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December 28, 2020

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 28.38 acres located in the William Hemphill Survey, Abstract 449, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This revised letter of intent incorporates the application for a PD zoning change submitted by me on behalf of the owner, McKinney Med Center, L.P., a Texas limited partnership, on November 9, 2020, together with the information contained therein as follows:

1. The combined acreage of Tract 1, Tract 2 and Tract 3 comprising the Property is 28.38 acres as described in the Metes and Bounds description submitted with the application. A Zoning Exhibit is submitted herewith.

2. The existing zoning on Tracts 1, 2 and 3 is PD-Planned Development under Ordinance No. 96-11-51, Ordinance No. 2012-03-006, Ordinance No. 2017-12-109-PZ# 16-2627 – McKinney Urban Village: Southeast Corner of Spur 399 and Medical Center Drive, and Ordinance No. 1476 (together, the "Existing PDs").

3. The Applicant requests that the Property be rezoned to PD-Planned Development that provides for a mixed use development consisting of approximately 4.68 acres for hotel, hospitality, retail and office uses generally conforming to the C-2 Commercial standards ("Tract 1" or the "Commercial Zone") and the balance of the Property for multi-family use generally conforming to the MF-1, Multifamily Residential, standards ("Tracts 2 and 3" or the "Residential Zone").

4. It is the intent of the Applicant to devote that portion of the Property which is readily accessible to Spur 399 and identified as Tract 1 or the Commercial Zone to commercial uses that support the existing and future medical and educational developments in the immediate area. To that end, the Applicant proposes to use the C-2 commercial category, with the addition of hotel as a permitted use, because it focuses on service, retail and office and does not permit heavy automotive and transportation uses.

5. It is the intent of the Applicant to create a residential development outside of the Commercial Zone on Tracts 2 and 3 or the Residential Zone which emphasizes low density, detached housing comparable to a more urban single family residential development comprised of a variety of housing sizes and styles. The focus of this community will be its appeal to residents who desire to lease rather than own, but who want to live in a community designed with detached single family, duplex and townhome structures supported by robust amenities and full service maintenance. In some instances, those residents are seeking a “lock and leave” environment, while others are looking to upgrade from multi-family apartments to a more traditional residential community. Recognizing that the City does not want the Residential Zone to evolve into a traditional multi-family development, the Applicant has included in its regulations restrictions on density, building separation and number of dwelling units permitted within a single building, which, in the Applicant’s opinion, effectively prohibit the development within the Residential Zone of traditional multi-family complexes.

6. The Regulations referenced above are attached hereto for inclusion in the PD.

7. A general development plan for the project is included for illustrative purposes only. In addition and for the limited purpose of graphically depicting elements about which the staff inquired, a Representative Conceptual Landscape Buffer plan and a Parking Distribution plan are included with this submittal.

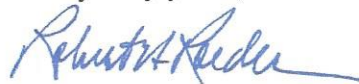
8. The Development will include private ground floor yard space for the majority of residential units and a linear green with enhanced landscaping to provide a centralized open space for residents, to conform to the exceptional quality requirement of the PD.

9. The subject property is located in two non-contiguous Tracts: Tract 1 at SWC Hwy 5 and Spur 399; Tract 2 at NWC Hwy 5 and Frisco Road, City of McKinney, Texas.

10. 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