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September 8, 2020

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

Re: Second Revised Letter of Intent supporting request for a PD zoning change for 62.169 acres located in the Thomas Phillips Survey, Abstract 717, the Holliday Survey, Abstract 385, and the J. Driggers Survey, Abstract 274, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This second revised letter of intent incorporates the application for a PD zoning change submitted by me on behalf of the owners, MK21A, LP, MK21B, LP, MK21E, LP, MC22C, LP, MC22D, LP, MC22F, LP and MC22G, LP, all Texas limited partnerships, and addresses the staff comments received September 2, 2020:

1. The acreage of the subject property is 62.169 acres as described in the Metes and Bounds description submitted with the application. A Zoning Exhibit is submitted herewith. A map for ease in identifying the individual tract ownerships is also enclosed.

2. The existing zoning on the tract is controlled by PD-Planned Development under Ordinance Nos. 2001-02-017, 2005-02-016 and 2006-06-054.

3. The Applicant requests that the Property be rezoned to a new PD- Planned Development prescribing a base zoning classification of RO-Regional Office with additional allowed uses and modified development regulations as more fully set forth in the Planned Development Regulations attached hereto. In support of this rezoning request, the Applicant submits that the modified development regulations and additional allowed uses reflect current market demand for an increased variety of office development, are compatible with uses adjacent to the Property and will potentially accelerate the build-out of the sector within the corporate office campus covered by this proposed PD.

4. The Applicant proposes to set aside approximately 2.5 acres as a linear park in the vicinity shown on the Regulating Plan as an enhancement required to qualify for a PD, which will be connected to a hike and bike trail coursing through Tract A on its western edge and a hike

September 8, 2020

Page 2

and bike trail along Tracts D, E and G adjacent to Meyer Way, all of which connect the linear park to the hike and bike trail system currently existing at Craig Ranch.

5. While not intended to constitute an element in the PD but submitted for informational purposes, the Applicant intends to require any multi-family development within Tracts B and C to dedicate 10% of the units for work force housing in accordance with the provisions of the Work Force Housing Component Structure Memo accompanying this submittal through a restrictive covenant filed in the Real Property Records of Collin County, Texas, of which the City will be a third party beneficiary.

6. The subject property is located west of Meyer Way, north of Henneman Parkway and south of Van Tuyl Parkway in Craig Ranch.

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 Revised Letter of Intent, please advise.

Very truly yours,



Robert H. Roeder

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