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November 28, 2016

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

Re: Third 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 third 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, but is 47 total parking spaces less than

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required under the City's Code. I have attached an analysis of Code required and provided parking for your information.

7. The multifamily buildings to be constructed on the Property are unique and provide exceptional quality. The buildings will feature flats on the first floor and two-story studio apartments above. As required by the Regulations, each dwelling unit will have a separate exterior ground floor entrance that eliminates exterior stairways and breezeways and provides a layer of extra security for the resident. The use of ground floor entrances will create the look and feel of a townhome development rather than a typical garden-style multifamily development.

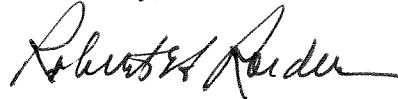
8. There are no other special considerations requested or required.

9. The Property is located at the southwest corner of Throckmorton Street and U.S. Highway 380, 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.

Yours truly,



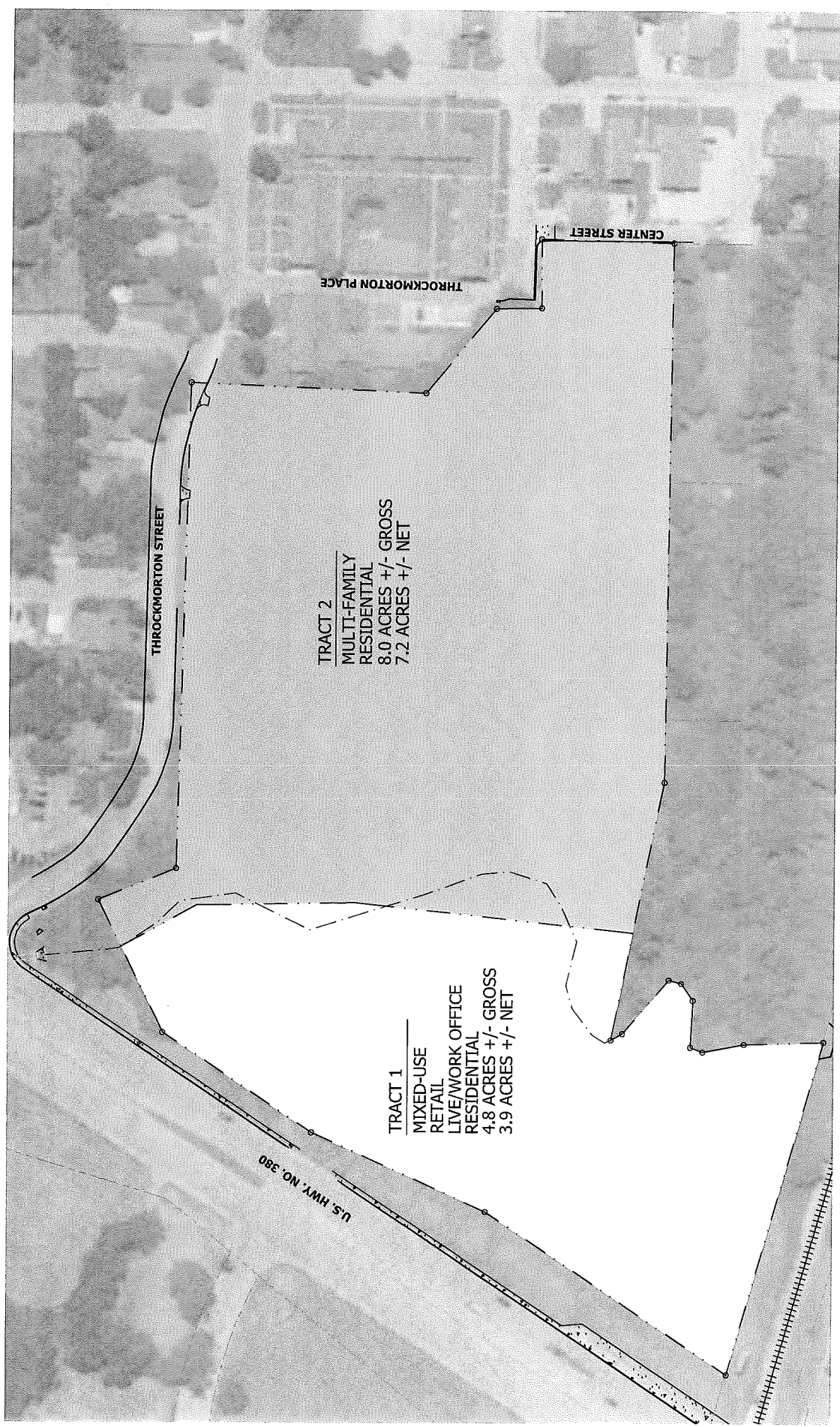
Robert H. Roeder

Enc.

2035957

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

Exhibit B



**TRACT 2**  
 MULTI-FAMILY  
 RESIDENTIAL  
 8.0 ACRES +/- GROSS  
 7.2 ACRES +/- NET

**TRACT 1**  
 MIXED-USE  
 RETAIL  
 LIVE/WORK OFFICE  
 RESIDENTIAL  
 4.8 ACRES +/- GROSS  
 3.9 ACRES +/- NET

THROCKMORTON STREET

CENTER STREET

THROCKMORTON PLACE

U.S. HWY. NO. 380

**SPHINX AT THROCKMORTON VILLAS**  
**MCKINNEY, TX**  
 #16095  
 11.18.2016

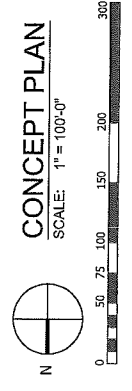


Exhibit C

## DEVELOPMENT REGULATIONS

1. Tracts 1 and 2 of the subject property, shown on Exhibit C, shall develop in accordance with Section 146-81 (“MF-3 – Multiple Family Residential Medium High Density District) of the Zoning Ordinance, and as, amended, except as follows:
  - a. The following uses shall be permitted in the first floor of the proposed buildings located on Tract 1:
    - i. Multi-family residential uses
    - ii. Amusement, indoor
    - iii. Fitness Club, Gymnasium, exercise area or similar use
    - iv. Bakery or confectionery (retail)
    - v. Banks and financial institutions
    - vi. Barber or beauty shops
    - vii. Cleaning shop and pressing (small shop and pickup)
    - viii. Drug-store or pharmacy
    - ix. Florist or garden shop
    - x. Office use
    - xi. Office supplies
    - xii. Personal service
    - xiii. Retail store (indoor)
    - xiv. Restaurant or cafeteria (indoor service)
    - xv. Studios, photo, music, art, health, etc.
    - xvi. Travel agency
  - b. Buildings constructed on Tract 2 shall solely consist of Multi-family residential uses.
  - c. Development Standards
    - i. At least one (1) building on Tract 1 (the “Retail Mixed-Use Building”) shall be limited to retail/commercial uses and shall front onto US Highway 380 (University Drive).
    - ii. At least one (1) building on Tract 1 (the “Live/Work Building”) will contain four (4) ground-floor units designed and constructed as live/work, and shall front onto US Highway 380 (University Drive).
    - iii. Buildings within Tract 1 and Tract 2 shall be limited to three (3) stories and 48 feet in height.
    - iv. Retail uses related to the Retail Mixed-Use Building shall provide 1 parking space for every 250 square feet of floor space.
    - v. Multifamily and Live/Work uses shall provide parking on the basis of 1.7 parking spaces per residential unit.
    - vi. No enclosed parking shall be required.
    - vii. All buildings within Tracts 1 and 2 shall conform to the architectural standards for multi-family uses as set forth in the City’s Architectural Standards, and as amended.

- viii. The first floor of the Retail Mixed-Use Building will be concrete podium construction with twelve foot (12') clear ceiling minimum, storefront windows and door systems designed for retail tenants, canopies and commercial grade signage and lighting.
  - ix. The Live/Work Building shall have a ten foot (10') ceiling minimum, separate business entries with storefront doors and sidelights, canopies at the business entrances (when not otherwise covered by structure above) and lighting.
  - x. The multifamily buildings will be constructed in a manner that incorporates an exterior ground floor entrance for each dwelling unit.
- d. Definitions
- i. Live/Work Dwelling: is a mixed use building type with a dwelling unit that is also used for work purposes, provided that the work component is restricted to the uses of professional office, personal service, artist's workshop, studio or other standards, and constructed as separate units under a condominium regime or as a single unit. The "live" component may be located on the street level (behind the work component) or any other level of the building. Live work dwelling is distinguished from a home occupation otherwise defined by Section 146-133 of the City of McKinney Zoning Regulations in the "work" component is not required to be incidental and secondary to the "live" component. Additionally, the "work" component may employ more than one individual who is not an occupant of the "live" component.
- e. Perimeter Fencing
- i. No 6 foot perimeter fencing shall be required for Tract 1.