

EDW Architectonics, LLC  
c/o eDataWorld  
2770 Main Street, Suite 229  
Frisco, Texas 75033  
bhujang.k@edataworld.com  
206-504-8739

January 22, 2018

Development Services  
City of McKinney  
221 N. Tennessee St.  
McKinney, Texas 75069

Re: PD Rezoning Letter of Intent  
Tract 31, Oliver Hedgcoxe Abstract Number 392

Ladies / Gentlemen:

This letter of intent is for the proposed rezoning of a 5.33 acres tract of land located on the east side of South Ridge Road, approximately 1,200 feet north of the South Ridge Road and Stacy Road intersection. The property is currently zoned "PD"- Planned Development District (Ord. No. 2002-03-019) and "REC"- Regional Employment Center Overlay District, with a base zoning of O-1 (Neighborhood Office District). The developer is proposing a mixed-use development (neighborhood office / retail / restaurant and residential) for the property with a base zoning of "C1" – Neighborhood Commercial District. Since existing City of McKinney Zoning Districts do not currently include any mixed use type zoning, the proposed zoning is PD (Planned Development). The PD zoning will allow the development of a unique Mixed Use Project, which will be "trend-setting" for the City of McKinney. Proposed exceptional quality features of the development included enhanced landscaping, enhanced building façade / materials, open space, and additional amenities and minor architectural / site enhancements for the multi-family component of the project. Additionally, the PD standards provide for an 80-foot minimum building setback from the existing adjacent residential development to any mixed-use building, with the additional provision that windows shall not be located within the 80-100 separation from the residential zoning; this setback serving to provide additional privacy separation for the existing residential zoning.

We believe this development will be unique to the City of McKinney and provide a needed end-product that is compatible with the existing and proposed surrounding development. The proposed zoning concept plan, provided for informational purposes only, includes a single (1) two-story office building, four (3) three-story mixed use buildings, and an amenity building. Height limitations on the proposed structures echo the height limitation of the surrounding land uses.

Thank you for your review and consideration of this proposal. As you review this proposal, should you have any questions or need any further information, please contact me at your convenience.

Regards



Bhujang Karakavalasa  
CEO