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June 15, 2020

Planning Department
City of McKinney
221 N. Tennessee St.
McKinney, Texas 75069

Re: Letter of Intent supporting request for a zoning change for approximately 47.004 acres in the William Hemphell Survey, Abstract No. 449, in the Meridian at Southgate addition to the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This letter of intent accompanies the application for a zoning change submitted by me on behalf of the owner, Wilbow-Meridian LLC, a Texas limited liability company, on June 15, 2020, and incorporates the information contained herein which is recited again as follows:

1. The acreage of the Property is 47.004 acres as described in the metes and bounds description submitted with the application and as shown on the Zoning Exhibit submitted herewith.
2. The existing zoning on the Property is PD – Planned Development District under Ordinance No. 2017-04-040 (the "PD").
3. The Planned Development District Regulations of Ordinance No. 2017-04-040 for Single Family Detached Lots, Sections A.4. and B.4., requires that the main dwelling unit on each lot conform to a front build-to line of 10'. The applicant seeks to amend Sections A.4. and B.4. in their entirety to substitute a minimum front yard setback requirement of 17', together with the ability to encroach up to 5' for porches, balconies, etc., in lieu of the build-to line. All other provisions in the Planned Development District Regulations not in conflict with this request shall remain as written.
4. The Property is subject to covenants, conditions or restrictions heretofore provided to the City Attorney's office.
5. The applicant requests that the Property be allowed to be developed according to the Planned Development District Regulations as amended pursuant to this request, a complete set of same are submitted herewith.

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6. The subject Property is located along the south side of Stewart Road, east of Medical Center Drive and northwest of Spur 399/S.H. 5.

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 filed herewith.

Yours truly,



Robert H. Roeder

RHR/mls

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cc: Wilbow-Meridian LLC