



October 4, 2011

Jennifer Cox, AICP
Director of Planning
308 N. Tennessee
McKinney, Texas 75069

**RE: Letter of Intent – Rezoning Request
+/-20 acres SWC of Silverado Trail and McKinney Ranch Parkway**

Dear Ms. Cox:

Please accept this correspondence as my Client’s formal Letter of Intent for a proposed rezoning of the subject property. In 2007, the property was rezoned by the current approved Ordinance 2007-08-072. At that time, there was no requirement for “Enclosed Parking” for multi-family developments. There was a requirement for “covered parking”. The approved PD specifically speaks to “no covered parking shall be required”. The proposed change to this approved PD is to replace the item in 1 (b) 1 to read “no covered or enclosed parking shall be required.” As per the original justification that led to the ultimate approval of the current PD, my Client believes that “covered parking” or random “enclosed parking” in the parking field is not necessarily urban in character. Instead, the architecture is in keeping with the REC specified goals of build-to lines, architecture which faces outward to the public rights-of-ways and “hidden” parking fields.

My Client is proposing a product similar to “The Alexan” located across McKinney Ranch Parkway with individual “tuck-under” parking garages. Although the character of the façade and the elevations being considered are different than “The Alexan”, the functionality of the tuck-under is similar in nature. The current concept being considered anticipates tuck-under parking garages on every building (except the clubhouse(s)). However, until my Client has a clear definition regarding the zoning and the design criteria for the property, the Architect cannot determine what the design, garage mix, unit mix and ultimate configuration could be. Notwithstanding, it is not feasible to provide 1 “garage” for every unit on the property. We respectfully request staff and city consideration of this one minor stipulation.



As you may recall, the original zoning of the subject property included different alignments for McKinney Ranch Parkway, Silverado Trail and Brookstone Drive. Since the original zoning was approved in 2002, the alignments for these roadways were modified for various reasons. The changes in the alignment caused changes in the zoning parcels as originally contemplated and approved by the City in 2002. This was the impetus for the 2007 rezoning request. Included in the enclosed rezoning submittal package is a proposed zoning exhibit which includes the new alignments of the roadways indicated above as they exist currently. Part of the rationale in 2007 to layout the parcels in such a way was to be consistent with the Alexan community and thereby continue to create the urban corridor sought by the REC.

Based on the conversation that you and I had regarding the “enclosed” versus “covered” parking and subsequent interpretation by staff regarding the existing PD and its various exhibits, my Client has asked that we process this case in order to formally request of the City a more clear interpretation of the parking criteria. I look forward to visiting with you to determine if there are additional items in the PD that you feel need to be addressed that may limit my Client’s ability to develop the subject property.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at martin.sanchez@tsag.biz if this is more convenient.

Regards,

J. Martin Sanchez, AICP
Project Manager

CC: Gene Phillips, Pillar Income Asset Management
Mark Zale, Principal, Zale Corson Group
Charlie Corson, Principal, Zale Corson Group
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