

Jennifer Arnold

From: Grant Glasco [REDACTED]
Sent: Monday, August 13, 2018 11:57 AM
To: Jennifer Arnold
Subject: McKinney 2040 Comprehensive Plan Update

Jennifer, It was good meeting you Thursday night at the open house for the McKinney 2040 Comprehensive Plan Update and thanks again for your time and the insights you provided into my questions. As we discussed, I would like to request that you include a "pink" Neighborhood Commercial designation on the Future Land Use Plan at the **Northwest Corner of Ridge Rd and County Road 168**. There is a high power electric transmission line running diagonally through this intersection that negatively impacts the commercial development potential of the southwest and northeast corners, so the northwest and southeast corners are the logical future commercial development corners at this intersection.

I would also like to request that you include a Neighborhood Commercial designation on the Future Land Use Plan at the **Northwest Corner of Lake Forest Drive and County Road 168**. With Lake Forest Drive being the dividing line between two districts, it would be nice to have some neighborhood commercial on the Northridge District side and the northwest corner would be a good spot for it given that the land in the southwest quadrant is already utilized for the Myers Youth Park and Event Center.

I really appreciate your consideration of these two requests and will look forward to your feedback.

Thanks!

Grant Glasco
Glasco Commercial Real Estate, LLC





August 17, 2018

Ms. Jennifer Arnold, AICP
Interim Director of Planning
City of McKinney, Texas
221 North Tennessee Street
McKinney, TX 75069

RE: LETTER OF REQUEST TO CHANGE LAND USE DESIGNATION FOR PROPERTY IMPACTED BY MCKINNEY 2040 LAND USE PLAN AND PLACE TYPES

Ms. Arnold:

As the planning consultant for our client, William Tsao, Owner, Hardin-380 McKinney, LP and in consideration of the 10.6 acre property located on north side of West University Boulevard at Bois D'arc, also known as, Millennium Place at McKinney, we submit this Letter of Appeal for your review and consideration of a minor modification to the Draft Future Land Use Plan of the McKinney 2040 Comprehensive Plan. After numerous discussions with City Staff and review of the documents supporting McKinney 2040, we feel that additional consideration should be made for the designation affecting our client's property. This letter will review the existing zoning, the Plan's impacts to our property, and present alternative solutions based on land use planning and economic principles. In consideration of this Letter of Appeal we seek to change the designation of our property from "Professional Campus" to the "Urban Living" place type.

Millennium Place at McKinney is located off the northwest corner of the booming Hardin & University development area. Current zoning bisects the property with the north half being RG-18 (General Residence) and the south half being PC (Planned Center District). Realizing that the City desires to update the zoning for this area we are currently studying a mix of uses that will respond to the current development market while positioning this location to work with the proposed McKinney 2040 Medical District. Our contention is that the narrow allowable uses under the "Professional Campus" place type restricts the development potential and value of our property and doesn't necessarily support a quality transition between the Commercial Center currently being developed at Hardin and West University and what may develop around the subject property in the future.

In consideration of the future land use designation within the proposed Medical District, we have reviewed and discussed the definitions and development opportunities/limitations under the McKinney 2040 Place Type designations. In that review we have developed an opinion that the narrow limits of development types allowed under "Professional Campus" prevents our client from developing the property in a manner that positively serves the surrounding community and that limits the economic benefit to the City of McKinney and to our client.

As stated in the draft McKinney 2040 Comprehensive Plan, "Professional Campus" is described as:

“The Professional Campus Place Type generally provides office jobs and keeps people in the city during normal work hours. A Professional Campus is typically well-landscaped and provides opportunities for a number of employment uses such as corporate headquarters, institutional facilities and medical campuses. They typically locate near major transportation corridors and may include office parks or technology centers.”

Our property sits at an important transition area between the commercial development to the east, an existing subdivision to the north, and the Trade Days site to the west. As we have examined this property for development over the last twelve months, it seems that this piece of property is perfectly suited for a mix of uses that supports a transition from the commercial developments to the single-family homes to the north, and to what is, or may be planned, to develop to our west. We believe that our tract of land would be better suited as the “Urban Living” place type, defined in McKinney 2040 draft plan, as:

“Urban Living areas support a mix housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhood.”



The project site connects easily to existing and proposed employment centers, shopping & entertainment.

Image taken from the [McKinney 2040 Land Use Plan Concept](#) (draft August 2018)

Furthermore, we offer that a mix of uses within this property would aid in the transition between the Commercial Center and the Professional Campus. The mix of uses would potentially include neighborhood-scale commercial uses like: Commercial office, retail, and restaurant. By focusing on a mix of uses centered on Urban Living, we can offer residential choices to support young professionals working in the area, walkable streets that connect to the adjacent land uses, and connections to the future parks and trails identified in the McKinney Parks, Recreation, Open Space, Trails & Streetscape Master Plan (adopted May 16, 2017). Beyond the physical benefits of changing the land use designation, we have seen and have comparisons that show our development site can produce land with a higher monetary value than if it is planned to be straight office use.



The project site connects easily to existing and proposed park & trail facilities.

Image taken from the McKinney Parks, Recreation, Open Space, Trails & Streetscape Master Plan (adopted May 16, 2017)

Outside of the practical connections and physical benefits illustrated above, we can further illustrate the financial benefit to the City of McKinney. Looking into current Collin County Appraisal District records, we see that land uses typical of the (urban-type multi-family) description used above for “Urban Living” place type generates property values of between \$5-10 million dollars per acre (current market value) while commercial office uses are roughly 25% of that value. Similarly positioned Office in Collin County & McKinney generates property values of \$2-3 million dollars per acre (current market value).

We respect the City’s efforts to develop the vision for McKinney 2040 and to improve the development potential along West University Boulevard. However, we respectfully disagree with our property’s designation in the current McKinney 2040 Land Use Plan (draft) and contend that its value is being negatively impacted by the proposed plan. Our property is characterized in a manner that is limiting its development potential and market value. We believe our property and its proposed value (through property taxes and sales tax) should be of consideration to the City in this decision-making process. This consideration is critical as we stand ready to develop the property now with heavy consideration of what this corridor will become in the future.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "W. Brett Mann".

W. Brett Mann, PLA, ASLA
Director, Land Planning

Cc: WT, Hardin-380 McKinney, LP

FEMA Zone 'A'

FEMA Floodplain Limits
(See Flood Note)

FEMA Zone 'X'

BRINKMANN RANCHES OF COLLIN COUNTY, L.P.
VOL. 6067, PG. 1320
D.R.C.C.T.

Zoning: AG (Agricultural)

BLOCK J
HERITAGE BEND
CAB. 2006, PG. 547
P.R.C.C.T.

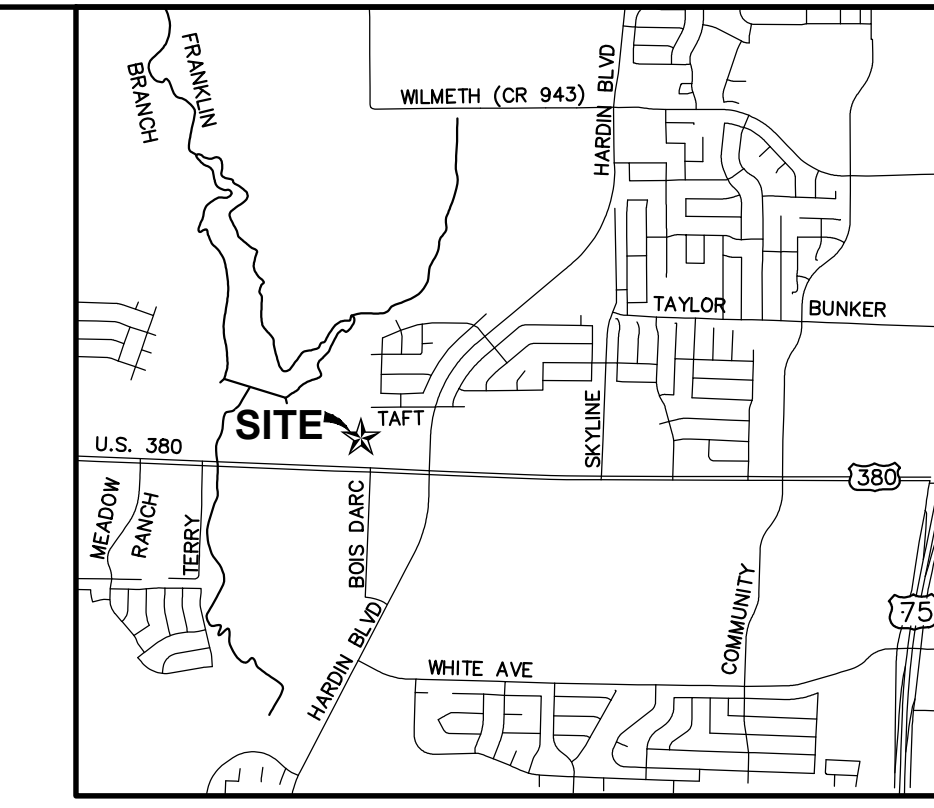
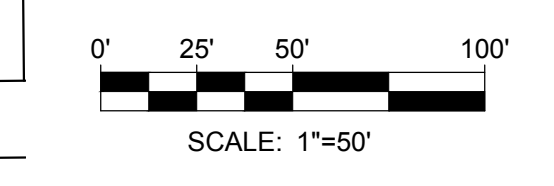
Zoning: PD (Planned Development District)
Ord. No. 2006-11-131

LOT 7 LOT 6 LOT 5 LOT 4 LOT 3

20' COMMON AREA J-1

TAFT LANE

CONCRETE P.V.M.T.
VARIABLE WIDTH PUBLIC R.O.W.



VICINITY MAP
(Not to Scale)

LEGEND

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRS IRON ROD SET WITH YELLOW CAP STAMPED "BGE"
- FND FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- NO. NUMBER
- INST. INSTRUMENT
- ESMT. EASEMENT
- CAB. CABINET

LEGAL DESCRIPTION

BEING a 10.624-acre parcel or tract of land situated in the William Hunt Survey, Abstract Number 450, in the City of McKinney, Collin County, Texas, said tract being described to MTKA Properties, LLC in a Special Warranty Deed as recorded in Instrument Number 20071005001379900, Official Public Records, Collin County, Texas, and said tract being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum disc stamped "TXDOT" found for the southeast corner of said MTKA Properties, LLC tract and the southwest corner of a tract of land described to Corner Acquisition Fund, LLC in a Special Warranty Deed with Vendor's Lien as recorded in Instrument Number 20170816001095310, Official Public Records, Collin County, Texas, said point being in the north line of U.S. Highway 380 (West University Drive) (a variable width public Right-of-Way);

THENCE North 87° 39' 45" West following the south line of said MTKA Properties, LLC tract and the north line of said U.S. Highway 380 for a distance of 519.70 feet to a 1/2-inch iron rod with a red cap found for the southwest corner of said MTKA Properties, LLC tract and the southeast corner of a tract of land conveyed to Henry Lewis in a Quitclaim Deed as recorded in Volume 4179, Page 682, Deed Records, Collin County, Texas;

THENCE departing the north line of said U.S. Highway 380 and following the common line of said MTKA Properties, LLC tract and said Henry Lewis tract the following courses and distances:

North 01° 55' 02" East for a distance of 308.49 feet to a point for corner;

South 87° 39' 18" East for a distance of 303.94 feet to a 1/2-inch iron rod with a red cap;

North 00° 51' 40" East for a distance of 532.68 feet to a 1/2-inch iron rod with a red cap found for the northwest corner of said MTKA Properties, LLC tract and the northeast corner of said Henry Lewis tract, said point being in the south line of a tract of land described to Brinkman Ranches of Collin County, L.P. in a General Warranty Deed as recorded in Volume 6067, Page 1320, Deed Records, Collin County, Texas;

THENCE South 88° 32' 13" East following the common line of said MTKA Properties, LLC tract and said Brinkman Ranches of Collin County, L.P. tract, at a distance of 469.23 feet passing a 1/2-inch iron rod found for a southwest corner of Heritage Bend, an addition to the City of McKinney as recorded in Cabinet 2006, Page 547, Plat Records, Collin County, Texas, and said point being a southwest corner of Taft Lane (a variable width Right-of-Way), continuing for a total distance of 486.57 feet to a northeast corner of said MTKA Properties, LLC tract, said point being a southwest corner of said Taft Lane;

THENCE South 00° 50' 23" West following the common line of said MTKA Properties, LLC tract and said Taft Lane, at a distance of 5.67 feet passing a 1/2-inch iron rod with a cap stamped "RPLS 5439" found for a southwest corner of said Taft Lane and the northwest corner of Lot 3R, Block A of the Amending Plat of Headington Heights Addition, an addition to the City of McKinney as recorded in Cabinet 2015, Page 55, Plat Records, Collin County, Texas, continuing at a distance of 409.33 feet passing a 1/2-inch iron rod with a cap found for the southwest corner of said Lot 3R and the northwest corner of Lot 2BR, Block A of the Minor Replat of Headington Heights Addition, an addition to the City of McKinney as recorded in Cabinet 2014, Page 662, Plat Records, Collin County, Texas, continuing for a total distance of 693.01 feet to a southeast corner of said MTKA Properties, LLC tract and the northeast corner of said Corner Acquisition Fund, LLC tract;

THENCE following the common line of said MTKA Properties, LLC tract and said Corner Acquisition Fund, LLC tract the following courses and distances:

North 87° 42' 25" West for a distance of 277.48 feet to a 1/2-inch iron rod found for corner;

South 00° 38' 42" West for a distance of 155.45 feet to the **POINT OF BEGINNING** and containing an area of 462,760 Square Feet or 10.624 Acres of land, more or less.

GENERAL NOTES:

1. The surveyor has not abstracted subject property.
2. This exhibit is subject to all easements of record.

FLOOD NOTE:

INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF FIRM PANEL MAPS #48085C0260K FOR COLLIN COUNTY, TEXAS, EFFECTIVE JUNE 7, 2017.

SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE 'X'. DEFINITIONS OF FEMA FLOOD ZONE DESIGNATIONS ARE AS FOLLOWS:

ZONE 'X': Area determined to be outside the 500-year flood.

BEARING BASIS:

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

ZONING EXHIBIT

MILLENNIUM PLACE AT MCKINNEY BEING 10.624 ACRES IN THE WILLIAM HUNT SURVEY, ABSTRACT NUMBER 450 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FEBRUARY 2018

<p style="text-align: center;">OWNER / DEVELOPER</p> <p>Hardin 380 McKinney, LP 6925 Aspen Creek Lane Dallas, Texas 75252 Phone: 469-867-2933</p>	<p style="text-align: center;">APPLICANT</p> <p>Brown & Gay Engineers, Inc. 2595 Dallas Parkway, Suite 204, Frisco, TX 75034 Tel: 972-464-4800 • www.browngay.com TBPLS Registration No. 10193953</p> <p style="text-align: center;">Contact: Brett Mann Telephone: (972)-464-4827 Email: bmamm@bgeinc.com</p>
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dfm/spr SHEET 1 OF 1

BROWN & GAY ENGINEERS, INC. - hardin & 380 (04_cool) zoning exhibit McKinney 380 - Zoning Exhibit.dwg Feb 22, 2018 - 10:44am erobchenou

(TRACT I)
HENRY LEWIS
VOL. 4179, PG. 682
D.R.C.C.T.
Zoning: RG-18 (General Residence)
Ord. No. 1558

**10.624 Acres
(462,760 Square Feet)**
MTKA PROPERTIES, LLC
INST. NO. 20071005001379900
O.P.R.C.C.T.
(CALLED 10.6402 ACRES)
Zoning: RG-18 (General Residence)
Ord. No. 1558

Zoning: PC (Planned Center District)
Ord. No. 1558

Zoning: PC (Planned Center District)
Ord. No. 1558

William Hunt Survey
Abstract No. 450

Zoning: C3 (Regional Commercial District)
Ord. No. 2016-12-094

Zoning: BG (General Business District)
Ord. No. 2007-04-030

P.O.B.
N: 7130868.06
E: 2523995.74
ALUMINUM DISC
"TXDOT"

U.S. HIGHWAY 380 (UNIVERSITY DRIVE)
(VARIABLE WIDTH PUBLIC R.O.W.)

BROWN & GAY ENGINEERS, INC. - hardin & 380 (04_cool) zoning exhibit McKinney 380 - Zoning Exhibit.dwg Feb 22, 2018 - 10:44am erobchenou