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March 11, 2022

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

Re: Revised Letter of Intent supporting request for a zoning change for 29.867 acres, being Lot 1, Block 1, McKinney SPCA Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume M, Page 366, Map Records, Collin County, Texas (the "Property")

Dear Planners:

This revised letter of intent is submitted on behalf of the owner, SPCA of Texas, a domestic nonprofit corporation, and incorporates the information contained in the original application submitted on August 23, 2021, which is recited again as follows:

1. The acreage of the Property is 29.867 acres as shown on the Zoning Exhibit which accompanies the application.
2. The existing zoning on the Property is AG-Agricultural District and is part of the Regional Employment Center Overlay District.
3. The Property is located in the Collin McKinney Commercial District and has a Placetype of Urban Living.
4. The applicant requests that the Property be rezoned to PD, Planned Development District, for residential uses that include town homes on Tract A and multi-family on Tract B and for commercial uses on Tract C as described in the accompanying Development Regulations, which uses conform to the Urban Living Placetype.
5. The deviations from the Schedule of Space Limits and parking requirements set forth in the Development Regulations for Tracts A and B are driven by current development standards employed by the industry and conform to those granted on prior town home and multi-family zoning cases in McKinney. Of special note, no deviation from the maximum building height is requested for the town homes on Tract A except for that area extending 270' north from the south boundary line and 100' east of the west boundary line. The request for a four stories within Tract B applies only to the area that is beyond 375' of the west Property line and beyond

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270' from the south Property line and is immediately adjacent to flood plain where the existing topography is significantly lower than that to the west which will result in the perceived height of four story structures within that area being no higher than the three stories to the west.

6. The deviations from the screening and landscaping requirements set forth in the Development Regulations for Tracts A and B are intended to create a seamless transition of land uses within those tracts and to address identified conflicts with required infrastructure.

7. The applicant proposes to increase the minimum number of amenities required under Section 146-139(f)(2) ("Multi-family Residential Site Design") for development within Tract B by two (2) as an enhancement required for consideration of a PD.

8. Attached hereto is a concept plan for the development of the Property showing the general layout and the restricted height area as proposed in the Development Regulations.

9. There are no other considerations requested or required.

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 Letter of Intent, please refer to the application filed contemporaneously herewith.

Very truly yours,



Robert H. Roeder

RHR/mls

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cc: David Craig
Miles Prestemon
Miller Sylvan