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September 10, 2013

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

Re: Revised Letter of Intent supporting request for a zoning change for 41.637 acres in the T. J. McDonald Survey, Abstract No. 576, Collin County, Texas (the "Property")

Dear Planners:

This letter revises the Letter of Intent originally submitted by me on behalf of the owners, CCC Partnership, LP and RWR Partners, LP, on January 14, 2013 (the "Original Letter of Intent"). Based upon a review by RWR Partners, LP of the existing zoning on its 77.9 acres RWR Partners, LP has withdrawn its participation in the application submitted with the Original Letter of Intent. Accordingly, CCC Partnership, LP submits this revised letter of intent and with regard to the original application recites as follows:

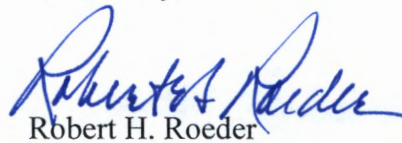
1. The total acreage of the Property is 41.637 acres as shown on the survey thereof which accompanied the application.
2. The existing zoning on the Property is PD – Planned Development District.
3. The requested zoning for the Property is PD – planned development according to the regulations attached hereto as **Exhibit A**.
4. The applicant is requesting this rezoning to allow the Property to be developed primarily as a mixed use and new urban development taking advantage of and providing offices, housing and services to support the employment center created by the Collin County justice and administration center located at the northwest corner of U.S. 75 and Bloomdale Road.
5. The Regulating Plan attached hereto sets out the special development regulations proposed to apply to the Property.

6. The Property has an address of: The 41.637 acre tract lies on the west frontage of U.S. Highway 75, and lies on the south frontage of Bloomdale Road, and lies on the east frontage of James Pitts Road, and lies on the north frontage of Justice Road.

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

RHR/mva

621150v2

Enc.

cc: Jim Williams, Jr.

# COLLIN SQUARE AT MCKINNEY PATTERN BOOK

McKinney, Texas



## **INDEX**

<b>General Regulations</b>	<b>Page 3</b>
<b>Master Concept Plan</b>	<b>Page 4</b>
<b>Open Space Master Plan</b>	<b>Page 6</b>
<b>Landscaping Requirements</b>	<b>Page 7</b>
<b>Transportation Master Plan</b>	<b>Page 8</b>
<b>Street Sections and Build-to-Zones</b>	<b>Page 9</b>
• <b>Esplanade Street</b>	
• <b>Primary and Secondary Street</b>	
• <b>Parking Slip Road Section</b>	
<b>Parking</b>	<b>Page 12</b>
<b>Architectural Standards</b>	<b>Page 13</b>
<b>Definitions</b>	<b>Page 14</b>

# GENERAL REGULATIONS

The text and illustrations contained within this pattern book shall serve as the guiding regulations pertaining to the use and development of the subject property. The regulations contained herein shall prevail over any conflicting regulations within Chapter 146 (Zoning Regulations) of the City of McKinney’s Code of Ordinances, including but not limited to Section 146-130 (Vehicle Parking), Section 146-135 (Landscape Requirements), and Section 146-139 (Architectural and Site Standards).

The following general regulations shall pertain to the subject property:

- 1. Allowed Uses:** Office (including Medical Offices), Retail, Restaurant, Hotel, Townhome, Single-family detached, and Multi-family residential uses.
- 2. Minimum Density (Multi-family):** Following the approved regulating plan layout, each phase of any multi-family residential shall have a minimum residential density of 24 dwelling units per acre. Where multifamily is present within a mixed-use development, and for the purposes of calculating minimum density, that portion of the development that does not contain non-multi-family residential uses shall be converted to multi-family units for such calculation.
- 3. Maximum Density (Townhome):** A maximum density of 8 dwelling units per acre for attached townhome units.
- 4. Maximum Density (Single Family Detached):** Each phase of any single-family residential shall have a residential density equivalent to what is allowed in the City of McKinney’s RS 45 SF zoning district for all detached dwelling units.
- 5. Maximum Building Height:** Maximum building height for all uses will be 5 stories. Structured parking facilities may not exceed 60 feet in height.
- 6. Build-to Zones:** Build-to zones shall be established based on the type of street that a building fronts and are reflected on the street sections contained herein. The front of each building may be constructed anywhere within the built-to zone.

- 7. Flexible Construction:** The ground floor of all residential buildings fronting a Parking Slip Road on lots that abut Bloomdale Road or Highway 75 may be occupied for residential purposes, but must be designed and constructed to permit commercial uses with a minimum of 10 feet of clear ceiling height and a front façade with no more than 42 inches of base plate material below all openings other than doors. Ground floors of all other residential buildings may be designed, constructed and occupied solely for residential uses.

# MASTER CONCEPT PLAN

The Master Concept Plan shown below shall serve as the phasing plan and overall development plan for the project. The acreage shown hereon reflects general areas and may be modified by +/- 15 percent to respond to specific changes in the market. Deviations of block and street dimensions by more than 15 percent but not more than 25 percent may be approved by the Planning and Zoning Commission. Screening walls shall not be required in order to encourage connectivity among blocks.



## OPEN SPACE MASTER PLAN

The Open Space Master Plan below shall serve as the guiding document for the locations and types of open spaces that are provided within the development. Acreages of each open space easement to be established on final plat.



A:	Collin Square:	1.66 ac	D:	Central Green	3.96 ac
B:	Esplanade West	1.07 ac	E:	Pocket Park	0.35 ac
C:	Esplanade East	0.80 ac			



## LANDSCAPING REQUIREMENTS

- a. Locations of street trees, referred to as Canopy Trees by Section 146-135 (Landscape Requirements) and Appendix A (Approved Plant List) of the Zoning Ordinance, as amended, shall average every 30 linear feet of street frontage on any street (save and except where head-in parking shall occur). The linear footage of frontage shall be calculated exclusive of the frontage consumed by driveways and sight visibility triangles.
- b. One street tree, referred to as Canopy Trees by Section 146-135 (Landscape Requirements) and Appendix A (Approved Plant List) of the Zoning Ordinance, as amended, shall be provided where head-in parking is present within street sections, at an interval of one street tree for every 4 parking spaces along the outer parking row. Each tree shall occur within a minimum 5' wide planter between the adjacent head-in parking spaces.
- c. Required street trees may be clustered if approved by the Planning and Zoning Commission as part of the site plan approval process in order to facilitate creative design or for some other valid reason.
- d. Required street trees shall be planted within Streetscape areas as indicated by the typical Street Sections.
- e. Tree wells may be covered with tree grates, living plant materials, or some other permeable non-living material. Tree wells shall be a minimum of 5 feet wide by 5 feet deep.

# TRANSPORTATION MASTER PLAN

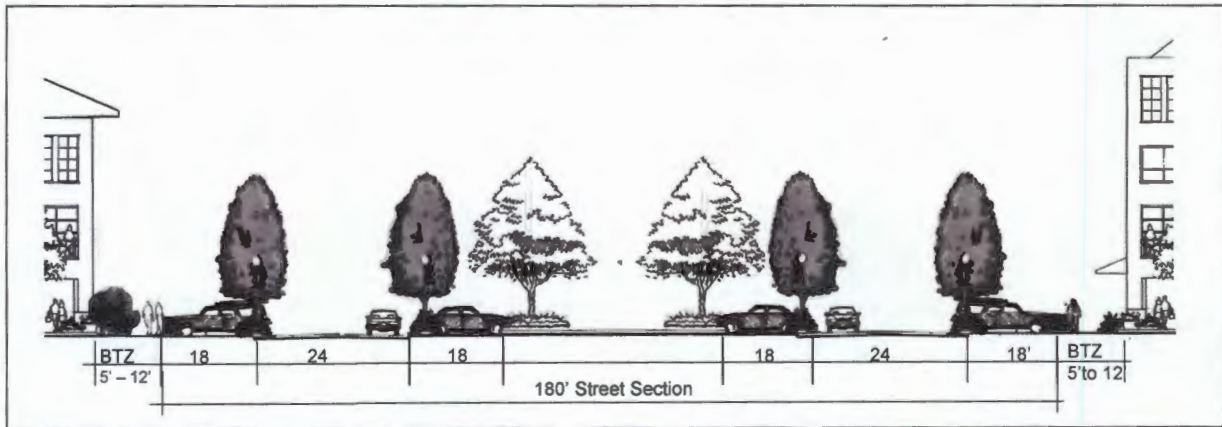
The Transportation Master Plan below shall serve as the guiding document for the general location and types of streets that are proposed within the development. The exact location of each street will be determined at the time of site planning and platting. The final location of all parking areas/types (angled, head-in, parallel) within a street is generally shown on the street sections, with exact details to be determined at the time of site plan approval. Typical sections for each street shall follow the Transportation Master Plan.



## Street Sections and Build-to-Zones

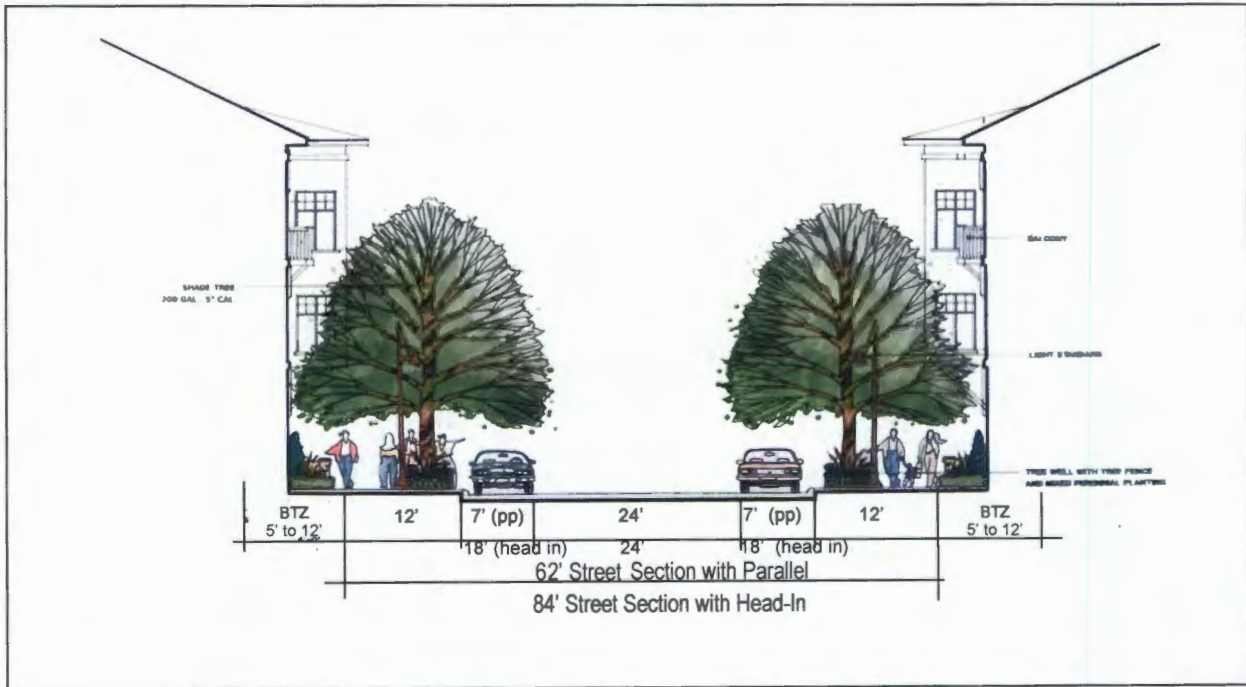
### Esplanade Street

Design features shown in street section below. Streetscape elements include 5" caliper street trees at installation to be spaced generally 30' o.c. (where head-in parking is not present) and set within 5'x8' min. irrigated planters; decorative pedestrian street lights located in tree line generally on 75' o.c. intervals; benches and bike racks generally located on 150' o.c. intervals, and a 6' clear sidewalk dimension minimum occurring between street trees and building (typical).



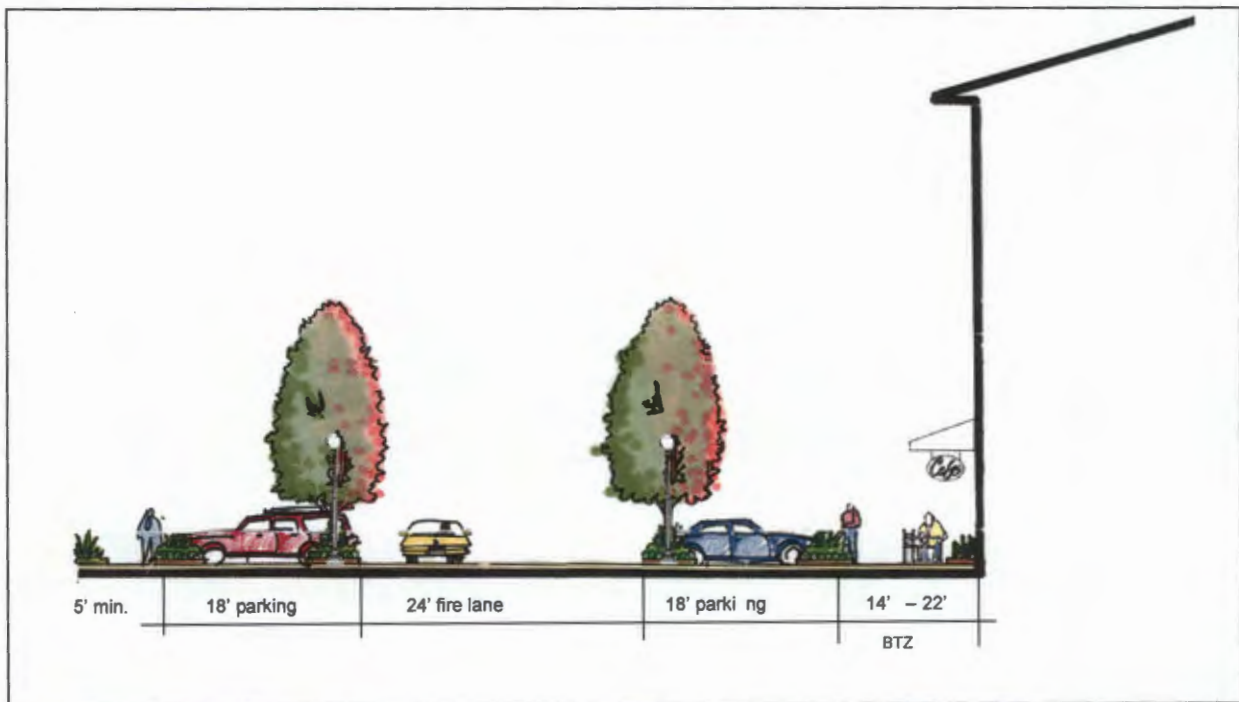
## Primary and Secondary Street -- Typical

Design features shown in street section below. Streetscape elements include 5" caliper street trees at installation to be spaced generally 30' o.c. with 5'x5' min. irrigated planter, decorative pedestrian street lights on 120' o.c. average intervals, benches and bike racks on 150' o.c. average, 6' clear sidewalk minimum. Street light poles may allow for attached banners, and district identification signs are allowed within the street section area. Angled head-in parking is allowable adjacent to the Esplanade, Collin Square, Central Green and Pocket Park.



## Parking Slip Road

Parking slip roads may occur adjacent to Bloomdale, Highway 75, Collin Square and the Pocket Park. Design features are shown in the street section below. In addition, streetscape elements include 5" caliper street trees at installation in 5' minimum width irrigated ornamental planters located between every 4 pkg spaces in minimum 5' planters having trees at edge of drive lane, street lights on 150' o.c. avg intervals, benches and bike racks on 150' o.c. avg, and 6' clear sidewalk minimum.



## **PARKING**

- a. Multi-family residential uses shall be parked at a ratio of 1 parking space per bedroom.
- b. Retail uses shall be parked at a minimum ratio of 1 parking space per 250 square feet of floor area.
- c. Office uses shall be parked at a minimum ratio of 1 parking space per 400 square feet of floor area.
- d. Medical Office uses shall be parked at a minimum ratio of 1 parking space per 300 square feet of floor area.
- e. Restaurant uses shall be parked at a ratio of 1 parking space per 150 square feet of floor area. Sidewalk/outdoor dining areas shall count as floor area.
- f. Structured garage parking, tuck-under garage parking, surface (on-site, courtyard, non-enclosed) parking, and perimeter parking (non-enclosed parking provided within street sections) shall be permitted, provided that no more than 30% of the overall required parking for residential uses shall be located within perimeter conditions.
- g. Parking for each parcel shall be provided within the limits of the parcel it serves.

# ARCHITECTURAL STANDARDS

Development on the subject property shall not be required to meet the requirements of Section 146-139 of the Zoning Ordinance and shall be approved if the following requirements are satisfied:

- a. Buildings shall generally conform to the range of architectural styles and features reflected herein.
- b. The exterior finish of each Building's facade facing onto a street shall feature a minimum of 85% brick, stone, synthetic stone, stucco, or any combination thereof, with none of the aforementioned materials, except brick or stone, comprising more than 50% of such facade. The balance of the exterior finishing materials may include EIFS, architectural concrete masonry units (CMU), cementitious siding, metal, and/or glass curtain wall systems.
- c. Horizontal building facades longer than 150 feet in width shall be segmented into smaller sections by a structural or ornamental minor facade offset of a minimum four feet deep and 10 feet wide. The height of such offsets shall be equal to or greater than 75 percent of the building's height.
- d. The architectural character of a building's facade facing onto a street shall be continued on all facades of the building that are visibly exposed to a street.
- e. Primary building entrances shall be articulated through the use of architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, or other appropriate elements.
- f. Light fixtures attached to the exterior of the building shall be architecturally compatible with the style, materials, colors, and details of the building.
- g. All mechanical, air conditioning units, heating, ventilation and air condition systems, exhaust pipes and stacks, elevator housing and other such equipment shall be completely screened from public street view by walls, fencing, parapet walls, penthouse-type screening devises, or landscaping.
- h. Structured parking facades shall not have frontage on a public street.
- i. Surface parking that is not contained within a street section shall be contained within parking courtyards.

## DEFINITIONS

1. **Tree well** means an area between the vehicular drive aisle and the required sidewalk where required street trees may be planted, unless indicated otherwise.
2. **Street** means public rights of way, private rights of way and fire lanes, unless specifically indicated otherwise.