

## Samantha Pickett

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**Subject:** FW: Updated LOI 14-166Z2 (McKinney Place Townhome Rezone)  
**Attachments:** 20150114160124013.pdf

**From:** Tyler Scott  
**Sent:** Wednesday, January 14, 2015 3:59 PM  
**To:** Brandon Opiela; Samantha Pickett  
**Cc:** Kathy Wright  
**Subject:** Updated LOI 14-166Z2 (McKinney Place Townhome Rezone)

Sam,

Please see the attached updated LOI based off last night's PZ meeting. Also we do not want to include the land plan for conceptual information since it does not reflect the updated LOI (it shows more front entry townhomes than our LOI proposes to allow). Let me know if there is anything additional you need in order to keep us on the agenda for the next PZ meeting on 1/27/2015.

Thanks!

Tyler



**Tyler C. Scott, EIT**  
**Sanchez & Associates, L.L.C.**  
TEMPORARY ADDRESS: 402 N. Tennessee, McKinney, TX 75069

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January 9, 2015

Michael Quint  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE: Letter of Intent – 30.35 Acres located at the SWC of McKinney Place Drive and Collin McKinney Parkway**

Dear Mr. Quint:

Please accept this correspondence as my Client's formal Letter of Intent for the submittal of a Rezoning Request for the above referenced property. Currently the property is zoned for multi-family uses with an approved site plan for 541 units.

Our client intends to develop the property with a maximum 250 townhome lots under the REC Townhouse (rowhouse) Dwelling standards with the following exceptions:

1. No Maximum Lot width.
2. No Maximum Lot area.
3. Front entry townhome shall be allowed.
4. Front build-to-line shall be 20' for front entry townhomes.
5. Rear yard garage and alley access or contained internal courtyard parking requirement shall not apply to front entry townhomes.
6. No side yard setback of interior lots shall be required; however, a minimum of 10' of separation will be required between buildings.
7. Maximum Density of 8.5 units per acre.
8. Maximum of 50% of the overall unit count can be front entry townhomes.

Our client would like to build a mix of front entry and rear entry townhome product because they are seeing a demand for both of these products in the marketplace. They also would like to eliminate the maximum lot size so if there are larger corner lots, these townhomes can more yard. This will again provide variety to the product that they are delivering to the marketplace.

In order to provide a provision that is over and above what is required, my client has agreed to the attached architectural standards for the development.



I have attached a conceptual layout for the proposed development for informational purposes only. Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [levi.wild@sanchezassociates.net](mailto:levi.wild@sanchezassociates.net) if this is more convenient.

Regards,

A handwritten signature in black ink, appearing to be "L. Wild", written over a horizontal line.

Levi A. Wild, PE

CC: File