
CROSS ENGINEERING CONSULTANTS

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October 21, 2022

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

Attn: Ms. Jennifer Arnold, Director of Planning

**Re: Site Plan Submittal
McDonald Street Multi-Family**

Dear Ms. Arnold:

Attached please find the Site Plan submittal request for the McDonald Street Multi-Family project. The McDonald Street Multi-Family project is located on the east of SH 5 at 3352 N. McDonald Street. The proposed project is a 186-unit apartment complex on approximately 12.57 acres. The existing zoning for the subject property is Planned Development District Ordinance Number 1533 and 95-04-21.

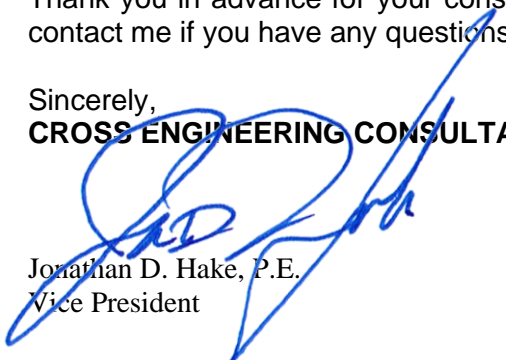
As part of the site plan approval process, we are requesting a variance to the required screening along the east property line per Sec. 146-132(3)b. The ordinance requires a six foot masonry screen wall along all sides and rear of the property. In this case, the proposed project has a unique eastern property line. The southeastern portion of the property extends approximately 485' south and approximately 370' north of the main development area. These extensions follow an existing tributary to the East Fork of the Trinity River and are located in the FEMA 100-year floodplain. In addition, the floodplain area is heavily wooded. Placing a screen wall along the entire boundary would require the wall to be constructed in the tributary, creek and through a heavily wooded area. Due to these existing site conditions, we are requesting a variance to not construct the wall along the eastern boundary. In lieu of, we are requesting to construct a ornamental metal fence along the edge of our development footprint between the site and the existing tree line and floodplain. This will allow our residents to enjoy the natural beauty of the trees and creek while also securing the site. This is also consistent with the area. The existing apartment complex to the south, Creek Point Apartments, has constructed a similar fence along the east property line along the tree line.

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

- 3352 N. McDonald Street
- 186-Unit Apartment Complex
- Request variance to screening along East property line.
- Existing Zoning PD

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

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President