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August 7, 2023

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

Re: Revised Letter of Intent supporting request for a PD zoning change for 18.75 acres located in Lot 1, Block A, the Wilmeth Central 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, HAG RE CDT, LLC, a Nevada limited liability company, on August 7, 2023, together with the information contained therein as follows:

1. The acreage of the subject property is 18.75 acres as described in the Metes and Bounds description submitted with the application. A Zoning Exhibit is 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.
3. The Applicant requests that the Property be zoned PD-Planned Development for multi-family 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 generally follow the MF30 regulations of the City’s Unified Development Code (the “UDC”) except as follows: (i) maximum density will be limited to 25 units per acre and (ii) maximum building height will be 65’ (4 stories). The Development Regulations also contain deviations from the Development Standards for multi-family under the UDC to (i) modify the calculation of the required number of off street parking spaces to 1 for each bedroom with an additional 0.2 parking spaces per unit, (ii) reduce the percentage of required enclosed parking spaces to 30% of the total number of units with covered parking spaces required to bring the total number of enclosed and covered parking spaces equal to 50% of the total number of units, (iii) permit covered parking structures to be constructed of steel frame with gabled standing seam steel roofs and steel columns clad in metal or painted wood, and (iv) remove the property line screening

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requirement for a portion of the side and rear property lines commencing at the point where the south boundary line extending east from Community Drive intersects the flood plain and continuing south along the west property line, then east along the southernmost south property line, then north along the east property line to a point where such east property line turns west and continuing with such west property line to a point where the same intersects the east property line extending south from Wilmeth Road.

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.

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,



Robert H. Roeder

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cc: Miller Sylvan, JPI Real Estate Acquisition, LLC