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February 26, 2018

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 approximately 69.25 acres in the Jas Herndon Survey, Abstract 391, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This revised letter of intent incorporates the application for a Planned Development zoning change submitted by me on behalf of the owner, Emerald Lake Family Group, L.P., a Texas limited partnership (the "Applicant"), on November 28, 2017, together with the information contained therein as follows:

1. The acreage of the subject property is 69.25 acres as described in the Metes and Bounds description attached to the application. A Zoning Exhibit is attached hereto as Exhibit A.
2. The existing zoning on a portion of the Property is PD - Planned Development Ordinance No. 2008-05-045 (the "PD"). The remainder of the Property is in AG.
3. The Applicant requests that the Property be zoned PD – Planned Development with a base zoning district of C2.
4. The Applicant requests that the Property be allowed to be developed according to the C2 requirements with amendments to permitted and excluded uses, a limitation on the total number of units and maximum permitted building height as set forth in the Development Regulations attached hereto as Exhibit B.
5. Each use being proposed on the Property is currently allowed, either by right or by SUP, under the existing PD District.
6. The Property's topography creates a unique opportunity to construct a dense product on only a portion of the property while leaving much of the site in its natural state. In order to accomplish the necessary density, building heights must be increased up to 70 feet rather than the 45 feet allowed by right in C2 zoning, provided that no proposed building's top of parapet will

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exceed the elevation of the top of any existing residential structure located immediately west of the Property and fronting onto Pintail Drive. An elevation study depicting the limitations imposed by relative elevations is attached to assist in understanding the impact of this request.

7. The proposed project is compliant with Sec. 146-94(b) of the City of McKinney's Code of Ordinances requiring "exceptional quality or innovation" to secure a PD. The project is innovative in that it includes transitional senior living and care facilities contained on one site under a single ownership that provides residential opportunities from detached independent living units through assisted living. The exceptional quality of the project is amplified through the retention of approximately 32 acres of private, landscaped open space, of which approximately 11 acres is an existing lake, that is accessible to the project's residents via 1,200 linear feet of pedestrian-friendly pathways throughout the Property, including pathway access to the lake, and the imposition of enhanced exterior architectural standards relating to the detached independent living units.

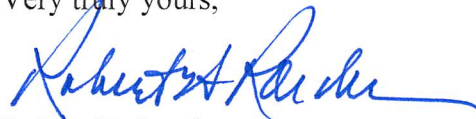
8. There are no other special considerations requested or required.

9. The subject property is located south of Virginia Parkway, and fronts onto the west side of Hardin Boulevard.

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

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