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May 2, 2022

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

Re: Letter of Intent supporting a request for a zoning change for 12.949 acres located at the southwest corner of Alma Road and Collin McKinney Parkway and being a part of 126.568 acres out of Tract One described in a deed to Craig Ranch II. L.P. and VCIM Partners, L.P. recorded in Volume 4757, Page 2174 of the Official Public Records of Collin County, Texas (the "Property")

Dear Planners:

This letter of intent is submitted on behalf of the owner, VCIM Partners, L.P., a Texas limited partnership, and incorporates the information contained in the application submitted herewith, which is recited again as follows:

1. The acreage of the Property is 12.949 acres as shown on the Zoning Exhibit which accompanies the application.
2. The existing zoning on the Property is Craig Ranch Office (O) under Ordinance No. 2014-11-087 and is part of the Regional Employment Center Overlay District.
3. The Property is located in the Collin McKinney Commercial District and has a Placetype of Urban Living.
4. The applicant requests that the Property be rezoned to PD, Planned Development District, for residential and commercial uses that include Multiple Family Dwelling Senior on Tracts A and a portion of Tract B and commercial uses on Tract B as described in the accompanying Development Regulations, which uses conform to the Urban Living Placetype.
5. The deviations from the Schedule of Space Limits and parking requirements set forth in the Development Regulations for Tracts A and B are driven by current development standards employed by the industry and conform to those granted on prior multi-family and commercial zoning cases in the Collin McKinney Commercial District.

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6. The deviation from the screening and landscaping requirements set forth in the Development Regulations for those portions of Tracts A and B that have adjacent Multiple Family Dwelling Senior uses are intended to allow a single residential project to encroach into Tract B, subject to the limitation on the number of acres for such use within Tract B.

7. The applicant proposes to increase the minimum number of amenities required under Section 146-139(f)(2) (“Multi-family Residential Site Design”) by two (2) as an enhancement required for consideration of a PD.

8. Attached hereto is a preliminary concept plan for the development of the Property showing the general layout as permitted in the Development Regulations.

9. There are no other considerations requested or required.

The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application filed contemporaneously herewith.

Very truly yours,



Robert H. Roeder

RHR/mls

3708534

cc: Pat Helgeson
Alex Knott