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EST. 1876

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October 4, 2024

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Revised Letter of Intent supporting request for a PD zoning change under Case No. 2023-0069

Dear Planners:

This revised letter of intent is submitted by me on behalf of the owner, HAG RE CDT, LLC, a Nevada limited liability company, on October 4, 2024, together with the information contained herein as follows:

1. The revised acreage of the subject property is 15.7411 acres as described in the Metes and Bounds description submitted herewith and as shown on the revised Zoning Exhibit also submitted herewith.
2. The existing zoning of the Property is zoned PD-Planned Development controlled by Ordinance No. 1574 and Ordinance No. 1328 under which the acreage made the subject of this submittal is designated as RG-15 and P-Planned Center, respectively.
3. The Applicant requests that the Property be zoned PD-Planned Development for multi-family traditional uses, which are consistent with the Urban Living uses anticipated in the Collin Crossing District.
4. Development of the Property shall be subject to the Development Regulations attached hereto which follow the MF30 regulations of the City's Unified Development Code (the "UDC") except that the calculation of the required number of off street parking spaces is 1.75 spaces for each dwelling unit.
5. The Applicant will provide two (2) amenities in addition to the minimum required under the Multi-Family Design Requirements of the UDC to meet the exceptional quality requirement of the PD.
6. The subject property is located at the SEC of Wilmeth Drive and Community Avenue, City of McKinney, Texas.

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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,

A handwritten signature in blue ink, appearing to read "Robert H. Koeder". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert H. Koeder

RHR/bg

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cc: Miller Sylvan, JPI Real Estate Acquisition, LLC