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October 17, 2019

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

Re: Revised Letter of Intent supporting request for a PD zoning change for 12.069 acres located in Lot 1 and Lot 2R, Block C, in the William Hemphill Survey, Abstract 449, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This revised letter of intent is submitted in response to comments from staff and incorporates the application for a PD zoning change submitted by me on behalf of the owner, Busco Inc., an Oklahoma corporation, on August 30, 2019, together with the information contained therein as follows:

1. The acreage of the subject property is 12.069 acres as described in the Metes and Bounds description attached to the application. A Zoning Exhibit is submitted herewith.
2. The existing zoning on the tract is PD - Planned Development Ordinance No. 1480 (the "PD").
3. The Applicant requests that the Property be zoned PD- Planned Development with a base zoning of MF3, modified as follows:
 - a. Maximum height of structures will not exceed three (3) stories or forty-three feet (43");
 - b. Parking will be at a ratio of 1.99 parking spaces per unit;
 - c. A covered parking space (carport) will be provided for 50% of the units;
 - d. Enclosed parking will not be required;
 - e. Vines will be planted on the west side of the masonry screen wall adjacent to the existing single family residential development;
 - f. A minimum 30' landscape buffer shall be maintained adjacent to the existing single family residential development;
 - g. 20% of the site will be dedicated to living landscape;
 - h. 30% of the street yard will be devoted to landscaping; and

- i. A minimum 150' setback from the west property line adjacent to the single family dwellings shall be maintained for residential buildings on the Property.
4. A general development plan and site plan for the project are included for illustrative purposes only.
5. The Applicant will provide a significant variety of free services for the resident population, including, but not limited to, homework first and summer camp programs, food pantries. Health and wellness screenings for the general public will be available at no additional charge.
6. The Applicant will provide enhanced landscaping as set forth below to meet the exceptional quality requirement of the PD:
 - a. The landscape buffer adjacent to the single family residential development will be 30' in width, which exceeds the required 20' width;
 - b. The 6' tall masonry wall adjacent to the single family residential development will be enhanced with vines on the side facing the single family residential development to create a living, as well as a masonry, screen;
 - c. 20% of the site will be dedicated to living landscape, which exceeds the required 10% minimum; and
 - d. 30% of the street yard area will be devoted to landscaping, which exceeds the required 15% minimum.
7. The subject property is located on the west side of the intersection of Collin-McKinney Parkway and Test Drive.
8. 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.

Very truly yours,



Robert H. Roeder