

June 9, 2023

Landmark Companies  
21500 Biscayne Boulevard  
4th Floor - Suite 402  
Aventura, FL 33180

Mr. Jacob Bennett  
City of McKinney  
Development Services Division  
221 N. Tennessee St.  
McKinney, TX 75069

Re: Letter of Intent for a PD zoning change for 10.961 acres of the southeast corner of Alma Road and Silverado Trail. Zoning Application 2022ZONE-0061, the "Lofts at Alma Road"

Dear Mr. Bennett,

This letter of intent incorporates the application for a PD zoning change for 10.961 acres at the southeast corner of Alma Road and Silverado Trail submitted by Landmark Companies "Applicant", the owner of the Landmark at McKinney, LP. the current property owner of record. The application was initially submitted on May 16, 2022, along with the following information as revised during the review process:

1. The property is located at 7351 Silverado Trail and 4201 Alma Road, approximately 500 ft east and 400 ft south of the intersection of Alma Road and Silverado Trail. The property is Lot 1, Lot 2, and Lot 3 of the HICO ACRES plat. A zoning exhibit is submitted herewith.
2. The existing zoning is PD 1270 approved on 7/17/2008 as Ordinance 2008-06-063. This zoning allows for commercial used detail in Exhibit "C" of the PD 1270 Ordinance.

The Applicant is requesting a rezone to a new PD allowing for a maximum of 23 units of residential multi-family per acre, or 252 units total. Justification for this rezone is the proposed use will be compatible with the surrounding residential and removing the existing commercial uses is beneficial to the area. The Applicant agrees to a maximum of 3 stories, a maximum height of 35ft, and modification to the required parking standards allowing (i) 1 parking space per dwelling unit plus 0.5 spaces per bedroom, (ii) enclosed parking spaces shall be provided at no less than 30% of the required parking spaces, and (iii) enclosed parking shall consist of any combination of attached garages, attached carports, detached garages, and detached carports. The Applicant also agree to additional commitments and requirements per the proposed PD ordinance as part of this application.

3. The proposed PD ordinance will have a level of exceptional design quality through enhanced landscaping buffers, use of architectural features and materials and resident amenities per code and as detailed in the proposed PD ordinance as part of this application.

4. Pre-application meetings were held on 11/10/2021 as PDM20210166 and on 03/02/2023 as PDM2023-0018. The property has an existing approved plat, an approved access easement benefiting Lot 10, an approved conceptual drainage plan, and two full access points, one on Silverado Trail and one on Alma Road as part of the existing PD 1270 Ordinance.
5. The Applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest dates.

In the event any other information is required for this Letter of Intent, please refer to the application and PD Ordinance.

Thank you,

Eric Strickland