

Mr. Brian Lockley  
Director of Planning  
City of McKinney  
P.O. Box 517  
McKinney TX 75070

**RE: Site Plan Support Letter**  
**Case No.: 15-316SP**

Dear Mr. Lockley:

Please consider this a letter of support for Nexmetro Development's Avilla-McKinney site plan, which is scheduled to be heard by the Planning and Zoning Commission on February 23, 2016.

As an adjacent owner to this proposed project located at Community Avenue and White Avenue, we believe the proposed site plan and use is more desirable and less intense than what the current zoning allows, namely a traditional 3 or 4 story garden style apartment complex.

The existing zoning allows for a density of up to 24 units per acre. The proposed Avilla project is proposing a density of no more than 10 units per acre. We feel this reduced density will limit congestion in the area, and limit impact on surrounding utilities and area schools.

Further, the single-family and single-story nature of the proposed project, together with appealing architectural elevations and a masonry perimeter screen wall ensures more privacy for our end users, and less visual obstructions when compared to what the current zoning allows.

We support this request for site plan approval and encourage the Planning and Zoning Commission to do the same.

Respectfully,

McKinney 90 Town Homes, LLC  
Homebound inc., General Partner  
By: Stefan Tott

