

# *SDC Throckmorton Villas, LP*

3030 LBJ Fwy, Suite 1350, Dallas TX 75234

Off: 214-342-1400 Fax: 214-342-1409

April 3, 2023

Ms. Paula Jarrett Nasta, AIA  
Planning Manager  
Downtown Development and Historic Preservation  
Development Services Division  
City of McKinney  
221 N. Tennessee St. | McKinney, TX 75069

Via email: [contact-historicpreservation@mckinneytexas.org](mailto:contact-historicpreservation@mckinneytexas.org)

**Re: 380 Villas – Neighborhood Empowerment Zone Impact Fee Waiver Application  
Letter of Intent**

Dear Ms. Nasta,

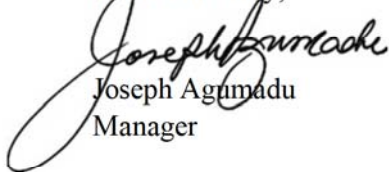
This letter of intent is part of an application for impact fees waiver for 380 Villas ('Project') under the City of McKinney's Neighborhood Empowerment Zone program.

The Project is a new construction multifamily residential development comprising of 260 units. Total square footage of the Project at completion will be approximately 104,161 square feet. We expect to complete construction of the Project in a single-phase sometime in summer 2024. The total acreage of the Project site is approximately 14.267 acres. The Project is intended for multifamily residential purposes only and is located at 1101 N. Throckmorton Street, McKinney, Texas 75069 (*at the intersection of US Highway 380/University Drive and Throckmorton Street*). The Project site is zoned Planned Development under Ordinance No. 2022-07-079.

At completion, the Project will provide much needed quality workforce housing complementing the thriving economic and population growth in the City of McKinney.

We look forward to working with you and the City on this application and completion of the Project. Please do not hesitate to contact the undersigned at [joseph@sdcus.com](mailto:joseph@sdcus.com) or 214-342-1400 for any questions and/or additional information that may be needed.

Yours sincerely,



Joseph Agumadu  
Manager

Encls.