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*Via Online Submittal*

Planning Department  
City of McKinney  
401 E. Virginia St  
McKinney, TX 75069

**RE: Letter of Intent for an application to annex and zone +/- 25.285 acres located at 6327 County Road 161, McKinney, TX (the “Property”)**

To Whom It May Concern:

Skorbург Company (the “Developer”) on behalf of The Michael Henry Cisco & Deborah Kay Cisco Revocable Trust, as amended and completely restated by the First Amendment and Complete Restatement of the Michael Henry Cisco and Deborah Kay Cisco Revocable Trust dated August 12, 2015, Michael Henry Cisco and Deborah Kay Cisco, including any successors thereof, Co-Trustees (the “Owners”) respectfully submit this letter of intent in conjunction with the Annexation and Development Agreement by and between the City of McKinney, a Texas municipal and home-rule city (the “City”) and the Owners (the “Agreement”) as well as the associated proposed Planned Development (“PD”) standards.

The Property is currently located within the City’s extraterritorial jurisdiction and is planned for “Suburban Living” within the Northridge District as shown on the ONE McKinney 2040 Comprehensive Plan. The Northridge District contemplates a mix of residential neighborhoods, commercial uses, and neighborhood-serving development patterns that support McKinney's continued growth while preserving quality residential environments.

Summary

The Developer on behalf of the Owners request approval of a PD with underlying base zoning districts of R-3 and R-5. The proposed development is generally consistent with the intent and development standards of the R-3 and R-5 districts. The PD is requested primarily to facilitate an integrated residential neighborhood and to address a limited number of site-specific development standards that will result in a more cohesive and market-responsive community.

Specifically, the PD will:

1. Establish modified front yard setbacks for lots less than fifty (50) feet in width in order to accommodate an attractive brownstone-style housing product while maintaining appropriate building separation, streetscape character, and compatibility with surrounding residential development.
2. Modify certain landscaping requirements for lots less than fifty (50) feet in width by permitting an ornamental tree in lieu of a canopy tree within individual front yards while continuing to

- provide the required canopy trees elsewhere throughout the development, including within open space areas, landscape buffers, and common areas.
3. Modify perimeter screening requirements along certain Property boundaries in order to better respond to existing site conditions and adjacent environmental features. This modification excludes Ridge Road where a masonry screening wall is required.

### Justification

The proposed PD advances the goals and policies of the ONE McKinney 2040 Comprehensive Plan by providing a high-quality residential neighborhood that expands housing choice and opportunities for households seeking to reside in the City while maintaining compatibility with the surrounding development patterns.

*Setbacks.* The requested setback modifications are limited to the narrower lots and are necessary to accommodate a thoughtfully designed brownstone-style product. These reduced setbacks allow homes to engage the street in a manner consistent with traditional neighborhood design while preserving adequate separation between structures and maintaining an attractive residential streetscape. The side yard setbacks also allow for a larger width home on a zero-lot line that reduces the need for fencing.

*Landscaping.* The requested landscaping modifications are similarly limited in scope. Because canopy trees will not grow and establish within the reduced front yard areas associated with the narrower lots, ornamental trees are proposed within those front yards. However, to meet the City's landscaping objectives, canopy trees will instead be provided throughout the development in common open spaces, landscape buffers, and other suitable locations where they can achieve long-term growth and provide aesthetic benefits.

*Screening.* The requested screening modifications respond to existing site conditions along portions of the Property's perimeter which are adjacent to floodplain areas containing mature vegetation that already provide substantial natural screening. Additionally, future transportation improvements are anticipated in the vicinity which further supports a flexible approach to perimeter screening in these locations.

The proposed PD represents a high-quality residential community that is consistent with the vision of the ONE McKinney 2040 Comprehensive Plan and will provide lasting benefits to the City through thoughtful design, expanded housing choice, enhanced open space, and compatible neighborhood development.

The Owners appreciate the City's consideration of this request and look forward to working collaboratively with City staff, the Planning and Zoning Commission, and the City Council throughout the review process.

Respectfully submitted,

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