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January 21, 2020

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

Re: Case No. Zone2019-0072
Revised Letter of Intent supporting request for a zoning change for 2.10 Acres in Abstract 622, J. J. Naugle Survey, City of McKinney, Collin County, Texas (“Tract A”) and 27.407 Acres in Abstract 622, J.J. Naugle Survey, City of McKinney, Collin County, Texas (“Tract B”, which together with Tract A are referred to herein as the “Property”)

Dear Planners:

This revised letter is submitted by me on behalf of River Ranch Educational Charities, a Texas non-profit corporation, and the Tyler Elizabeth Mayer Trust and the Clark Perry Mayer Trust, owners of the above-referenced properties, in response to the discussion with staff conducted on January 15 and 16, 2020.

1. The acreages of Tract A and Tract B have been revised to incorporate the 24’ AG strip to the north of each tract and to extend the eastern boundary of Tract B by 10’ to allow for a full 20’ landscape buffer along the northern edges of Tracts A and B and the eastern edge of Tract B.

2. The required spacing of canopy trees along the eastern landscape buffer of Tract B has increased from 30’ O/C to 40’ O/C.

3. The hike and bike trail previously within the boundaries of Tract B is now located between the eastern boundary of Tract B and the western edge of Rowlett Creek and is intended to be constructed by the Applicant in connection with a development agreement among the landowners, the Applicant and the City. The general location of the hike and bike trail remains as shown on the drawing previously delivered to staff.

3. The increase in maximum density from 20 units per acre to 22 units per acre is the result of decreasing the initial size of Tract B (originally called “Tract C”) primarily within the existing flood plain from 28.695 acres to 27.407 acres and is justified by the extensive open space/flood

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plain adjoining Tract B that minimizes any adverse impact on the residences across Rowlett Creek perceived to be caused by such increase.

4. The proposed modification to the perimeter fencing along the north, east and south sides of Tract B by deleting the masonry columns is justified because (a) none of that perimeter fencing is adjacent to, or visible from, a public street, (b) the required landscaping accompanying the tubular fencing actually screens the required masonry columns when grown in and (c) the masonry columns provide no structural support for the proposed fencing.

A set of revised Development Regulations for the 27.407 acres comprising Tract B is attached to reflect the changes in the tract configurations which now allow for full landscape buffers along the northern boundary of Tract A and the northern and eastern boundaries of Tract B.

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 previously filed.

Yours truly,



Robert H. Roeder

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