

Samantha Pickett

Subject: FW: Updated LOI 14-166Z2 (McKinney Place Townhome Rezone)
Attachments: 20150114160124013.pdf

From: Tyler Scott
Sent: Wednesday, January 14, 2015 3:59 PM
To: Brandon Opiela; Samantha Pickett
Cc: Kathy Wright
Subject: Updated LOI 14-166Z2 (McKinney Place Townhome Rezone)

Sam,

Please see the attached updated LOI based off last night's PZ meeting. Also we do not want to include the land plan for conceptual information since it does not reflect the updated LOI (it shows more front entry townhomes than our LOI proposes to allow). Let me know if there is anything additional you need in order to keep us on the agenda for the next PZ meeting on 1/27/2015.

Thanks!

Tyler



Tyler C. Scott, EIT
Sanchez & Associates, L.L.C.
TEMPORARY ADDRESS: 402 N. Tennessee, McKinney, TX 75069

ELECTRONIC FILE DISCLAIMER

The electronic data files ("Files") furnished by Sanchez & Associates, L.L.C. to the intended receiver of the Files ("Receiving Party") are provided only for the convenience of Receiving Party and only for its sole use. Receiving Party agrees that by opening the attachment(s) containing the files Receiving Party shall be bound by and subject to the terms of this notice. In the case of any defects in the Files or any discrepancies between the Files and the hardcopy of the Files prepared by Sanchez & Associates, the hardcopy shall govern. Only printed copies of documents conveyed by Sanchez & Associates may be relied upon. Any use of the information obtained or derived from these electronic files will be at the Receiving Party's sole risk. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the Receiving Party agrees that it has 60 days to perform acceptance tests, after which it shall be deemed to have accepted the data transferred. Receiving Party accepts the Files on an "as is" basis with all faults. There are no express warranties made by Sanchez & Associates with respect to the Files, and any implied warranties are excluded.



January 9, 2015

Michael Quint
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

RE: Letter of Intent – 30.35 Acres located at the SWC of McKinney Place Drive and Collin McKinney Parkway

Dear Mr. Quint:

Please accept this correspondence as my Client's formal Letter of Intent for the submittal of a Rezoning Request for the above referenced property. Currently the property is zoned for multi-family uses with an approved site plan for 541 units.

Our client intends to develop the property with a maximum 250 townhome lots under the REC Townhouse (rowhouse) Dwelling standards with the following exceptions:

1. No Maximum Lot width.
2. No Maximum Lot area.
3. Front entry townhome shall be allowed.
4. Front build-to-line shall be 20' for front entry townhomes.
5. Rear yard garage and alley access or contained internal courtyard parking requirement shall not apply to front entry townhomes.
6. No side yard setback of interior lots shall be required; however, a minimum of 10' of separation will be required between buildings.
7. Maximum Density of 8.5 units per acre.
8. Maximum of 50% of the overall unit count can be front entry townhomes.

Our client would like to build a mix of front entry and rear entry townhome product because they are seeing a demand for both of these products in the marketplace. They also would like to eliminate the maximum lot size so if there are larger corner lots, these townhomes can more yard. This will again provide variety to the product that they are delivering to the marketplace.

In order to provide a provision that is over and above what is required, my client has agreed to the attached architectural standards for the development.



I have attached a conceptual layout for the proposed development for informational purposes only. Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at levi.wild@sanchezassociates.net if this is more convenient.

Regards,

A handwritten signature in black ink, appearing to be "L. Wild", written over a horizontal line.

Levi A. Wild, PE

CC: File