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April 8, 2019

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

Re: Second Revised Letter of Intent supporting request for a zoning change for 16.47 Acres in Block A, Lot 1 in Saint June, an Addition to the City of McKinney (Tract 1) and Block A, Lot 1a, in Wilson Place, an Addition to the City of McKinney, Collin County, Texas (Tract 2) (together, the "Property")

Dear Planners:

This second revised letter accompanies the application for a zoning change submitted by me on behalf of the owner of Tract 1, Carleton GP II, Inc., a Texas corporation, and the owner of Tract 2, Vincent J. Viola, on March 8, 2019, and incorporates the information contained therein which is recited again as follows:

1. The combined acreage of Tract 1 and Tract 2 comprising the Property is 16.47 acres as described in the Metes and Bounds and Zoning Exhibit accompanying the application, as revised.

2. The Property is located east of Wilson Creek Blvd, south of Rockhill Road, and west of Graves Street, City of McKinney, Collin County, Texas.

3. The existing zoning on Tract 1 is PD-Planned Development Ordinance No. 1354 and the existing zoning on Tract 2 is PD-Planned Development Ordinance No. 1498 (together, the "Existing PDs").

4. The Applicant requests that the Existing PDs be amended into a single PD containing the following particulars:

a. a base zoning category of MF-3, Multiple Family Residential Medium-High Density;

b. three (3) story structures (not to exceed 45 feet in height) permitted throughout the Property (three stories are currently permitted under the PD for Tract 1);

c. reduced or modified front yard setbacks as follows:

i. 20' setback along that portion of Rockhill Road from its intersection with Wilson Creek Blvd. eastward to the creek separating Tract 1 and Tract 2 (currently 35'), with a 5' encroachment zone therein for first floor walkouts (including tubular steel fencing);

ii. 20' setback along Graves Street (currently 35'), with a 5' encroachment zone therein for first floor yard area enclosed by tubular fencing for the associated unit; and

iii. 15' encroachment into 35' setback for garages only along Rockhill Road from the creek separating Tract 1 and Tract 2 eastward to Graves Street.

d. reduced rear yard setback to 20' (currently 25');

e. tubular metal fencing without associated masonry columns with landscaping along the south boundary of the Property due to adjacency of existing multi-family and utility and drainage easement; and

f. required parking at 1 space per bedroom with an additional 0.20 parking spaces per unit, which exceeds the parking approved for several recent multi-family projects and provides approximately 90% of the parking required under current City ordinances.

5. In support of its request for a PD-Planned Development district, the Applicant submits the following enhancements to be required of the development that are in excess of, or in addition to, the minimum development requirements for MF-3:

a. enhancement of the hike and bike trail that bisects the property with a trail entrance at Rockhill Road containing wayfinding signage and bike racks, two 6 foot long benches and 2 pet stations dispersed along the trail and pedestrian lighting at +/- 150' o.c. (as generally shown on the attached Exhibit "I"); and

b. the incorporation of a tower element in the exterior facades of the building located at the intersection of Rockhill Road and Wilson Creek Blvd that will extend approximately 45 feet in height and consist of a single-slope low pitch roof and will consist primarily of masonry with accent metal panels.

6. A general concept plan submitted **for informational purposes only** accompanies this submittal.

7. 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.

Yours truly,



Robert H. Roeder

