



December 28, 2020

Wilson Creek Plaza

City of McKinney
211 N. Tennessee
McKinney, TX 75069

RE: Rockhill 13.207-acre Site
Letter of Intent – Rezoning & PD Request
ZONE2020-0014

To Whom It May Concern-

We are requesting the creation of a new Planned Development District (PD) on the 6.065 -acre property on the north side of Wilson Creek Parkway, approximately 200' east of Big Bend Road (the "Property"). Below are the property details:

Property Owner: Ahmed Imtiaz
Property Location: Wilson Creek Parkway, east of Big Bend Drive
Property Size: 6.065 - acres
Existing Zoning: C1
Proposed Zoning: New PD

It is our intention to develop the Property into a multi-family community with mixed use commercial/retail on the first floor. Per the City of Mkinney Zoning Ordinance, a PD with special ordinance provisions is being requested. Currently, the Zoning Ordinance does not have a zoning district with development regulations that accommodate this type of housing product. Further, a rezone is requested because the existing zoning on the Property includes C1 commercial zoning only, and this configuration essentially leaves the Property unbuildable.

The multi-family portion of the Property could accommodate approximately 114 dwelling units, and the retail portion of the property could accommodate approximately 12 retail spaces. Under the proposed PD zoning, the density for the site would be 19 dwelling units per acre, and 2 retail spaces per acre. As illustrated in the "Information Only" site plan, we seek to create a multifaceted dwelling and retail space for a variety of people to enjoy.

In exchange for the PD zoning, it is our intention to develop a livable community that residents are proud of. The dwelling portion alone will far exceed the minimum number of required amenities by including walking trails with several dog stations, covered gazebos along walking paths, several grilling stations inside the courtyard areas with patio seating and fireplaces, full cafeterias with prepared meal vending machines that are linked to key fobs, at least 900 sq. ft. fitness center with sauna and full locker rooms, and much more. It is our intention to utilize unique landscaping inside the courtyard areas to create several natural barriers in order to maximize unique and desirable aesthetics. We seek to also create an extremely desirable look with the exterior landscaping in order to create a unique appeal. Some of the plants we intend to utilize for this purpose are Virginia Creeper, Japanese Pencil Holly trees, Hybrid Willow trees for general shape and design, and a number of flowering annual and perineal plants to create a variety of color.

Please note that we seek to create the most desirable development for this area, and wish to work as closely with the city as possible, and intend to be malleable throughout the design process to accomplish a unique, exciting, and vibrant architectural achievement that will bring livelihood to the area for many years.

Regards,

Joshua McVaney

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