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ABERNATHY ROEDER BOYD HULLETT

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July 23, 2021

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change for 14.989 acres in the W. Hunt Survey/Abstract No. 450, Collin County, Texas (the "Property")

Dear Planners:

This revised letter of intent accompanies the application for a zoning change submitted by me on behalf of the owner, McKinney Independent School District, an independent school district organized and existing under the laws of the state of Texas, addresses staff comments relating to the Development Regulations and incorporates the information contained therein which is recited again as follows:

1. The acreage of the Property is 14.989 acres as shown on the Zoning Exhibit which accompanies the application. Such acreage differs from that shown by the CCAD records, but is based upon a current on-the-ground survey and as such should be the most accurate legal description of the Property.
2. The existing zoning on the Property is AG-Agricultural District.
3. The Property is located in the Collin Crossing District and has a Placetype of Urban Living.
4. The applicant requests that the Property be rezoned to PD, Planned Development District, for residential uses that include multi-family as described in the accompanying Development Regulations, which uses conform to the Urban Living Placetype.
5. The deviations from the Schedule of Space Limits and parking requirements set forth in the Development Regulations are driven by current development standards employed by the industry and conform to those granted on prior multi-family zoning cases in McKinney.
6. The applicant proposes to increase the minimum number of amenities required under Section 146-139(f)(2) ("Multi-family Residential Site Design") by two (2) amenities as enhancements required for consideration of a PD.

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7. Attached hereto as Exhibit AA and Exhibit BB are two (2) line of site studies depicting the impact, or lack thereof, of the proposed four (4) story building on adjacent properties.

8. There are no other considerations requested or required.

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 filed contemporaneously herewith.

Very truly yours,

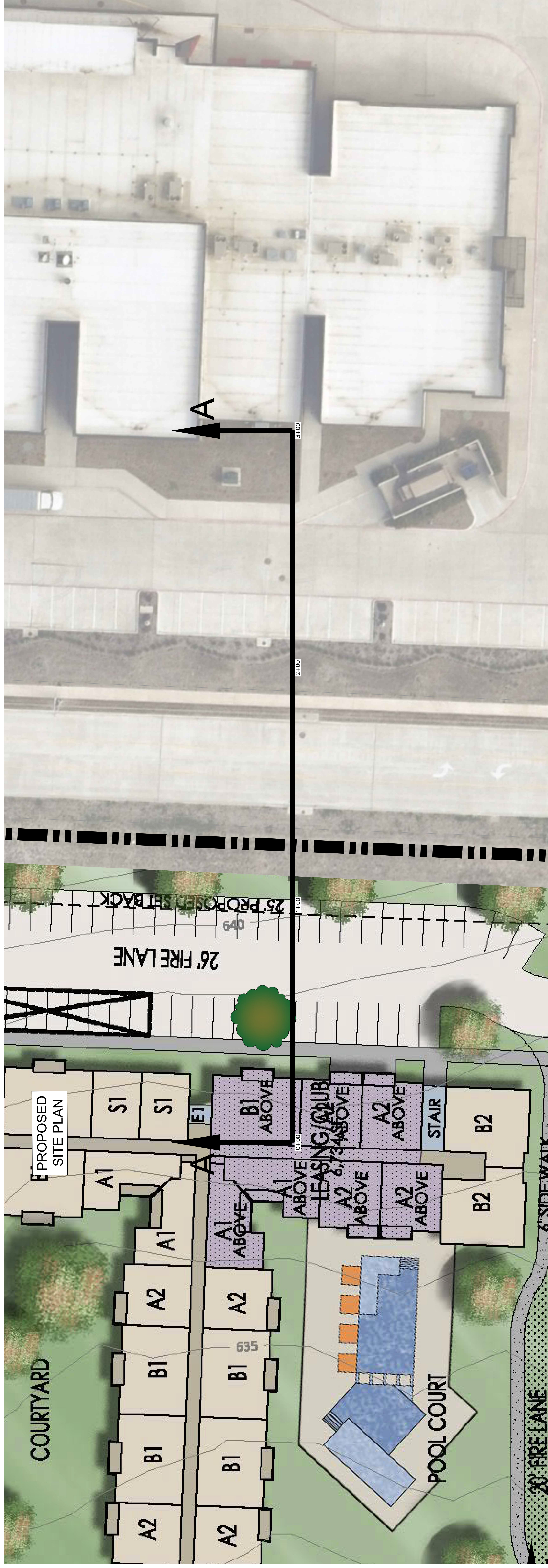
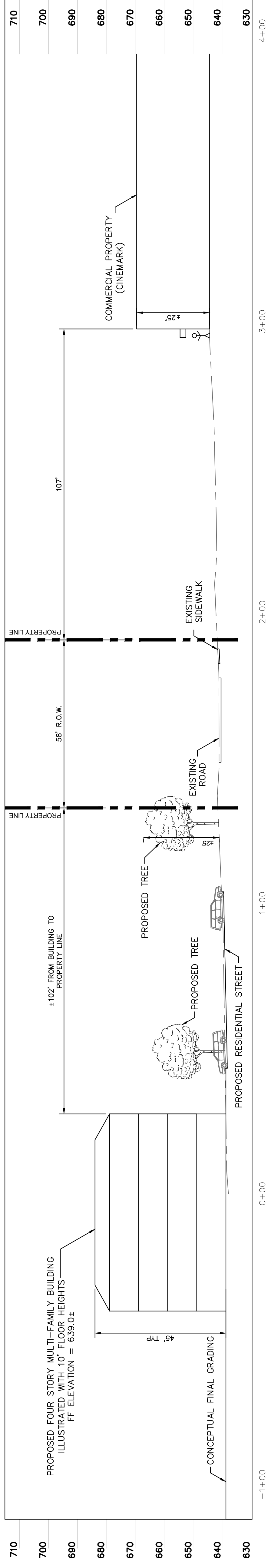
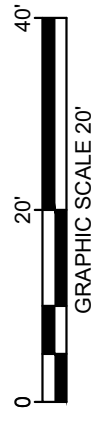
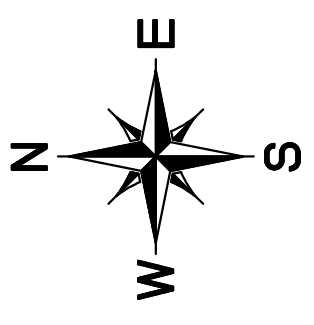


Robert H. Roeder

RHR/mls

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cc: Jason Bird, MISD
David Craig
Miles Prestemon
James Craig

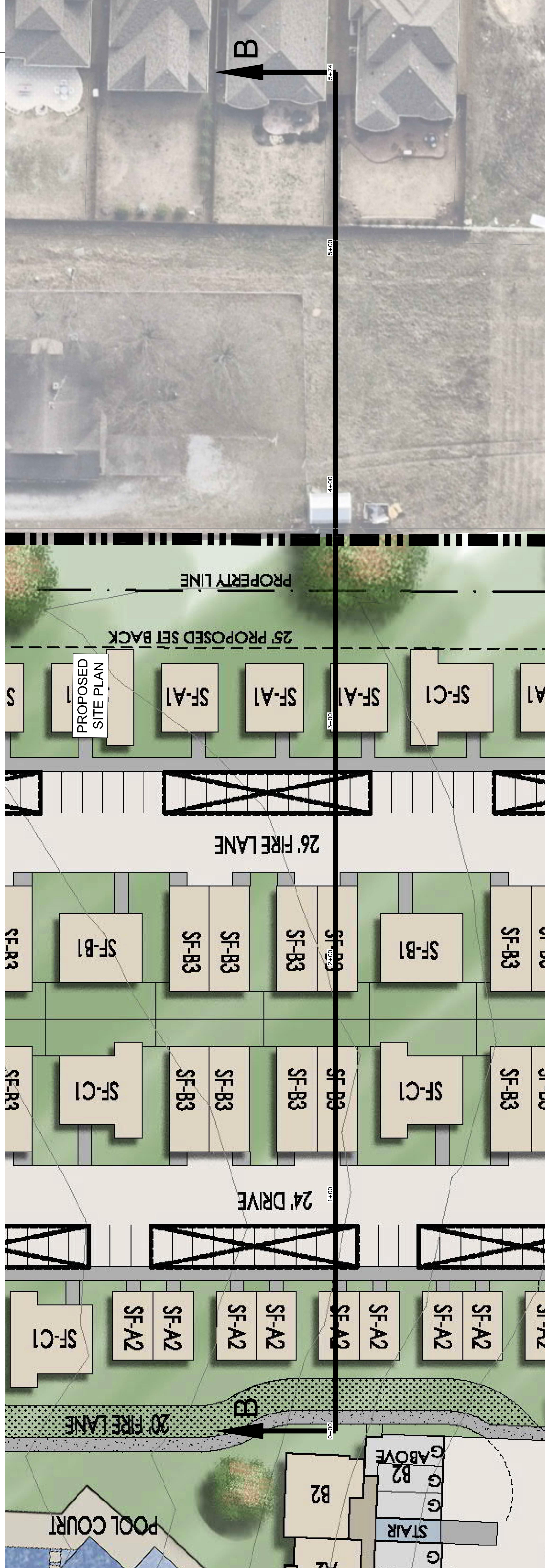
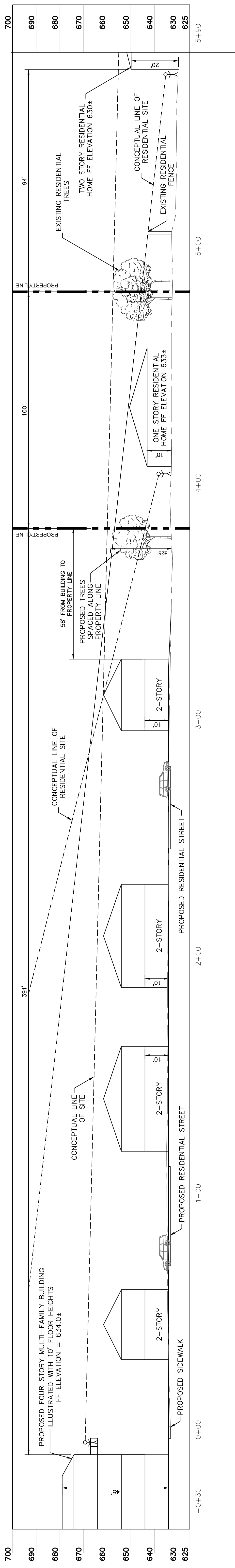
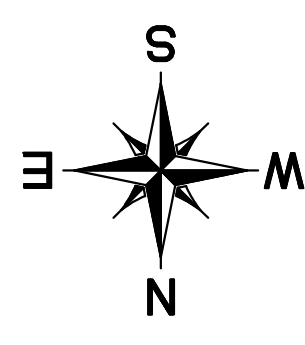


McKinney - Bois D' ARC

SITE LINE EXHIBIT

McKinney, Texas
 July 8, 2021

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SITE LINE EXHIBIT

McKinney, Texas
July 8, 2021

DATE PLOTTED: 7/12/2021 3:51 PM
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