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May 27, 2013

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

Re: Letter of Intent supporting request for a zoning change for 84.835 acres in the George White Survey, Abstract No. 993, City of McKinney, Collin County, Texas

Dear Planners:

This letter accompanies the application for a zoning change submitted by me on behalf of the owner, McKinney Seven Stacy, LP, a Texas limited partnership, on May 27, 2013, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the subject property is 84.835 acres as shown on the metes and bounds exhibit which accompanied the application.
2. The existing zoning on the tract is PD – Planned Development Ordinance 1756.
3. The Property is presently not subject to the REC development guidelines.
4. The applicant is requesting rezoning for the tract for the following:
 - a. to revise the land use plan and land uses in accordance with the attached Land Use Plan;
 - b. to amend the PD to provide that all structures within the Property shall be developed in accordance with the “REC” – Regional Employment Center District, Residential District Overlay guidelines, with the following exceptions:
 - i. for all Single Family Detached Standard Lots with Front Access:

- Front porches on residential buildings shall not be required;
- Finished first floor elevations of at least two (2) feet above the finished surface grade of the lot at the front door shall not be required;
- Attached garages accessed by driveways from the front of the house shall be set back at least five (5) feet from the front façade of the house;
- Side yard dimensions for single family detached standard lots with front access shall be a minimum five (5) feet, except on corner lots which shall have a minimum of ten (10) feet for the side adjacent to a street; and
- There shall be no lot coverage maximum.

c. for all Apartment dwellings:

- Maximum building height adjacent to single family residential shall be two (2) story and in all other areas four (4) stories;
- There shall be no maximum lot coverage;
- The maximum density shall be twenty-four (24) units per gross acre;
- No more than fifty percent (50%) of the parking shall consist of enclosed garages.

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

6. The subject property is located north of Stacy Road, east of Custer Road and south of Silverado Trail.

7. 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

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cc: McKinney Seven Stacy, LP