

The JDL Group

8300 Olympia Drive, McKinney, TX 75070
214.440.7877



DATE: August 3, 2017

**FR: Mr. JD Lee
Managing Partner
The JDL Group**

**TO: Mr. Michael Quint
Executive Director of Development Services
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069**

RE: PD (Re)Zoning Case

Dear Mr. Quint,

The subject property is located at the SE corner of Bumpas and Fitzhugh. The lot is approximately 187' x 627' and consists of 2.75 acres. Current zoning is RS-60.

Pursuant to the City of McKinney Zoning Ordinance, Sec. 146-94 - PD - Planned Development District, our intent is to ensure a level of exceptional quality and innovation for the design and development of this project.

Standards of excellence and quality incorporated are inclusive of, but not limited to: 1) The use of modular, steel-framed units (i.e. repurposed shipping containers) as a base material, 2) It will be a first of its kind development in North Texas, 3) Exterior materials will consist of corrugated, Corten steel, natural stone and reclaimed wood, 4) There will be housing opportunities for multiple income groups, with a focus on affordable housing, 5) Creative landscape, site and architectural design, unique to McKinney, Texas will be incorporated, and 6) It will be a sustainable, connected, eco-friendly community.

Please accept this letter as a formal request for a PD (Re)Zoning Case to discuss the proposed use of the subject property as a town home style residential development. The current conceptual plans include 35 individual lots for homes, a Clubhouse/Amenity Center as well as private open space.

Mr. Quint, this is a Habitat for Humanity project that includes the professional work of myself, Mr. Kevin Dingman of 7D4 Architecture, and several other partners who are working collaboratively. If you have any questions regarding the above items, or need any additional information, please contact me at: 214-440-7877 or the lead architect on the project, Mr. Kevin Dingman at 972-768-8283. Thank you very much.

Sincerely,


JD Lee
Managing Partner
The JDL Group