

ATTORNEYS AT LAW

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October 27, 2017

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

Re: Fourth Revised Letter of Intent supporting request for a zoning change for 12.753 acres situated in the W. Davis Survey, Abstract No. 248, located in the southwest corner of Throckmorton Street and U. S. Hwy 380, City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This fourth revised letter of intent accompanies the application for a zoning change submitted by me on behalf of the owner, The McKinney First Baptist Church, a Texas Nonprofit corporation, on September 26, 2016, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the subject Property is 12.753 acres as described in the Property Description attached to the application and as shown on the Zoning Exhibit attached as Exhibit A to the previous submission.
2. The existing zoning on the Property is ML: Light Manufacturing along U.S. Highway 380 and RG-18: General Residential along Throckmorton Street.
3. The Applicant requests that the Property be zoned PD – Planned Development.
4. According to current information, the Property is not subject to any covenants, conditions or restrictions.
5. The applicant requests that the Property be allowed to be developed according to the Concept Plan attached hereto as Exhibit B and the proposed Development Regulations attached hereto as Exhibit C.
6. As noted in the attached Development Regulations, parking for the multi-family units is computed at 1.7 parking spaces per unit, which is in keeping with parking ratios for similar TDHCA multi-family projects.

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7. The applicant proposes to meet the requirement for exceptional quality and innovative design through the following: (a) the exterior elevations of each multi-family building within Tract 2, exclusive of doors and windows, will be finished with at least sixty-five percent (65%) masonry; (b) fifty percent (50%) of the multifamily units within Tract 2 will have a separate exterior ground floor entrance that eliminates exterior stairways and breezeways, provides a layer of extra security for the resident and creates the look and feel of a townhome development; and (c) the development will contain an internal trail system adjacent to both sides of the floodway that separates Tracts 1 and 2 consisting of a decomposed granite (or equivalent) trail with a minimum width of eight (8) feet and extending in the aggregate no less than six hundred (600) linear feet.

8. I have enclosed herewith a detailed concept plan for illustrative purposes only and not as an exhibit to the proposed PD ordinance.

9. There are no other special considerations requested or required.

10. The Property is located at the southwest corner of Throckmorton Street and U.S. Highway 380, City of McKinney, Texas.

11. 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.

Yours truly,



Robert H. Roeder

Enc.

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cc: Jay O. Oji  
Larry Crosby  
Robert Lamkin  
Victor Lissiak, Jr.