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ABERNATHY ROEDER BOYD HULLETT

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November 20, 2019

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

Re: Revised Letter of Intent for ZONE2019-0077 to Amend the Zoning of 41.89 Acres in Three Tracts, being Part of a Called 28.704 Acre Tract in Abstract 891, WD Thompson Survey, All of Lot 6, Block A of Ragsdale Addition, and Lot 7, Block A of Ragsdale Addition, City of McKinney, Collin County, Texas (the “Property”) to a Planned Development District

Dear Planners:

This revised letter accompanies the revised application for a zoning change submitted on behalf of the owner of Tract One (Lot 6), Richard L. Ragsdale Family Partners, Ltd., a Texas limited partnership, and the owner of Tract Two (Lot 7) and Tract Three (part of a called 28.704 acre tract), Ragsdale Farm, L.L.C., a Texas limited liability company, which incorporated the information contained therein which is recited again as follows:

1. Zoning change is requested for the following tracts or portions thereof: All of Tract One recorded as Lot 6, Block A, Ragsdale Addition, City of McKinney, Texas. A portion of Tract Two recorded as Lot 7, Block A, Ragsdale Addition to the City of McKinney, Texas. A portion of Tract Three recorded as Ragsdale Farm LLC in the City of McKinney, Texas. A revised Metes and Bounds description of the Property and a revised Zoning Exhibit combining separate ownership tracts are submitted along with this letter.
2. Tract One: Lot 6 is located at 629 Sorrell Road. Tract Two: Lot 7 is located at 701 Sorrell Road. Tract Three is located contiguously to Tracts One and Two.
3. The existing zoning on Tract One, Tract Two and Tract Three is RS-84 Single Family Residential, Ordinance No. 1994-09-32 and Ordinance No. 1552.
4. The Applicant requests that the Property be rezoned to a PD-Planned Development Zone with SF5 – Single Family Resident District, as the base use.

5. Development of the Property will conform to the revised Development Regulations submitted along with this letter which modify the space limits contained in Appendix F, Section F-1 as the same relate to SF5 in the following particulars:
 - a. Minimum lot width shall be 50'; and
 - b. Minimum side yard shall be 5'.

The intended effect of these modifications to the SF5 base zoning district is to prohibit lots configured with a zero side yard lot lines and to increase the minimum lot width to 50'.

6. As a feature of exceptional quality to support this PD request, the applicant proposes to provide the following, a through c of which are included in the Development Regulations:
 - a. a minimum 400 square foot gazebo in the green space adjacent to the lake on the property;
 - b. a minimum 18 acres of open space;
 - c. a minimum of 0.5 miles of 6 foot wide hike and bike concrete trails in the open space outside of the floodplain;
 - d. a lit stone/brick 75 square foot face area monument displaying the name of the subdivision at the main entrance on Sorrell Rd.
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 for this Revised Letter of Intent, please refer to the application previously filed.

Yours truly,

Robert H. Roeder

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December 13, 2019

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

Re: Supplemental Letter of Intent to the Revised Letter of Intent dated November 20, 2019
(the "Revised Letter"), for ZONE2019-0077

Dear Planners:

This supplemental letter of intent is submitted for the purpose of providing a revised set of Development Regulations that include, *in addition to* those minimum standards previously submitted, a minimum lot size of 6,000 square feet, a 30 foot landscape buffer along the common boundary with the Sorrellwood Park Addition and a cap on the maximum number of lots which can be developed within the Property of 92 lots.

In addition, enclosed herewith is a conceptual subdivision plat, submitted for informational purposes only because the final engineering is not completed, demonstrating the intended approximate layout and size of the proposed single family lots within the Property.

All other provisions contained in the Revised Letter not modified hereby remain as stated.

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

Yours truly,


Robert H. Roeder

RHR/mls
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