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June 28, 2021

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 +/- 51.45 acres in the Parcel 601-603, Block A, Lot 1r, replat, 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, Entertainment Properties 360 LLC, a Texas limited liability company, on March 15, 2021, together with the information contained therein as follows:

1. The acreage of the subject property is +/- 51.45 acres. A Zoning Exhibit is submitted herewith.

2. The existing zoning on the tract is PD - Planned Development, under Ordinance Numbers 1621, 1997-06-36, 2000-11-092, 2001-07-080, 2003-02-015 (together, the "Existing PDs"). The Property is subject to the Corridor Commercial Overlay District – Mid Rise.

3. The Applicant requests that the Property be zoned to PD – Planned Development that provides for a mixed use development consisting of approximately 33.85 acres for retail, restaurant, office, open space and the HUB uses generally conforming to the C-3 Regional Commercial standards ("Tract One" or the "Commercial Zone") and approximately 17.60 acres for multi-family use generally conforming to the MF-3 Multiple Family Residential Medium High Density District standards ("Tract Two" or the "Residential Zone").

4. A set of revised Development Regulations and a revised Zoning Exhibit are submitted herewith that, among other matters, address the following issues raised by staff comments:

a. the original three tracts have been reduced to two tracts and the open space originally shown as Tract Two has been incorporated into Tract One;

- b. Tract Two has been reconfigured to remove the westernmost undevelopable portion of the tract which has been added to Tract One;
- c. the references to City Code sections have been incorporated for clarity;
- d. the deviations from the Schedule of Space Limits and parking requirements sought for Tract Two (multi-family) are driven by current development standards employed by the industry and conform to those granted on prior multi-family zoning cases in McKinney;
- e. the removal of the masonry screening walls within Tract Two required under Section 146-132(3)(b) is in recognition of (1) as to the southern boundary, there is an existing wide, dedicated and platted open natural space containing significant tree and vegetation mass between the residential development to the south and Tract Two which creates an amenity for the multi-family and the provision of a living screen in accordance with Section 146-135(e)(1)(f) within the landscape buffer adjacent to the residential development should provide ample screening from that residential development, and (2) as to the common boundary with Tract One, the multi-family component of Tract Two is designed to be integrated with the commercial and open space elements in Tract One as a horizontal mixed-use walkable development; and
- f. the introduction of a requirement for TCOs for commercial structures within Tract One as a condition to a permanent certificate of occupancy for any multi-family building within Tract Two is the applicant's attempt to guarantee that the property will be developed for mixed commercial and residential use in a contemporaneous manner and that Tract Two will not be developed as multi-family leaving commercial development for later years.

5. The Applicant will provide two amenities in the Residential Zone in addition to the minimum required under 146-139(f)(2) to meet the exceptional quality requirement of the PD.

6. The subject property is located at the southwest corner of Highway 380 and Custer Road.

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 filed herewith.

Very truly yours,



Robert H. Roeder