



# BOARD OF ADJUSTMENT APPLICATION

\*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

☐ APPEAL

☒ SPECIAL EXCEPTION

☐ VARIANCE

TODAY'S DATE: 8/2/2022

## \*\*CONTACT INFORMATION\*\*

### PROPERTY LOCATION (Street Address):

7200 State Highway 121 McKinney TX 75070

Subdivision: District 121 Addition Lot: 7 Block: A

Property Owner: Archstreet McKinney, LLC 5700 Templin Way Plano TX 75093  
(Name) (Address) (City, State, & Zip Code)  
mmueller@archtower.com 972-378-6560  
(Email) (Phone)

Property Owner is giving David Craig & Miles Prestemon authority to represent him/her at meeting.  
(Applicant Name)

Property Owner Printed Name: Michael Mueller Property Owner Signature:

Applicant: David Craig & Miles Prestemon 6850 TPC Dr. #104 McKinney TX 75070  
(Name) (Address) (City, State, & Zip Code)  
dcraig@craigintl.com mprestemon@craigintl.com David 214-232-0626 Miles 972-740-9357  
(Email) (Phone)

## \*\*REQUEST\*\*

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -

**SPECIAL EXCEPTION -**

District 121 is a dense urban mixed use project with its first structure being a 200,000 sq. ft. - 8 story office building which is scheduled to be completed this fall. A 38,000 sq. ft. of retail center with anchor tenants Bob's Steak and Chop House & Mi Cocina is now under construction, with proposed opening of 6 restaurants in the spring of 2023. A boutique Hotel will begin construction in the spring of 2023 with 102 keys. Remaining land will house another 7-8,000 sq. ft. of retail and 350- 400,000 sq. ft. of office. The heartbeat of the project is a .75 acre 2.8 Million dollar Park with stage and other amenities and all restaurant patio's will be overlooking the park. The vision for the project has included a digital billboard that will be constructed in partnership with the MEDC, MCDC, and the District 121 Owners Association. A portion of the revenue coming to the District 121 Owners Association from the billboard will be flagged and only go towards funding events in the Park and another portion will go back to the MEDC & MCDC. Further benefits will be that the MEDC, MCDC, and District 121 will have the right use a portion of the billboard to promote City events and District 121. The billboard will be located within a sign easement provided to us by the Hotel. In trade for that easement we are required to have the Hotel name on the billboard which you will see on the attachments. We are asking the Board of Adjustments to approve the digital billboard as planned under the meritorious exception provision found in the City Ordinances. This digital sign has the ability to promote City events and it's location is the gateway to McKinney from the west which is a key driver of access to this area. I have included as attachments the following items; 1) Depiction of the digital billboard with dimensions, 2) Location of the billboard on the Hotel property, 3) overall master plan of District 121 showing the billboard location, 4) Perspective view of District 121 (This shows the digital billboards on the parking garage which was prohibitive by TXDOT rules, but gives the viewer an excellent view of District 121), 5) Depiction of the Park and Retail.

**VARIANCE -**

Items Submitted: ☒ Completed application and fee ☒ Plot/Site Plan or Survey drawn to scale

I hereby certify that the above statements are true and correct to the best of my knowledge.

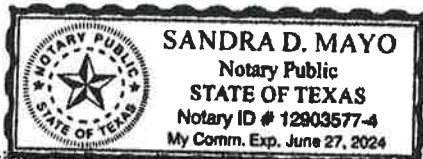
[Signature]  
Property Owner Signature (If different from Applicant)

[Signature]  
Applicant's Signature

STATE OF TEXAS

COUNTY OF COLLIN

Subscribed and sworn to before me this 8th day of AUGUST, 2022



[Signature]  
Notary Public

My Commission expires: JUNE 27, 2024

**NOTICE:**

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org) Please allow at least 48 hours for your request to be processed.

**\*\*\*OFFICE USE ONLY\*\*\***

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number:

**TOTAL FEE DUE:** \$50.00 (non- refundable)

Received by:

Signature:

Date:

Sheet No.	Revision	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

**CROSS ENGINEERING CONSULTANTS**  
 1000 N. 1st St.  
 Suite 100  
 Phoenix, AZ 85004  
 Phone: (602) 442-1000  
 Fax: (602) 442-1001  
 Email: info@crosseng.com  
 Website: www.crosseng.com

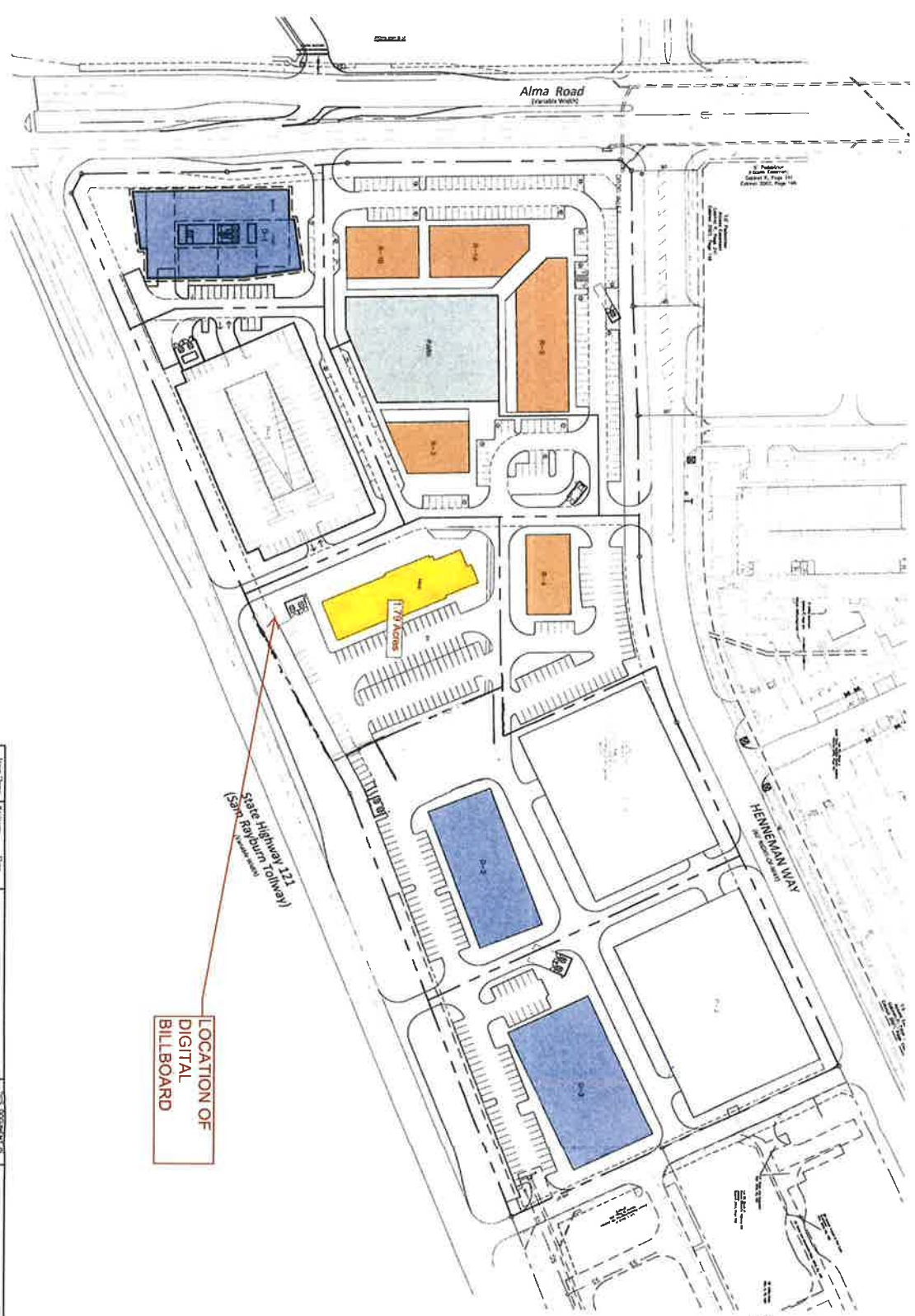
**CONCEPT LAYOUT**  
 DISTRICT 121  
 CRAIG DRIVE SIX, LP  
 CITY OF MCKINNEY

Sheet No.  
 CL1

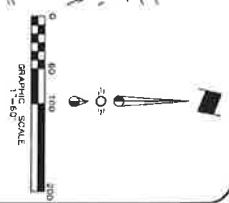


STOI!  
 CALL BEFORE YOU DIG  
 (800) 451-7269  
 www.stoi.com

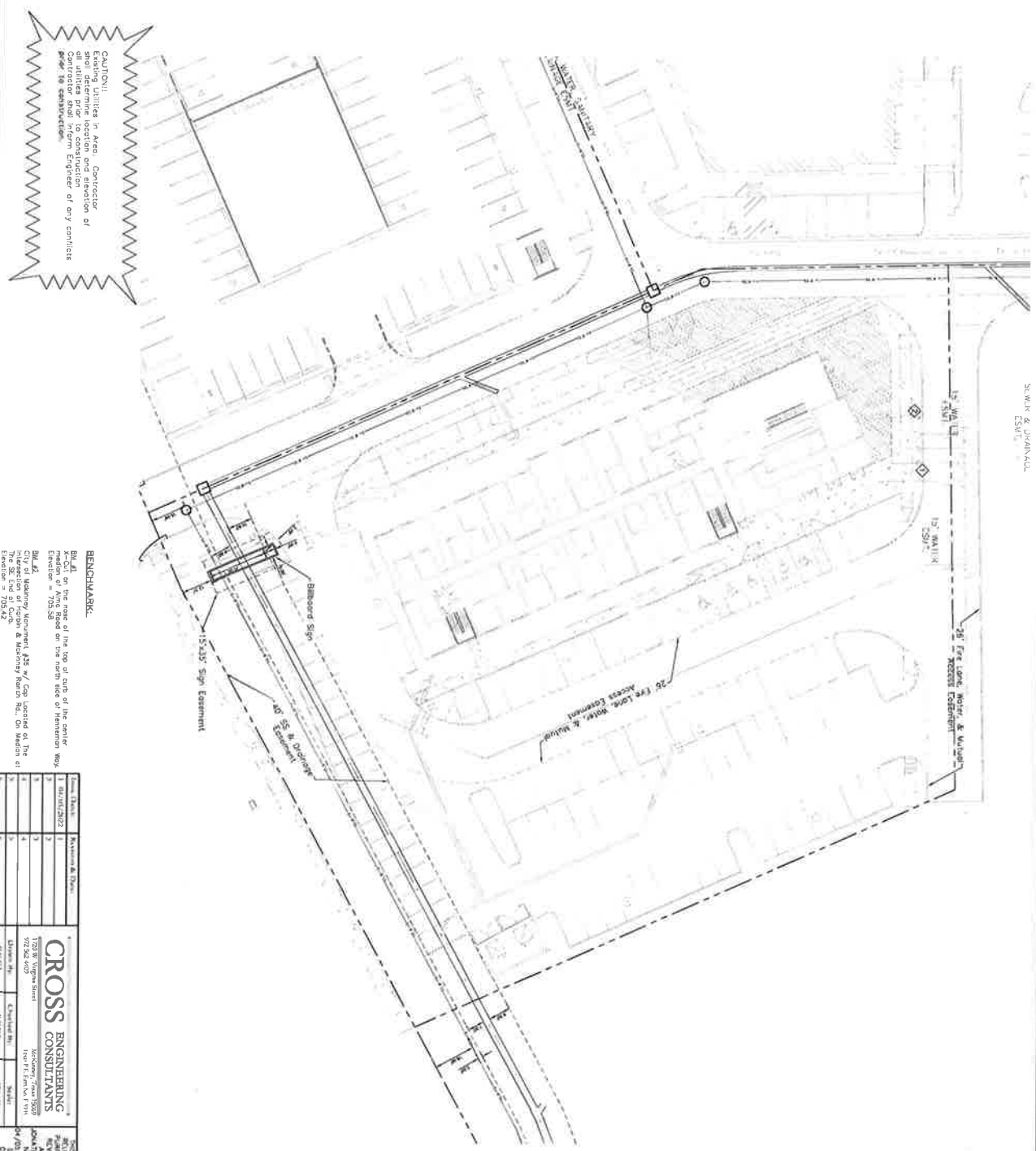
DISTRICT 121



LOCATION OF  
 DIGITAL  
 BILLBOARD



SL W & JYANACL  
CSW 1



**CAUTION:**  
FIELD SURVEYOR  
will determine location and elevation of  
all utilities prior to construction  
of sewer lines. Engineer of any conflicts  
prior to construction.

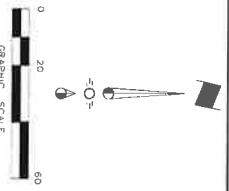
**BENCHMARK:**  
BL 41  
X-Cut on the face of the top of curb at the center  
of the street on the north side of Mainway Way.  
Elevation = 725.38  
BL 42  
City of McKinney Monument #25 w/ Sign located at the  
intersection of Mainway Way & McKinney Road. On location of  
The SE End of Curb. Elevation = 725.42

Sheet Number	Revision & Date
1	04/01/2022
2	
3	
4	
5	
6	
7	
8	
9	
10	

**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
Fort Worth, Texas 76102  
727.262.4422  
www.cross-engineering.com

**EXHIBIT**  
DISTRICT 121 HOTEL  
ARCHITECTURAL HOLDINGS, LLC  
CITY OF MCKINNEY, TEXAS

Sheet No. EX  
Date: 2/1/23



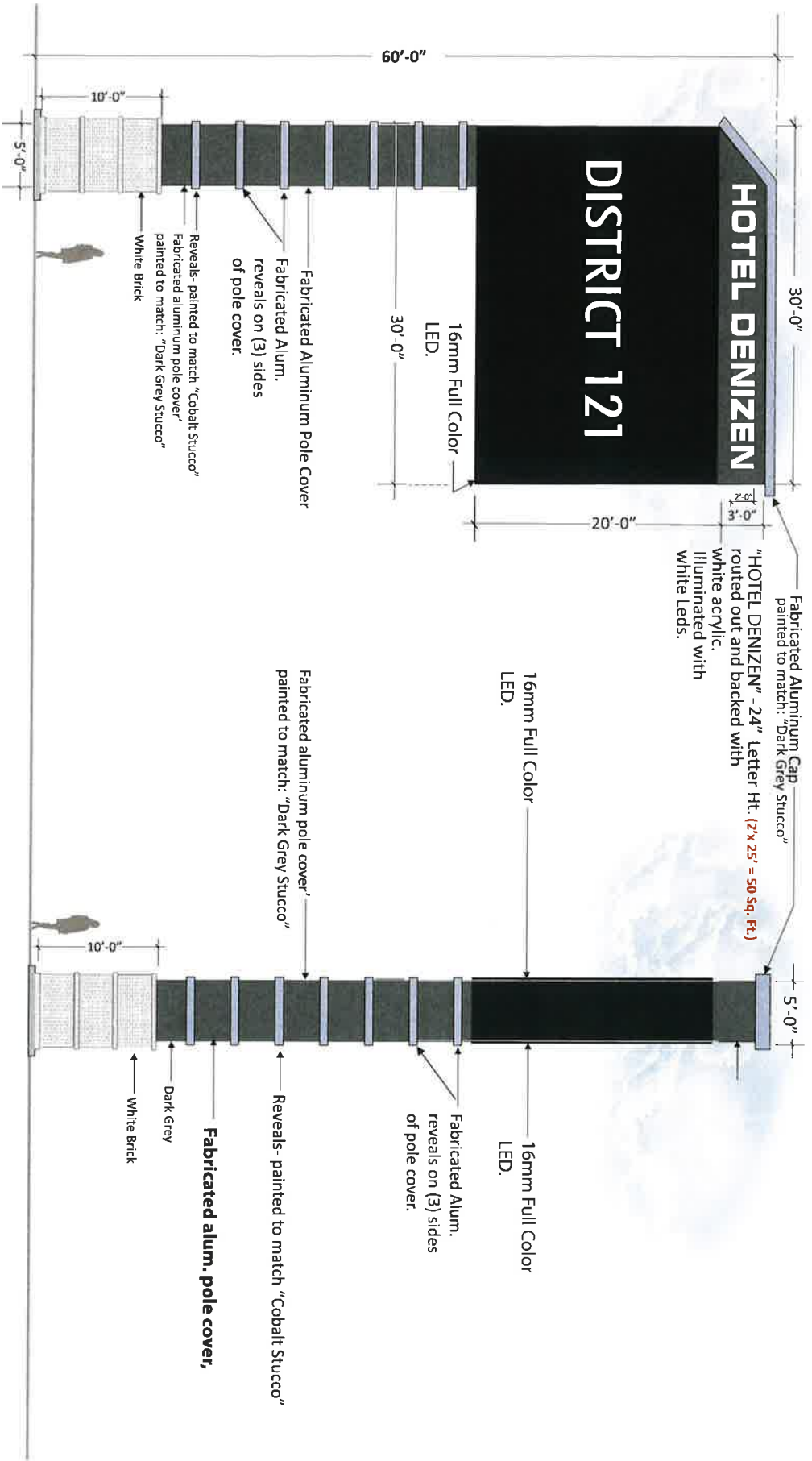
**WATER & SANITARY SEWER NOTES**

1. All materials and construction shall conform to the latest edition of the American Water Works Association (AWWA) Standard Specifications for Public Water Construction prepared by North Central Texas Council of Governments (NCTCOG) and approved by the Texas Department of Transportation (TxDOT) and the Texas Department of Environmental Quality (TDEQ).
2. Existing utilities are shown schematically and are for the contractor's information only. The location, depth, and condition of existing utilities are shown where possible, measurements taken in the field. The contractor must call to locate exact field location of utilities 48 hours prior to any excavation.
3. The contractor will be responsible for protecting all existing measurements in the construction of this project. The contractor is responsible for the location and depth of all existing utilities. The contractor shall be liable to the owner for any damage to existing utilities.
4. All sewer lines shall be PVC SDR-35.
5. All manhole rim grades must match finished grade in paved areas. In unpaved areas, the rim grade must be 18" above the finished grade.
6. All water pipe 18" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards, except Fire Line.
7. Contractor shall be responsible for protecting from utility measurements in accordance with the latest standards of OSHA or any other applicable safety standards. The contractor shall be liable for any damage to existing utilities.
8. The sewer line shall be protected by a stone lined concrete pipe. The sewer line shall be protected by a stone lined concrete pipe.
9. Fire protection rooms shall have fire alarm and control systems installed. Fire protection rooms are for Fire Alarm and Control systems only.





SIGN A:



DISTRICT 121  
McKinney, Texas

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE


REV.	DATE	BY	DESCRIPTION	PROJECT NO.	Project - est# - 00	DRAWING TITLE	Sign A:	SHEET	REV.
1	8/02/22	JM	Issued For Review and Comment					1	8
2	5/09/22	JM	Issued For Review and Comment						









To: Jeff Harris  
From: Miles Prestemon   
CC: None  
Date: 8/2/2022  
Re: District 121 Board of Adjustment Submittal

---

Jeff please find the Board of Adjustment application, related attachments, flash drive of submittal, and the \$50.00 processing fee made out to the City of McKinney contained in the packet. The owner of the Hotel is out of country and needs to execute the submittal and he will be back in town on the 9<sup>th</sup> of August and I can drop off his executed and notarized signature to you then. I will have a updated depiction of the Digital Billboard also next week that will show masonry and higher design than the one shown on the attachment. Please let me know if you have any questions or need anything else. As always thanks for your continued guidance on this project.