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December 30, 2019

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a PD zoning change for 12.64 acres located in the T. J. McDonald Survey, Abstract 578, in the City of McKinney, Collin County, Texas (the "Property") in response to Staff comments received November 26, 2019

Dear Planners:

This revised letter of intent incorporates the application for a PD zoning change submitted by me on behalf of the owner, Gazim Idoski, on November 11, 2019, together with the information contained therein as follows:

1. The acreage of the subject property is 12.64 acres as described in the Metes and Bounds description attached to the application. A Zoning Exhibit is submitted herewith.

2. The existing zoning on the tract is AG-Agricultural District.

3. The Applicant requests that the Property be zoned PD- Planned Development with a base zoning of MF-3, Multiple Family Residential-Medium High Density district, modified according to the Planned Development Standards attached hereto that, among other matters, increase the density to 28 units per acre, increase the maximum height of structures to three (3) stories, increase the landscape requirements and modify the required parking standards.

4. To support the request to reduce the required percentage of enclosed parking garages, the Applicant submits the experience of its proposed developer, The NRP Group, which has over 19,000 rental units under management. Based upon its internal data specific to the DFW submarket, The NRP Group reports that resident demand for detached garages is minimal. Residents will use and pay for attached/tuck-under garages that provide direct access to building corridors (which detached garages do not) and prefer carports to detached garages for ease of access while still offering protection from the elements and inclement weather.

5. The requested computation of required parking spaces at one parking space per bedroom plus 0.20 parking spaces per unit is derived from the extensive experience of The NRP

December 30, 2019

Page 2

Group's in multi-family developments in this area and is consistent with the parking requirements previously approved by the Council in Case No.2019-0017Z2.

6. The Applicant proposed to increase the minimum required landscape coverage within the Pitts Road street yard from 15% to 30% and increase the total living landscaped area within the project from the required 10% to 20% as enhancements required to qualify for a PD.

7. A revised general development plan for the project is included for illustrative purposes only.

8. The subject property is located at 3521 James M Pitts Drive, City of McKinney, Texas.

9. 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 previously filed.

Very truly yours,



Robert H. Roeder

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