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ABERNATHY ROEDER
BOYD HULLETT
— EST. 1876 —

Robert H. Roeder
roeder@abernathy-law.com

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069
Main: 214.544.4000 | Fax: 214.544.4044

April 10, 2023

City of McKinney
Planning Department
221 Tennessee
McKinney, Texas 75069

Re: Letter of Intent supporting request for a zoning change for 5.083 acres in the W. D. Thompson Survey Abstract No. 891, City of McKinney, Collin County, Texas and being a portion of Lot 1, Block A of Virginia Plaza, an addition to 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, Lin and Son Texas Corp, a Texas corporation, on April 10, 2023, together with the information contained therein as follows:

1. The acreage of the subject property is 5.083 acres as described in the Metes and Bounds description submitted with the application. A revised zoning exhibit is submitted herewith.
2. The existing zoning on the Property is “PD” – Planned Development District and is subject to Ordinance No. 2023-03-017.
3. The Property is located in the Established Community District and has Placetypes of Neighborhood Commercial and Suburban Living.
4. The Applicant requests that the Property be rezoned to PD, Planned Development District, for multi-family uses, which uses, although not conforming to the Suburban Living Placetype, meet a majority of the criteria for decision-making.

5. The Applicant has provided a set of Development Regulations for the Planned Development District that set forth the development standards. The deviations from the general multi-family development standards increase the maximum dwelling units per acre to 34 and increase the building height to 55 feet. The deviations from the site specific standards for multi-family reduce the front yard building setback along Carlisle Street to 20 feet, reduce the adjacency landscape buffer along the north and east sides of the Property to 10 feet and reduce the front yard landscape buffer to 20 feet. The screening requirements provide for a 6 foot tall masonry wall along the rear and side property lines. The deviations from the parking requirements reduce the minimum parking requirement to 1.5 spaces per unit, remove the enclosed parking requirement and replace the same with covered parking equal to 50% of the total number of units.

6. The Applicant intends to incorporate porches and balconies for each unit containing at least 50 square feet as its major site enhancement.

7. The Property is located at the northeast corner of the intersection of Virginia Parkway and Carlisle Street.

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