



June 3, 2025

JPI
9001 Cypress Waters Blvd, Ste. 2A
Dallas, TX 75019

RE: Jefferson Terry & 380 – Site Plan and Variance Letter of Intent

Jennifer Arnold, Director of Planning,

As the Development Manager of JPI, I am proposing a site plan variance for consideration by city staff for our Jefferson Terry & 380 multi-family project.

The project is located at the Southeastern corner of Terry Lane and US Highway 380 (W. University Drive), William H. Hunt Survey, Abstract 450. The proposed development includes 393 multi-family housing units. A site plan has been submitted for review and approval and is intended to conform to all requirements of the current zoning with exception of the requested variance below.

We are requesting a design exception regarding section 206C.3.a of the City of McKinney Code regarding screening requirements. We are requesting the fence along the West side to be a 6' metal picket fence with masonry columns every 20', the East side to be a combination of 6' metal picket fence to make use of existing fencing on property boundary with the Jefferson Verdant multifamily property and 8' masonry fence along the boundary shared with the existing homeowner, and the South side to be a combination of 8' composite screen fencing on top of the retaining wall and 8' solid masonry fencing on grade. This will maintain design consistency with the existing fencing along these boundaries and create a more cohesive interaction with the surrounding developments. See reasoning below for why the design exception is appropriate for each boundary.

East boundary – The existing metal picket fence that is installed belongs to the neighboring multifamily development that is also a JPI developed/operated community, Jefferson Verdant. Installing a differing screening device alongside would look conflicting, and installing another metal picket fence parallel would be redundant. We believe the existing fence is sufficient, as it was previously approved with the neighboring development and creates more cohesion between the projects that share a connection point with one another. Where the existing fencing from Jefferson Verdant ends, we are proposing 8' solid masonry along the shared property boundary with the existing single family homeowner in the southeast corner of our site.

West boundary – The proposed metal picket fence is the same design as the already existing fence installed along the east boundary of the site but this boundary will also have masonry columns every 20'. This is the shared boundary line with our future Phase 2 multifamily development, and it would be appropriate to have a similar but enhanced design as the east boundary to maintain a degree of consistency between developments of the same nature



and create a degree of visibility between the sistering projects while still maintaining separation.

South boundary – Due to the existence of a tree line along the property boundary between our site and the adjacent single family development to the south and the need for a significant retaining wall, we are proposing to meet our fencing requirement by constructing an 8' composite fence on top of the to-be-constructed retaining wall that will be 11.5' tall in the southwest corner scaling down to 0' before it reaches the southeast corner. Where the retaining wall ceases, we are proposing to pick up the 8' solid masonry wall the rest of the way to the southeast corner to match what we are proposing on the eastern boundary. The retaining wall is approximately 15' from the property boundary and allows for saving of all the trees in that buffer area, which we believe to be the best form of screening between our development and the single-family homeowners. We have met and discussed this proposal with the HOA and they are supportive of keeping all of the existing trees in place.

Please feel free to reach out directly to us if you have any questions or require additional information to review and we look forward to collaborating with the City of McKinney on another great community!

Sincerely,

Matthew Crow

Development Manager

Central Region

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