

May 7th, 2026

Letter of Intent – East McKinney Development – Zoning Request Resubmittal – Mixed-Residential

To:
City of McKinney
Planning Department
401 E. Virginia St.
McKinney, Texas 75069

Purpose:

This Letter of Intent is submitted in response to the initial comments received from our first zoning request for the property described below. Our original submission contemplated rezoning the site to an overall Planned development district to support the multiple product types and unique site constraints present at the property. With our resubmission, we are updating the request to be a strait rezone into Mixed-Residential Zoning across all the parcels.

Site Overview:

Site Condition: Largely undeveloped greenfield site. A small number of older structures exist on portions of the parcels comprising the site.

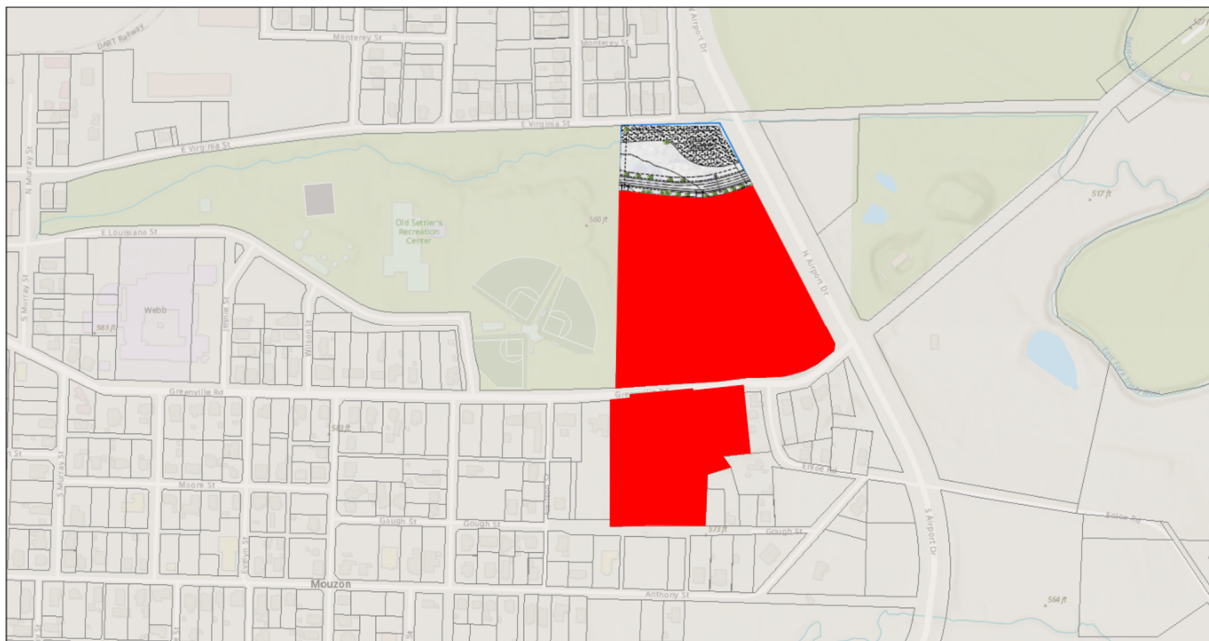
Context: Adjacent to established residential neighborhoods and Old Settlers Park.

Acreage: ± 15 acres

Current Zoning: SF5, AG, and RS 60.

Comprehensive Plan Designation: Neighborhood Commercial (Mill District)

Desired Zoning: Mixed-Residential



Site History:

The Applicant is currently under contract to purchase the parcels comprising the site from the McKinney East group. These parcels were assembled over time with a larger assemblage put together in the eastern portion of the city. The site contains minimal development, with the majority consisting of greenfield areas and mature tree groves. At least one existing residential structure on the site is currently unoccupied; otherwise, there has been no significant commercial activity on the property.

The Applicant has identified 5 existing tree's onsite that are currently meeting City of McKinney's preservation requirements (42" caliper).

Proposed Zoning Request:

The Applicant intends to request a strait rezoning into Mixed Residential across the entire site. Our intent to offer a combination of multifamily product, rental townhome product, and for sale townhome product, which we believe is best suited for the MR district. We will have multiple design expectations that we plan to address during the site plan phase of the project, and after discussing with the planning department, intend to go before the Board of Adjustment during that stage to determine a solution to the challenges posed by the current methodology for calculating building height in this subdistrict.

Conceptual Development Program:

The conceptual development program includes the following residential product types:

- For Rent Townhomes/Cottages
- Three-Story Multifamily Buildings
- Individually Platted Townhomes

Conceptually, we would seek to place low-density townhome product adjacent to the historic homes located directly south of the site. Density gradually increases moving north toward the proposed intersection of Virginia Parkway and Airport Drive.

The rezone is intended to provide a diverse mix of housing types and tenure while maintaining compatibility with the surrounding historic neighborhoods. The Applicant's goal is to create a thoughtful transition of product across the site that accounts for legacy neighbors in East McKinney, the proposed construction of the Virginia connection, future improvements to Old Settlers Park, and the site's significant topographic changes. The slope makes the design and construction of less dense products (single family and townhomes) much more difficult. Additionally, the traffic moving up and down Airport creates noise concerns that ultimately not allow individually platted product in this portion of the site.

The rezone in to mixed residential is intended to provide flexibility while maintaining predictability in product type, establishing enhanced architectural and site standards, and ensuring consistency with the City's Comprehensive Plan.

Community Context:



Given the site's proximity to historic neighborhoods, the Applicant anticipates early and ongoing neighborhood engagement and welcomes staff guidance regarding outreach expectations. The project team has met with the McKinney LHNA and intends to continue engaging with local stakeholders as appropriate to promote alignment and support throughout the entitlement process.

Sincerely,
Braden Chausse
Director, Development
Streetlights Residential
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