

A | R | B | H
ABERNATHY ROEDER
BOYD HULLETT
EST. 1876

Robert H. Roeder
roeder@abernathy-law.com

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069
Main: 214.544.4000 | Fax: 214.544.4044

September 18, 2018

City of McKinney
Planning Department
221 N. Tennessee
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a zoning change for approximately 12.254 acres in the Thomas Phillips Survey, Abstract No. 717, Parkside at Craig Ranch Addition, City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This revised letter accompanies the application for a zoning change submitted by me on behalf of the owner, Craig Ranch PT Multi-Family Associates Land Limited Partnership, a Delaware limited partnership, on August 24, 2018, and incorporates the information contained therein which is recited again as follows:

1. The acreage of the Property is 12.254 acres as described in the Metes and Bounds submitted with the application and as shown on the Zoning Exhibit attached hereto as Exhibit A. The Property is bounded on the west by Meyer Way, on the north by Van Tuyl Parkway and on the east by Alma Road, in the City of McKinney, Collin County, Texas.

2. The existing zoning on the Property is PD-Planned Development Ordinance No. 2015-07-067, Ordinance No. 2001-02-017, Ordinance No. 2008-06-054, and Ordinance No. 2012-07-036 (collectively, the "PDs"), the Regional Employment Center Overlay District (subzone Collin).

3. The Property is the last and final phase of the Parkside at Craig Ranch urban living complex, which has been developed in a series of phases according to the Pattern Book adopted under PD- Planned Development Ordinance No. 2015-07-067. Among other requirements of the Pattern Book, each phase is required to maintain a minimum density of 35 units per acre [see Pattern Book, General Regulations, Item 2]. Further, while the Pattern Book allows the ground floor of all residential buildings fronting onto Van Tuyl Parkway to be occupied for residential purposes, it requires that those units be designed and constructed to permit commercial uses with a minimum of 10 feet of clear ceiling height and a front façade with no more than 42 inches of base plate material below all openings other than doors [see Pattern Book, General Regulations, Item 3].

4. The applicant is seeking to reduce the minimum density for this final phase from 35 units per acre to 22 units per acre. In support of such request, the applicant submits the following:

a. Each of the previously developed phases has had an actual density in excess of 50 units per acre, which densities when added to the requested 22 units per acre for this final phase, result in an aggregate density for the entire Parkside at Craig Ranch project in excess of 35 units per acre.

b. At the time of the adoption of PD- Planned Development Ordinance No. 2015-07-067, the master plan for the area along the north side of Van Tuyl Parkway, extending from what is now the dog park to Alma Road, anticipated high-density, high-rise office/commercial buildings; however, as actually developed or re-zoned, that area consists of micro-lot single family detached dwelling and future low-rise office/commercial. The proposed reduction in the height of structures within this final phase of Parkside at Craig Ranch adjacent to Van Tuyl Parkway reflects a proper transition from the much higher elevations in the earlier phases to the lower elevations of structures on the opposing side of Van Tuyl Parkway.

c. The proposed series of lower-rise rental buildings along with individual garages and amenities including a fitness pool, tennis/pickleball court, craft building and urban garden (generally depicted on the Concept Plan) in this final phase seeks to address that segment of the rental community comprised mainly of empty-nesters who prefer ground or lower level living units and focused amenities and who are complimentary to the population of the project as a whole.

5. The applicant is also seeking to remove the requirement that first floor residential fronting on Van Tuyl Parkway be designed and constructed to permit commercial uses with a minimum of 10 feet of clear ceiling height and a front façade with no more than 42 inches of base plate material. In support of such request, the applicant submits the following:

a. The requirement to construct the first floor of the buildings for future commercial use anticipated that the reserved floor area would be used for retail or small office and assumed that the surrounding environment would support such uses in the future. However, as indicated above, the removal of high-density office/commercial on the north side of Van Tuyl Parkway and the repurposing of commercial to residential has eliminated the probability that a demand for such spaces would arise in the future, or that such uses, if deployed, would be viable.

b. The costs associated with the currently required construction to provide for such flex-space could be better allocated to improving the quality of amenities within the residential units.

6. All other terms and conditions of the PD- Planned Development Ordinance No. 2015-07-067 including, but not limited to, permitted uses, parking, open space, landscaping, architectural style and architectural standards as shown in the Pattern Book and not in conflict with the modifications requested for (4) and (5) above shall remain in full force and effect.

7. Attached hereto as Exhibit B is the concept plan ("Concept Plan"), provided for informational purposes only, showing the general layout of improvements within the Property

September 18, 2018

Page 3

8. 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.

Yours truly,

A handwritten signature in black ink, appearing to read "Robert H. Roeder". The signature is written in a cursive style with a large, prominent initial "R".

Robert H. Roeder

RHR/mls
2521396v3

EXHIBIT A

ZONING EXHIBIT

Scale: NTS

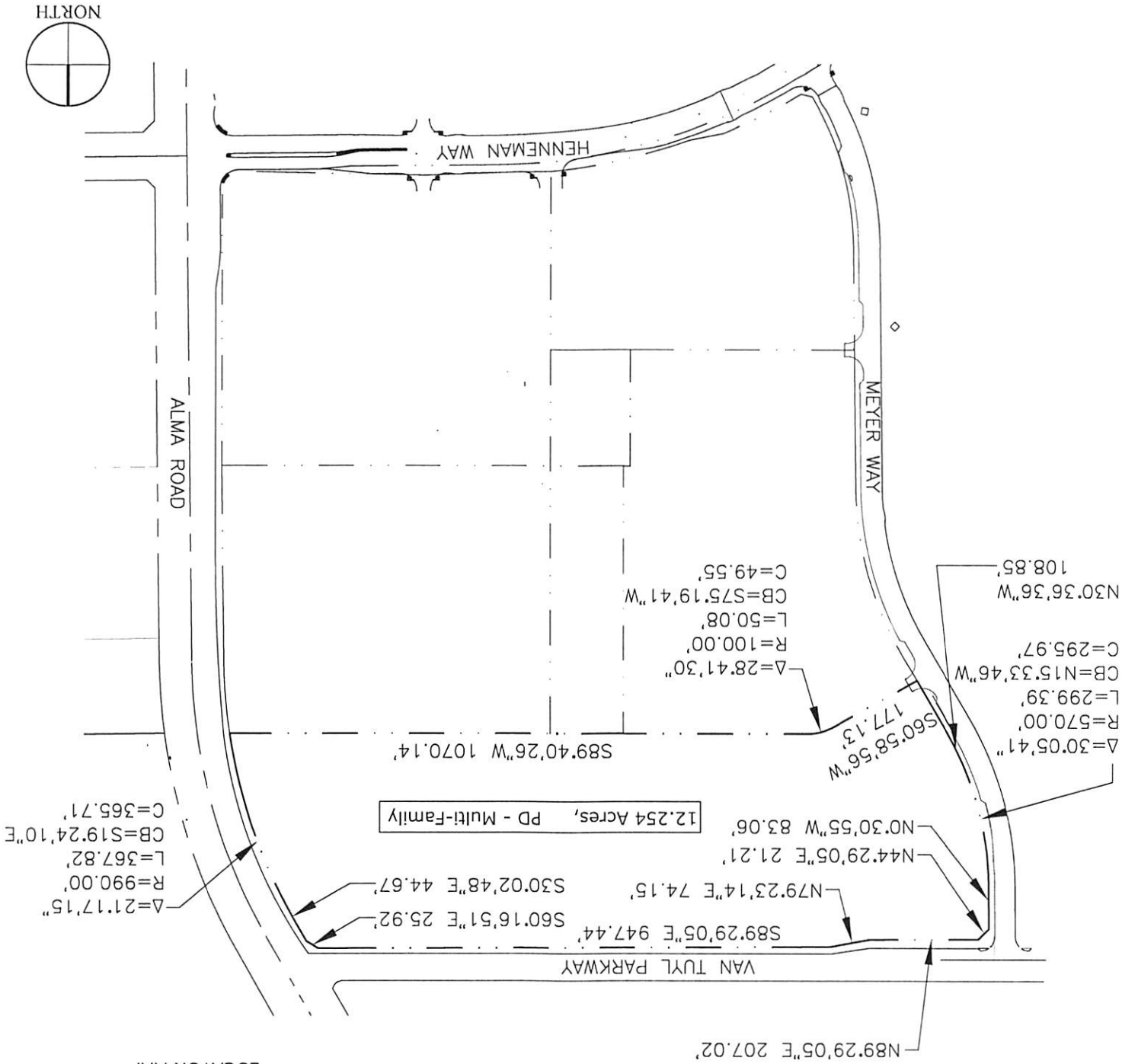
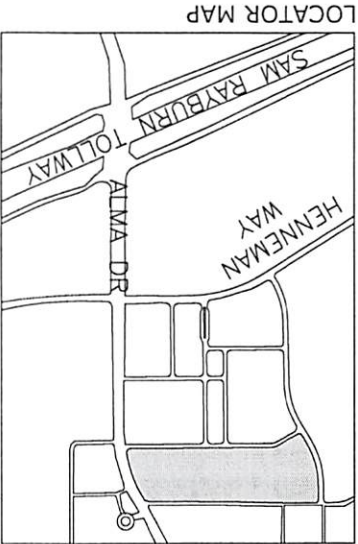


EXHIBIT B

