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July 24, 2023

City of McKinney
Planning Department
221 Tennessee
McKinney, Texas 75069

Re: Letter of Intent supporting request for a zoning change for 10.872 acres in the JJ Naugle Survey, Abstract 662 in the City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This letter of intent incorporates the application for a zoning change submitted by me on behalf of the owner, Everest Developers LLC, a Texas limited liability company, on July 24, 2023, together with the information contained therein as follows:

1. The acreage of the subject property is 10.872 acres as described in the Metes and Bounds description submitted with the application. A zoning exhibit is submitted herewith.

2. The existing zoning on the Property is “PD” – Planned Development District and is subject to Ordinance No. 2010-10-040 and Amended Ordinance No. 1270 (together, the “PD”).

3. The Property is subject to REC: Neighborhoods.

4. The Applicant requests that the Property be rezoned to PD, Planned Development District, for multi-family uses, which uses are consistent with those anticipated in the Established Community District.

5. The subject property is a portion of a larger 13.597 acre tract (the “Master Tract”) currently being developed for office and retail under the REC standards. It is the intent of the regulations proposed herein to revise the MF30 and associated regulations for multifamily development contained in the City’s Comprehensive Code in a manner that will complement the adjacent development patterns within that Master Tract. Accordingly, the Applicant has provided a set of Development Regulations for the Planned Development District that set forth the development standards based largely on the MF30 development regulations in the City’s Comprehensive Code with a deviation therefrom to increase the maximum building height to 65 feet (4 stories) and reduce the front yard building setback along Custer Road to 15 feet. The Development Regulations also contain deviations from the Development Standards of the Code to reduce the front yard landscape buffer along Custer Road to 15 feet, allow the clustering of required street trees along Custer Road to avoid conflicts with existing utility easements within the front yard landscape buffer, remove the screening requirement of a wall along the rear and side property lines, and reduce the minimum parking required to 1.0 space per unit with 0.5 additional space for each bedroom.

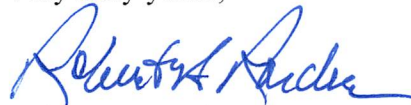
6. The Applicant intends to increase the number of required amenities under the Multi-Family Residential Site Design standards from five (5) to seven (7) as its major site enhancement.

7. The Property is located on the northbound frontage of Custer Road, south of Stonebridge Dr, north of Silverado Trail.

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.

Very truly yours,



Robert H. Roeder
Attorney at Law

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Cc: Morgan PRL Development