



May 6, 2026

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Mr. Lucas Raley, Director of Planning

**Re: Site Plan
Franklin Branch Apartments**

Dear Mr. Raley:

Attached please find the Site Plan submittal for Franklin Branch Apartments, an affordable multi-family development project by The NRP Group in partnership with the McKinney Housing Finance Corporation. NRP was selected by the McKinney HFC under their most recent Request for Qualifications to identify and develop an affordable housing community utilizing 4% housing tax credits. The site is located at the southwest intersection of Baxter Well Road and FM 1461, in Collin County, Texas. The site is in Collin County and has been annexed to the City of McKinney's Jurisdiction. The project is a 288-unit apartment complex within nine (9) buildings on 14.8-acres. There will be a total of 516 parking spaces including 90 covered spaces. The site amenities will consist of a club house with fitness center, swimming pool, four grills with seating for 16 people, playground and six EV charging spaces.

In addition, we are requesting a Design Exception regarding the masonry screening requirement along an approximate 165 feet portion of the southeastern property line, adjacent to Building 5. Multifamily residential generally requires a solid masonry screening device along all side and rear property lines, but the code provides an exception for areas adjacent to a floodplain containing existing trees that provide natural screening. The City of McKinney fully developed floodplain boundary fluctuates near this portion of the site, with an approximately 165 foot stretch where the floodplain deviates a maximum of approximately 25 feet from the property line. We are requesting a Design Exception to not construct a masonry screen wall along this 165 feet portion of the property line due to physical barriers including the floodplain and topographic slope to the floodplain. Furthermore, the subject area is characterized by dense, existing tree cover within the City of McKinney floodplain that serves as a superior natural buffer. We believe the existing trees located in the floodplain meet the intent of the exception under §206C.3(b)(IV) to provide a buffer and screening between the two properties.

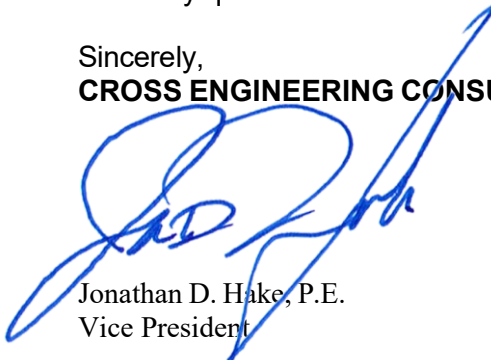
It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney. Project details are listed in detail below:

- 288 Unit Apartment Complex
- 14.861 Acres
- 9-Buildings with a Gross total of 343,965 SF
- 3-Story Building
- Existing Zoning – MF36 Multi-Family Residential
- Design Exception Request for approximately 165' of required screening along southeast property line behind Building 5.

Thank you in advance for your consideration of the site plan. Please contact me if you have any questions or concerns.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read 'JDHake', is written over the printed name and title.

Jonathan D. Hake, P.E.
Vice President