



November 12, 2020

City of McKinney – Planning Department  
221 N. Tennessee St.  
McKinney, TX 75069

**RE: *Letter of Intent –Zoning Change Request for Medical Center MF  
McKinney, TX***

To Whom It May Concern:

The purpose of this letter is to request a zoning change for Lot 2R2, Block A of Meridian at Southgate, being 17.022-acres out of the William Hemphill Survey, Abstract 449. The subject property is generally located at the northeast quadrant of Medical Center Drive and Spur 399.

The subject property is part of an existing planned development, "PD" 2000-11-093, which caps the total allowable multiple family units at 580. There are 576 multiple family units constructed to date within the PD limits. The land use of the subject property at the time of PD recordation was a golf course.

The developer requests a zoning change for the subject property to allow for development of additional multiple family units. The zoning change request will be for a PD, with a base zoning in conformance with Section 146-81 "MF-3" – Multiple Family Residential-Medium-High Density district of the Zoning Ordinance and as amended.

Section 146-81 "MF-3" of the Zoning Ordinance allows for three-story apartments; however, Section F-1 Schedule of space limits permits a maximum building height of 35 feet and a two-story apartment. The purpose of this PD request is to amend Section F-1 Schedule of space limits to allow for a maximum building height of 45 feet and a three-story apartment.

Please contact me at (469) 301-2582 or [eric.jeske@kimley-horn.com](mailto:eric.jeske@kimley-horn.com) should you have any questions.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC. (Firm No. F-928)

A handwritten signature in black ink, appearing to read "Eric T. Jeske".

Eric T. Jeske, P.E.

(License No. 130295)