comprehensive Plan, Chapter 2, Market Supply & Demand, p. 28.

- For households earning under \$35,000, 80–90% of new housing demand will be rental; the majority of total rental demand is concentrated among households earning under \$50,000.⁶

Public-Private Partnership. The McKinney Housing Finance Corporation will serve as bond issuer and has offered to partner with us, subject to City Council approval, reflecting the City’s recognition of the critical need for affordable senior housing in McKinney.

Greenspace Dedication. Approximately 3–4 acres of flood zone on the west side of the property will be preserved as greenspace on the final plat, providing a permanent environmental amenity to the community.

IV. Development Standards Modifications

PD zoning is required for Tract 1 because no existing zoning type accommodates senior multifamily use with stand-alone businesses, and site-specific constraints require limited modifications to standard MF-36 requirements. Alternative site configurations were evaluated; however, each resulted in either non-compliant access, loss of required parking, or infeasible grading conditions.

- **Adjacency Buffer and Screening Modifications:** We request that the adjacency buffer along the west boundary of Tract 1 be modified to 15 feet, and the screening device modified to living screening, with no buffer or screening required along where the second access road must be installed.⁷ These modifications are required to facilitate a second access for fire and to address the flood zone on the west side of the property. We request that no adjacency buffer or screening device be required along the south boundary of Tract 1, where retail will be located. The existing retail immediately south of Tract 1 also screens the development from University Drive, and the first-floor retail within the development requires visibility to serve its customers. Full masonry screening per Table 2-33 will be provided along the north boundary of Tract 1.
- **Increased Canopy Tree Ratio:** Canopy trees will be provided at a ratio of 1 tree per 5 parking spaces, an increase from the standard ratio 1 tree per 7 spaces.
- **Additional Site Enhancement.** A decorative fountain of not less than 10 feet in width containing at least one sculpture shall be installed on Tract 1 as an additional site enhancement beyond those required by the Development Code.

V. PROJECT CONTACTS

- Developer: Storm Guard Franchise Systems, LLC – Glenn Lynch (817-233-1121) and Shane Lynch (817-881-3295)
- Property Owner: KAYASA Holdings, LLC – John Christie (972-529-7022)

We are available to discuss this request and answer any questions at your convenience. Due to the funding structure associated with affordable senior housing, the project is being pursued on an accelerated timeline in order to secure bond financing, and timely zoning approval is critical to project feasibility.

Sincerely,



Shane Lynch

President, Storm Guard Franchise Systems, LLC

⁶ One McKinney 2040 Comprehensive Plan, Chapter 2, Market Supply & Demand, Figure 2.9, p. 28.

⁷ Secondary emergency access cannot be located at the south of the property because such access would exceed the maximum grade change and angle of approach permitted under the McKinney Fire Department Fire Lanes specifications and would require eliminating parking on the adjacent southern property over which the Applicant does not hold an access easement. A northern connection is not feasible for the same grade and angle of approach reasons and would also route additional traffic through a single-family residential neighborhood.