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January 14, 2022

City of McKinney
Planning Department
221 Tennessee
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change for 5.083 acres in the W. D. Thompson Survey Abstract No. 891, City of McKinney, Collin County, Texas and being a portion of Lot 1, Block A of Virginia Plaza, an addition to the City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This letter of intent incorporates the application for a zoning change submitted by me on behalf of the owner, Lin and Son Texas Corp, a Texas corporation, on January 11, 2021, together with the information contained therein as follows:

1. The acreage of the subject property is 5.083 acres as described in the Metes and Bounds description submitted with the application. A revised zoning exhibit is submitted herewith.
2. The existing zoning on the Property is C-1 Neighborhood Commercial and is subject to Ordinance No. 2017-02-020, Ordinance No. 1683 and Ordinance No. 1377.
3. The Property is located in the Established Community District and has Placetypes of Neighborhood Commercial and Suburban Living.
4. The Applicant requests that the Property be rezoned to PD, Planned Development District, for the following uses:
 - a. commercial uses on Tract A comprised of approximately 1.371 acres, which uses conform to the Neighborhood Commercial Placetype: and
 - b. multi-family uses on Tract B comprised of approximately 3.712 acres, which uses, although not conforming to the Suburban Living Placetype, meet a majority of the criteria for decision-making.

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5. The Applicant has provided a set of Development Regulations which establishes permitted uses on each Tract and applicable Space Limits and parking requirements. The deviations from the City's Schedule of Space Limits and parking requirements provided in the Development Regulations for Tract B are driven by current development standards employed by the industry and conform to existing developments within the area. The requested maximum building height of four (4) stories not to exceed 55' is required in order to yield a minimum of 120 units within Tract B, which height, given the adjacent uses of existing multi-family, educational and institutional without any single family, should not have any negative impact on those surrounding properties or be disproportionately out of scale.

6. The Property is located at the northeast corner of the intersection of Virginia Parkway and Carlisle Street.

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
Attorney at Law

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