



1700 Redbud Boulevard, Suite 300 • P.O. Box 1210 • McKinney, Texas 75070-1210
Metro 214.544.4000 • Fax 214.544.4040

ATTORNEYS AT LAW

ROBERT H. ROEDER
Qualified Mediator

rroeder@abernathy-law.com
Direct Dial 214.544.4003

September 11, 2017

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

Re: Second Revised Letter of Intent supporting request for a zoning change for 18.818 acres in Parcel 813A Phase II and 18.546 acres in Lot 2, Block A, Parcel 813B, an addition to the City of McKinney, Collin County, Texas for a total of 37.364 acres (collectively, the "Property")

Dear Planners:

This second revised letter supplements the application for a zoning change submitted by me on behalf of the owners, Madison Stonebridge Cotenancy, a Texas cotenancy, and Experian Information Solutions, Inc. an Ohio corporation, on August 15, 2017, incorporates the information contained therein and responds to staff comments as follows:

1. The acreage of the subject Property is 37.364 acres as described in the Property Descriptions attached to the application and as shown on the Zoning Exhibit attached hereto as Exhibit A.

2. The existing zoning on Parcel 813B is controlled by PD-Planned Development Ordinance No. 1621, as amended by Planned Development Ordinances No. 1995-03-19, No. 1997-06-36, No. 1997-12-66, No. 2003-02-2015, and No. 2005-10-110; and the existing zoning on Parcel 813A is controlled by PD-Planned Development Ordinance No. 1621, as amended by Planned Development Ordinances No. 1723, No. 1995-03-19, No. 1997-06-36, No. 1997-12-66, and No. 2003-02-2015 (together, the "PDs"). Based upon a reading of the aforementioned PDs, the currently permitted uses on Parcel 813A are governed by the provisions of Section V, Subsection C ("O-2" Office District Regulations) of PD Ordinance No. 1621 and the currently permitted uses on Parcel 813B are governed by the provisions of Section V, Subsection E ("R-2" Retail District Regulations) of PD Ordinance No. 1621.

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3. The applicant requests to rezone to "PD" – Planned Development District. The property shall develop according to "C2" Local Commercial District Regulations set forth in the City's Zoning Ordinance, as amended from time to time. For that portion of the Property located more than 225 feet south of Eldorado Parkway, attached single family (townhome) and multi-family uses shall be **additional permitted uses** subject to the regulations therefor set forth in the attached Exhibit B, but shall not be required or exclusive uses within that portion of the Property.

4. The applicant submits that the configuration of the Property given its excessive depth off of Eldorado Parkway creates a significant area that is neither conducive to, nor historically supported by demand for, commercial development; and the ability to develop the proposed residential uses adjacent to and in conjunction with commercial development along Eldorado Parkway creates an innovative application for mixed-use development that encourages commercial development along Eldorado Parkway, without which likely would never develop. In short, the additional permitted residential uses provide an acceptable development alternative to the current condition. Further, adopting the current C2 Local Commercial District Regulations allows the future development of the Property to conform to the most recent regulations promulgated by the City.

5. The applicant proposes to require a consistent architectural design among the non-residential development that conforms to a central design feature, as more fully set forth in Exhibit B, to satisfy the PD requirement for exceptional Quality.

6. The subject Property is located in the southwest quadrant of the intersection of Eldorado Parkway and Stonebridge Drive, City of McKinney, Collin County, Texas.

7. 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, please refer to the application previously filed.

Yours truly,



Robert H. Roeder

RHR/mls

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cc: Nick DiGiuseppe, Southbrook Investments