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ABERNATHY ROEDER  
BOYD HULLETT

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January 20, 2025

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

Re: Letter of Intent supporting request for a PD zoning change for 3.71 acres located on Lots 1-3, Block A of the Chan Family Addition, in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This letter of intent is submitted by me on behalf of the owner, Frisco Lifetime Sport Center, LLC, a Texas limited liability company, together with the information contained herein as follows:

1. The acreage of the subject property is 3.71 acres as described in the Metes and Bounds description submitted herewith and as shown on the Zoning Exhibit also submitted herewith.
2. The Property is currently zoned PD-Planned Development controlled by Ordinance No. 2003-01-007 and is subject to the REC Overlay for the Neighborhood Zone. The current PD anticipates development under and in accordance with the REC design guidelines.
3. The Applicant requests that the Property be zoned PD-Planned Development for multi-family uses, which are consistent with the Urban Living Placetype in the Collin McKinney Commercial District.
4. Development of the Property shall be subject to the Development Regulations attached hereto which generally follow the MF30 regulations of the City's Unified Development Code (the "UDC") except that (i) the density is proposed to be 32.35 units per acre or 120 units total, (ii) landscape buffers along the sides and rear property lines are proposed to be reduced to 10 feet, (iii) the tree buffer requirement for the rear yard shall consist of ornamental trees due to the adjacency of the alleyway and no trees are proposed to be required along the side property lines due to the adjacency of non-residential uses, (v) the required number of off street parking spaces is proposed to be 1.21 spaces per unit with a minimum of covered spaces equal to 29% of units and no enclosed spaces, and (vi) the screening shall consist of a masonry wall along the rear property line with no screening required along the side property lines.

January 20, 2025

Page 2

5. The Applicant will provide one (1) amenity 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 on the south side of McKinney Ranch Parkway west of the intersection of Lake Forest, City of McKinney, Texas.

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. Roeder", with a long horizontal flourish extending to the right.

Robert H. Roeder

RHR/bg  
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