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October 9, 2020

City of McKinney  
Planning Department  
221 Tennessee  
McKinney, Texas 75069

Re: Letter of Intent Supporting Request for a Site Plan Variance for 2.1337 Acres Described as Lot 1R, Block C, in the Downtown McKinney Mixed Use Addition to the City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This letter of intent incorporates the application for a variance submitted by me on behalf of the owner, Playful Building One, LLC, a Texas limited liability company, on October 9, 2020, together with the information provided below:

1. The Property is located at 300 E. Davis Street, McKinney, Texas, within the Downtown Core of the McKinney Town Center Zoning District.
2. The Property has been improved with a 3-story 58,800 square foot building, off-street parking and ancillary improvements, all of which conform to the site plan approved therefor under Case No. 17-168SP (the “Site Plan”).
3. At the time of the submission of the Site Plan, the regulations for the Downtown Core required that the front façade of the building on the Property be constructed within a build-to zone of 0’-10’ from the right-of-way of Davis Street.
4. At the time of approval of the Site Plan, the north side of the Property adjoining Davis Street had been improved with head-in parking and a sidewalk that extended into the Property and conflicted with the ability to construct the front façade of the building within the 0’-10’ build-to zone. That fact notwithstanding, the Site Plan was approved without a formal variance to the front build-to zone in the manner allowed under the McKinney Town Center Zoning District regulations.
5. In order to insure that the building and improvements constructed according to the approved Site Plan conform to the standards and regulations of the Downtown Core, the Applicant is requesting a variance extending the front build-to zone along E. Davis Street adjacent to the Property from 0’-10’ to 0’-20’.

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6. The applicant requests an appearance before the Planning and Zoning Commission at the earliest possible date.

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

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cc: Paul Bettner