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## ABERNATHY ROEDER BOYD HULLETT

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June 8, 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 28.248 acres located in the T. J. McDonald Survey, Abstract 576, 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, Wilmeth 337 Venture, Ltd., a Texas limited partnership, together with the information contained therein as follows:

1. The acreage of the subject property is 28.248 acres as described in the Metes and Bounds description submitted with the application. A Zoning Exhibit is submitted herewith.
2. The existing zoning on the tract is controlled by PD-Planned Development under Ordinance No. 1509.
3. The Applicant requests that the Property be rezoned under a new PD- Planned Development with 16.0052 acres shown on the attached Regulating Plan as Tract A having a base zoning of TH – Townhome Residential, as modified by the attached Regulations, and 12.2428 acres shown on the attached Regulating Plan as Tract B having a base zoning of MF-3, Multiple Family Residential-Medium High Density district, as modified by the attached Regulations.
4. Development of the Property will conform to the Development Regulations revised and submitted along with this letter.
5. The Applicant proposes to increase the street yard landscaping along James Pitts Drive from the required 10% to 20% and provide a landscaped entrance off of Community Drive as enhancements required to qualify for a PD.

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6. The subject property is located at the southeast intersection of Community Drive and James M Pitts Drive, City of McKinney, Texas.

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.

Very truly yours,



Robert H. Roeder

RHR/mls

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cc: Shula Netzer  
Steve Cameron